



# Paragon Business Center

Small Office Suites For Lease

- Move In Ready! -  
AT&T & Spectrum Fiber Available

25020, 25030, 25031, 25060 & 25061 Avenue Stanford | Valencia, Ca

**For More Information,  
Please Contact:**

This Campus Is Managed By:

**ASPEN MANAGEMENT**

**John Erickson**

Lic. 00977578

661.253.5202

[john.erickson@colliers.com](mailto:john.erickson@colliers.com)

**Christopher Erickson**

Lic. 01966495

661.253.5207

[christopher.erickson@colliers.com](mailto:christopher.erickson@colliers.com)

**Cole Taylor**

Lic. 02042569

661.253.5271

[cole.taylor@colliers.com](mailto:cole.taylor@colliers.com)





# About Paragon Business Center



## Building Highlights:

- Spectrum cable / fiber and AT&T fiber available
- FedEx full service office on-site
- Property management on-site
- High identity signage opportunities
- Beautifully landscaped campus environment
- Located in Valencia Industrial Center on the corner of Avenue Scott and Avenue Stanford



## Location Highlights:

- Direct access to I-5, Highway 126 & the Cross Valley Connector (Newhall Ranch Road)
- Minutes from Valencia Town Center Mall
- Close to restaurants, retail & daycare amenities
- Walking distance to bus stop





# Availabilities

## 25020 Avenue Stanford - (Flex)

Suite	SF	Rate/SF	Available
130	1,964	\$1.45 IG	Immediately

*\*CAM Fee is approximately \$0.20 PSF*

## 25030 Avenue Stanford - (Flex)

Suite	SF	Rate/SF	Available
10	1,087	\$1.45 IG	Immediately

*\*CAM Fee is approximately \$0.20 PSF*

## 25061 Avenue Stanford - (Flex)

Suite	SF	Rate/SF	Available
10	3,771	\$1.45 IG	30 Days

*\*CAM Fee is approximately \$0.20 PSF*



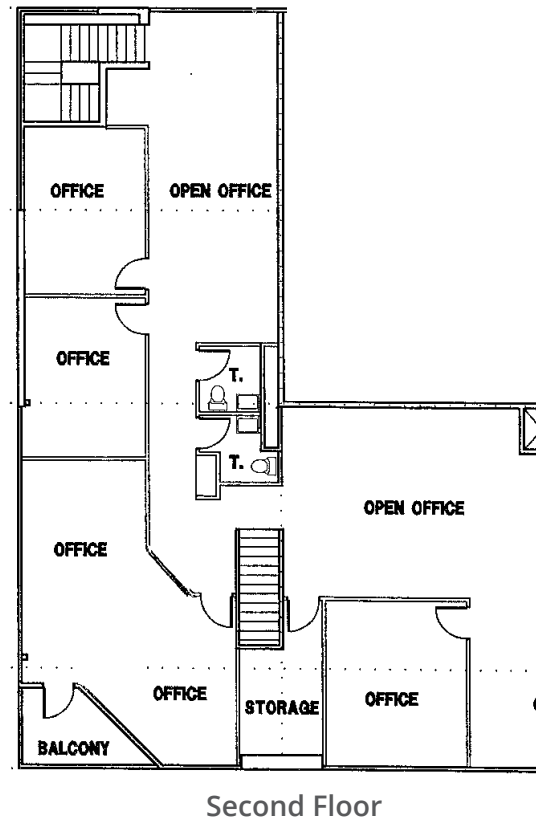
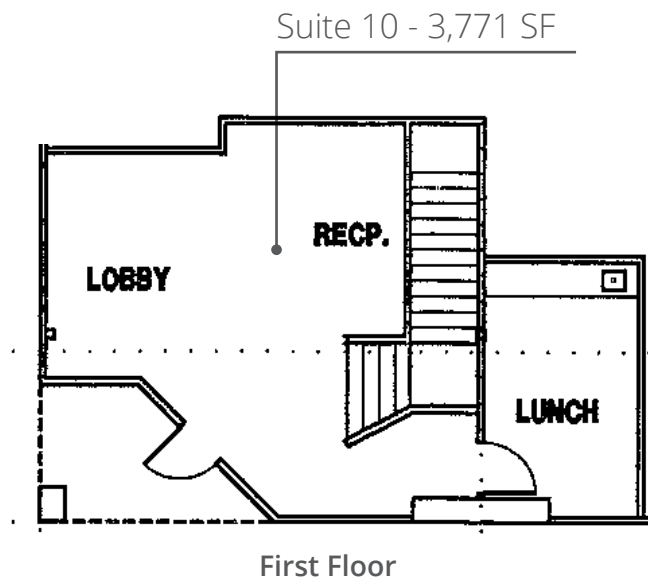


# Floor Plans - Bldg. 25020





# Floor Plans - Bldg. 25061







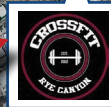
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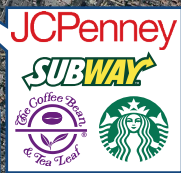
COMMUNITY BANK



The Paseo Club  
Valencia



Valencia Country Club



126



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**Colliers**

6324 Canoga Avenue

Suite 100

Woodland Hills, CA 91367

www.colliers.com



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