

25115 AVENUE STANFORD

VALENCIA, CALIFORNIA

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CBRE

**FOR LEASE: 612 SF - 1,720 SF
SUITES AVAILABLE IMMEDIATELY**

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VALENCIA, CALIFORNIA



SPACE FEATURES

- Fiber Internet available!!!
- Full Service Gross leases
- Expansive windowline
- Extensively landscaped interior courtyard
- Available covered parking
- Outdoor break area
- Close proximity to retail amenities
- Easy access to I-5 and Hwy 126

BUILDING FEATURES

- **Year Built:** 1983
- **Elevators:** 2
- **Restrooms:** 2 per building per floor
- **Zoning:** SCBP
- **Parking:** 4.3/1,000

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SITE PLAN



BUILDING A

SUITE	SIZE (SF)	ASKING RATE*	NOTES
208	1,208	\$2.10	Two (2) offices, lobby & interior bullpen
306	1,346	\$2.10	Three (3) offices, kitchen & open bullpen
318	1,720	\$2.20	± 5 offices, bullpen & large private balcony. Suite renovation recently completed

BUILDING B

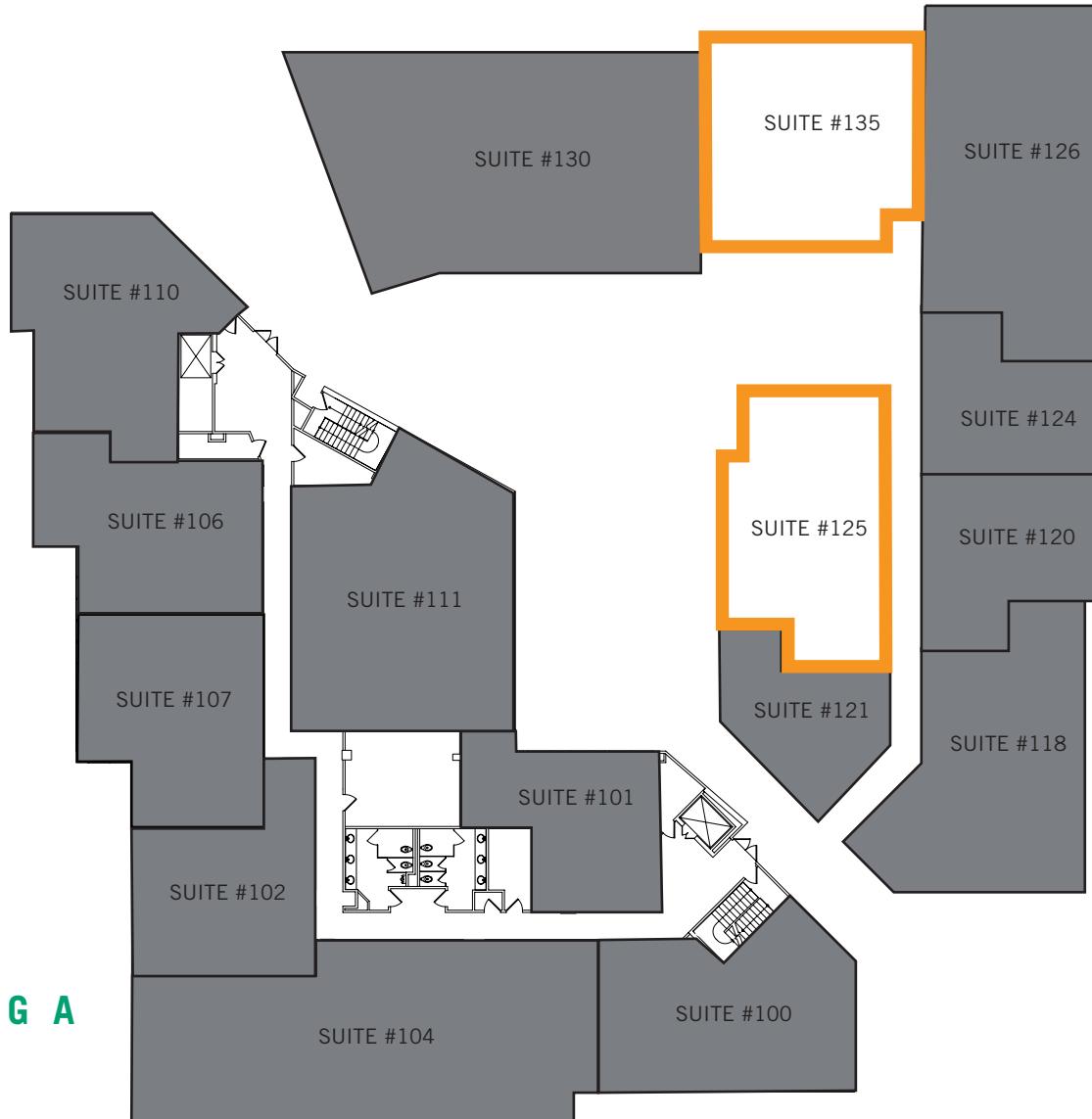
SUITE	SIZE (SF)	ASKING RATE*	NOTES
125	1,537	\$2.10	Coming Available 1Q26. Three (3) offices, lobby, bullpen & storage
135	1,701	\$2.10	Coming Available 3/1/26
240	612	\$2.10	One (1) private office & bullpen. Recently renovated, move-in ready

*Full Service Gross/Square Foot/Month

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FLOOR PLAN: 1ST FLOOR



BUILDING B

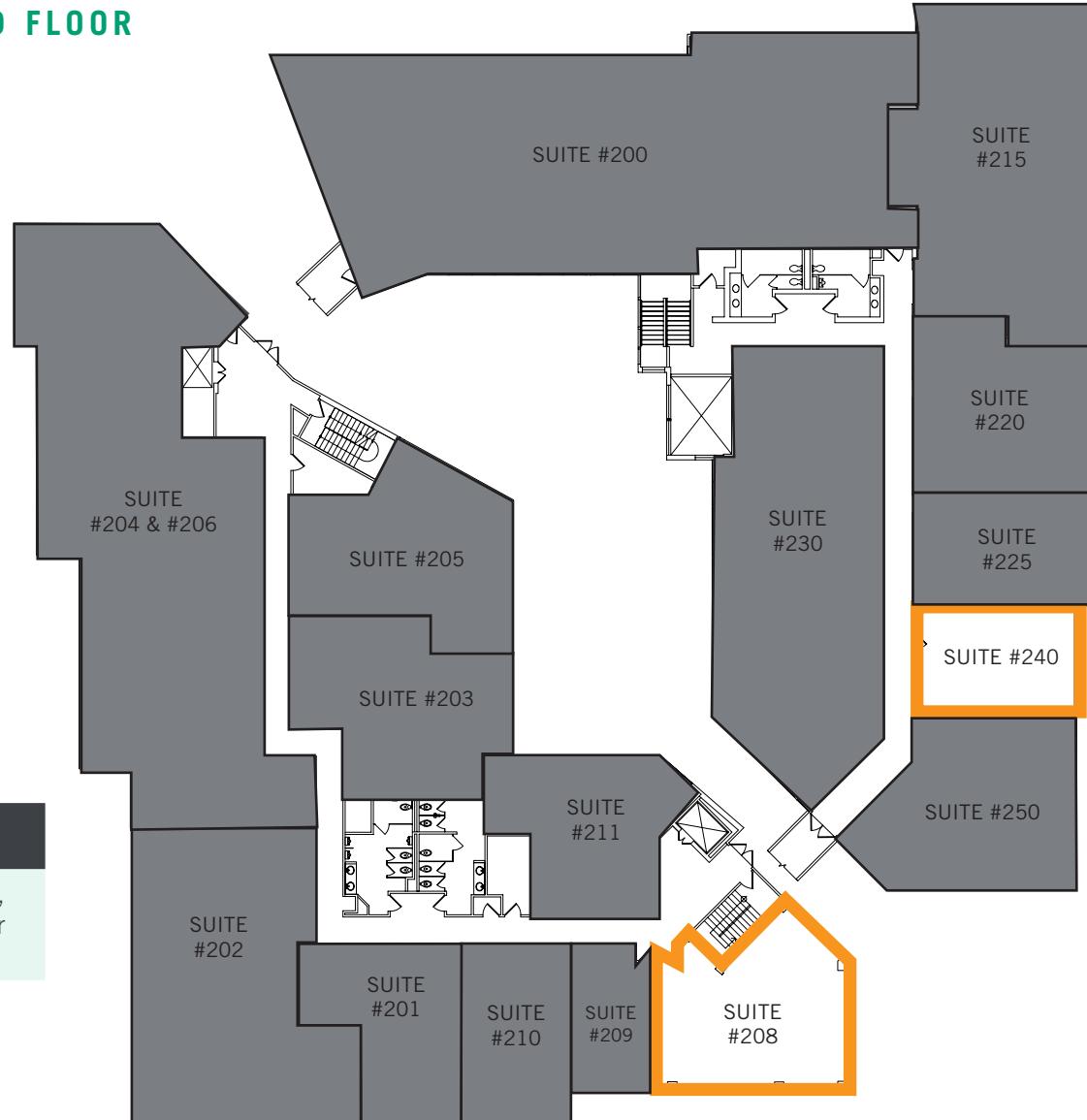
SUITE	SIZE (SF)	NOTES
125	1,537	Coming Available 1Q26. Three (3) offices, lobby, bullpen & storage
135	1,701	Coming Available 3/1/26

BUILDING A

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FLOOR PLAN: 2ND FLOOR



BUILDING A

SUITE	SIZE (SF)	NOTES
A208	1,208	Two (2) offices, lobby & interior bullpen

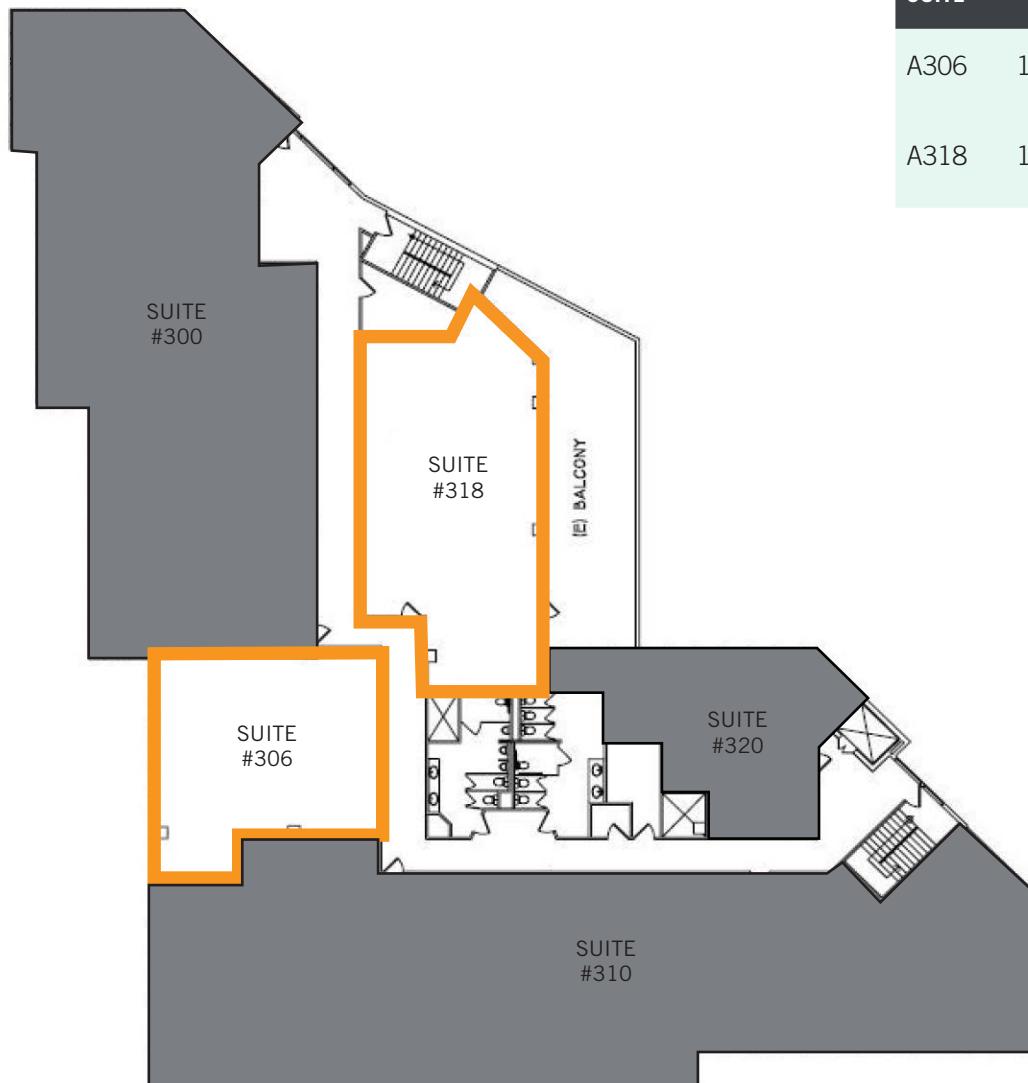
BUILDING B

SUITE	SIZE (SF)	NOTES
B240	612	One (1) private office & bullpen. Recently renovated, move-in ready

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**BUILDING A
FLOOR PLAN: 3RD FLOOR**



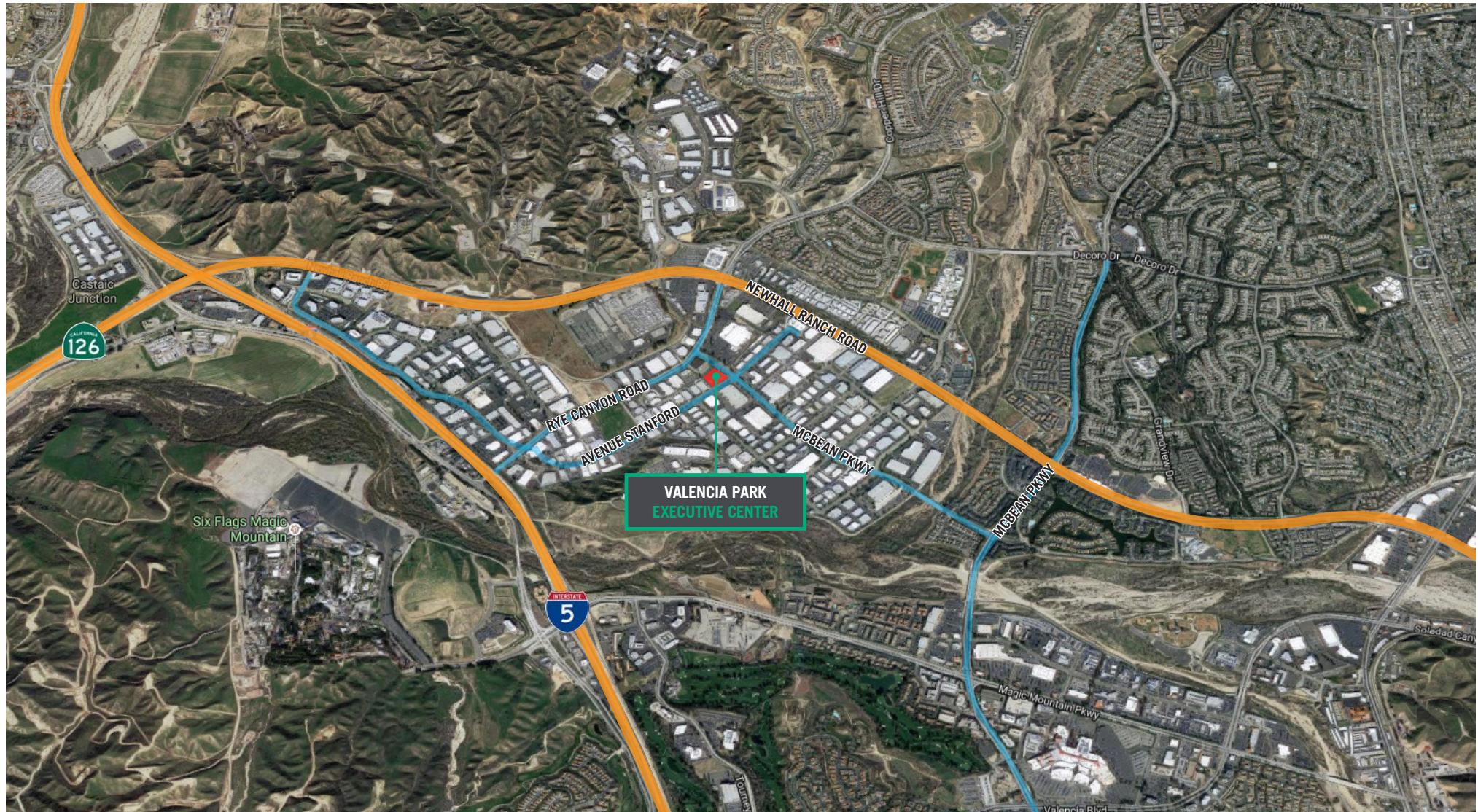
SUITE	SIZE (SF)	PRICE	NOTES
A306	1,346	\$2.10 FSG	Three (3) offices, kitchen & open bullpen
A318	1,720	\$2.20 FSG	± 5 offices, bullpen & large private balcony. Suite renovation recently completed

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PROPERTY AERIAL



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CBRE

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