



WESTRIDGE

26650 THE OLD RD | VALENCIA, CA

SCAN QR CODE FOR
VIRTUAL TOUR



PREMIER OFFICE LOCATION | NEWLY RENOVATED

2,194 SF - 10,591 SF PROFESSIONAL OFFICE SUITES FOR LEASE

CBRE

A modern two-story office lobby with a large glass facade on the left side, offering a view of the outdoors. The interior features a curved white ceiling with recessed lighting, a wooden balcony on the upper floor with a glass railing, and a wooden door with a glass insert on the right. The floor is made of light-colored tiles.

EXPERIENCE THE WESTRIDGE DIFFERENCE

Abundant natural light floods the modern two-story lobby through Westridge's striking glass facade - an architecturally stunning and recently renovated office building in Valencia, CA. The inviting backdrop complements the premium office suites offered on Westridge's first and second floor. The location is perfect. Strategically positioned, the premier structure is highly visible and flanked by world-class shopping, restaurants and entertainment. Your team will not only have access to countless amenities, but to a thriving and growing population with FivePoint's master planned community in development nearby. The ideal time to expand your business into one of the most enviable and rapidly growing areas of Southern California is right now, here at the Westridge.





PROPERTY HIGHLIGHTS



Prime Location @ Interstate 5 & Valencia Blvd,
Visible to over 206,000 Cars Per Day



Contemporary Professional Office Image



Immediately Available Suites



Potential Moving Incentives/Free Rent



Close proximity to retail services including: Valencia Town Center, Town Center Drive, Hyatt Valencia Hotel and Santa Clarita Conference Center



Recreation opportunities including: Valencia Country Club, The Greens, TPC Stadium Golf Course, and 25 miles of paseos and pedestrian walkways



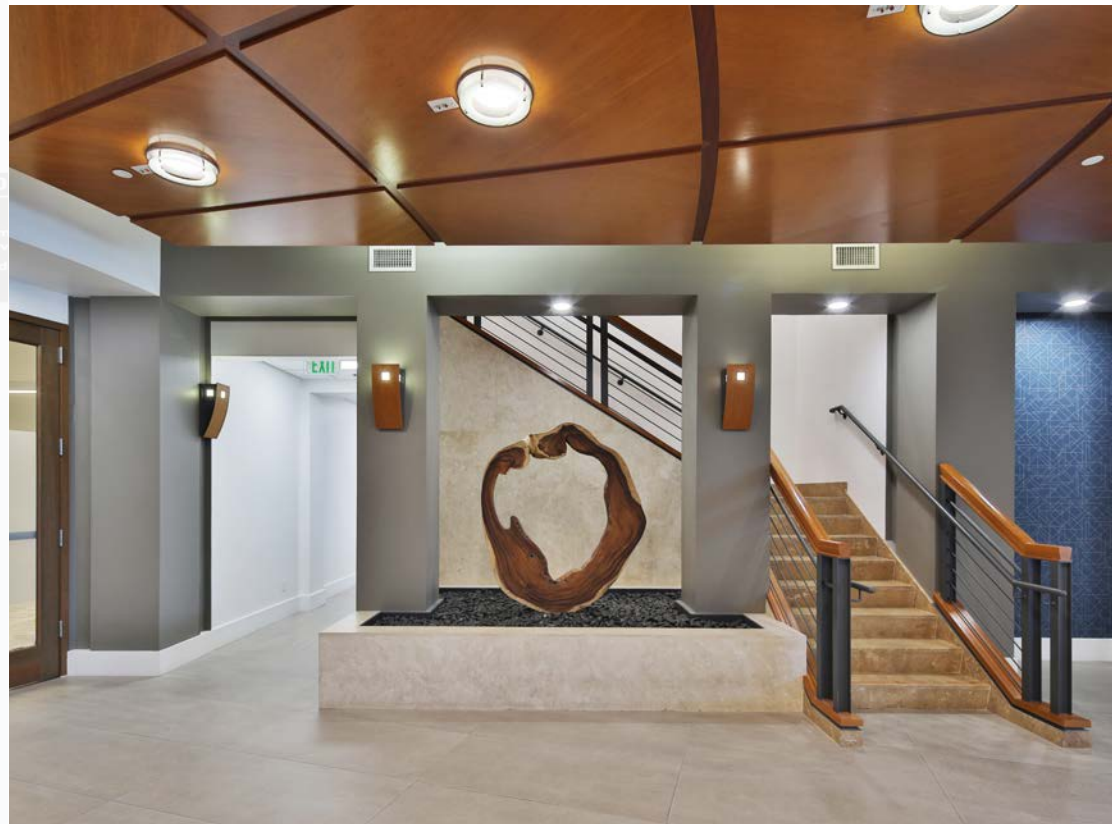
Immediate access to Interstate 5 Freeway via Valencia Boulevard and within 20 minutes of eight major freeways



10 minutes from the San Fernando Valley and within 35 minutes of Los Angeles, Glendale and Pasadena



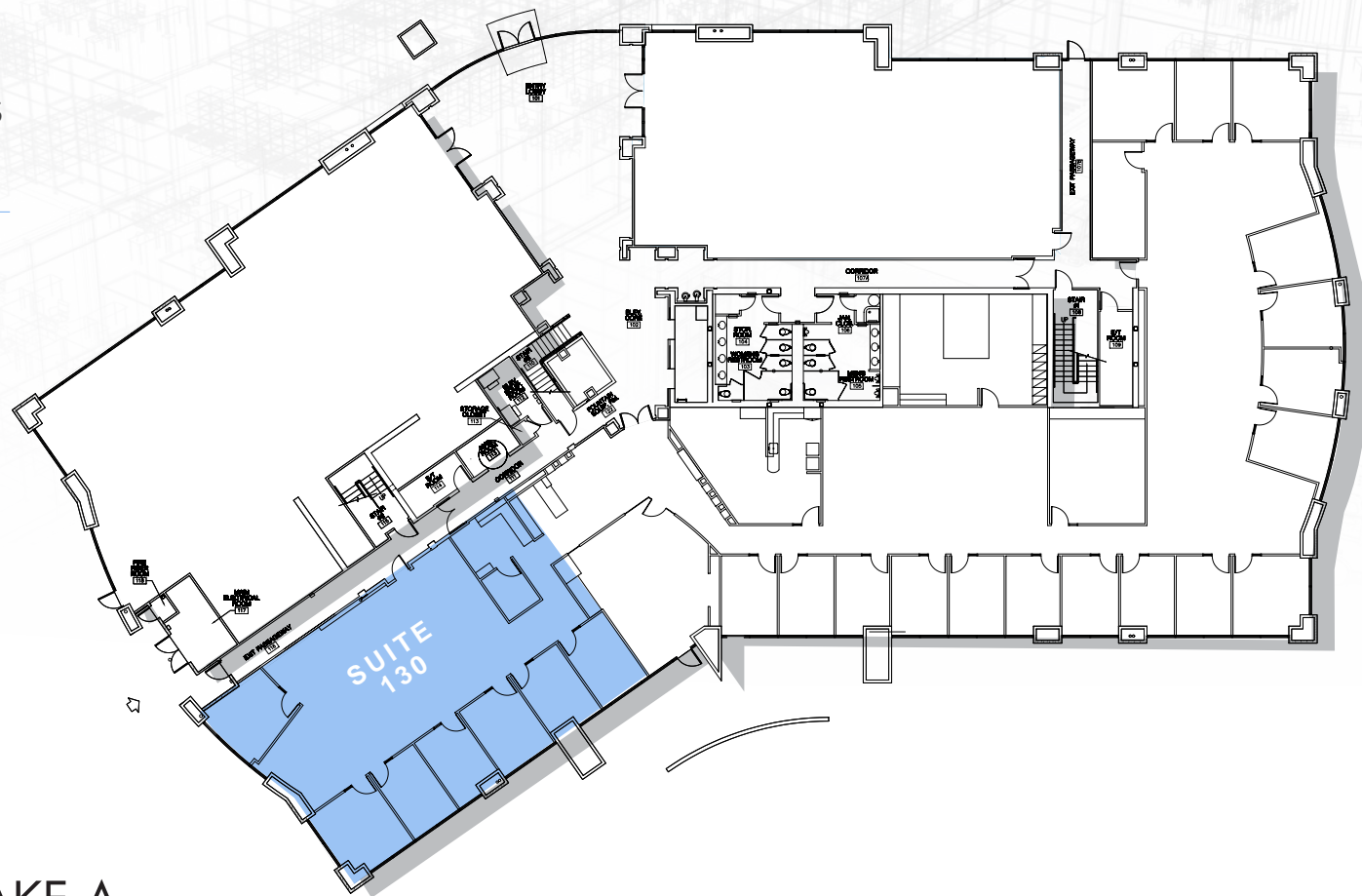
Easy access to Burbank Airport (20 minutes) and LAX (40 minutes)



FIRST FLOOR PLAN

AVAILABLE SUITES

SUITE	SQ FT
130	3,006



TAKE A
TOUR
360°

\$2.95 FSG/SF/MO
PROFESSIONAL OFFICE SUITES
ON THE FIRST FLOOR

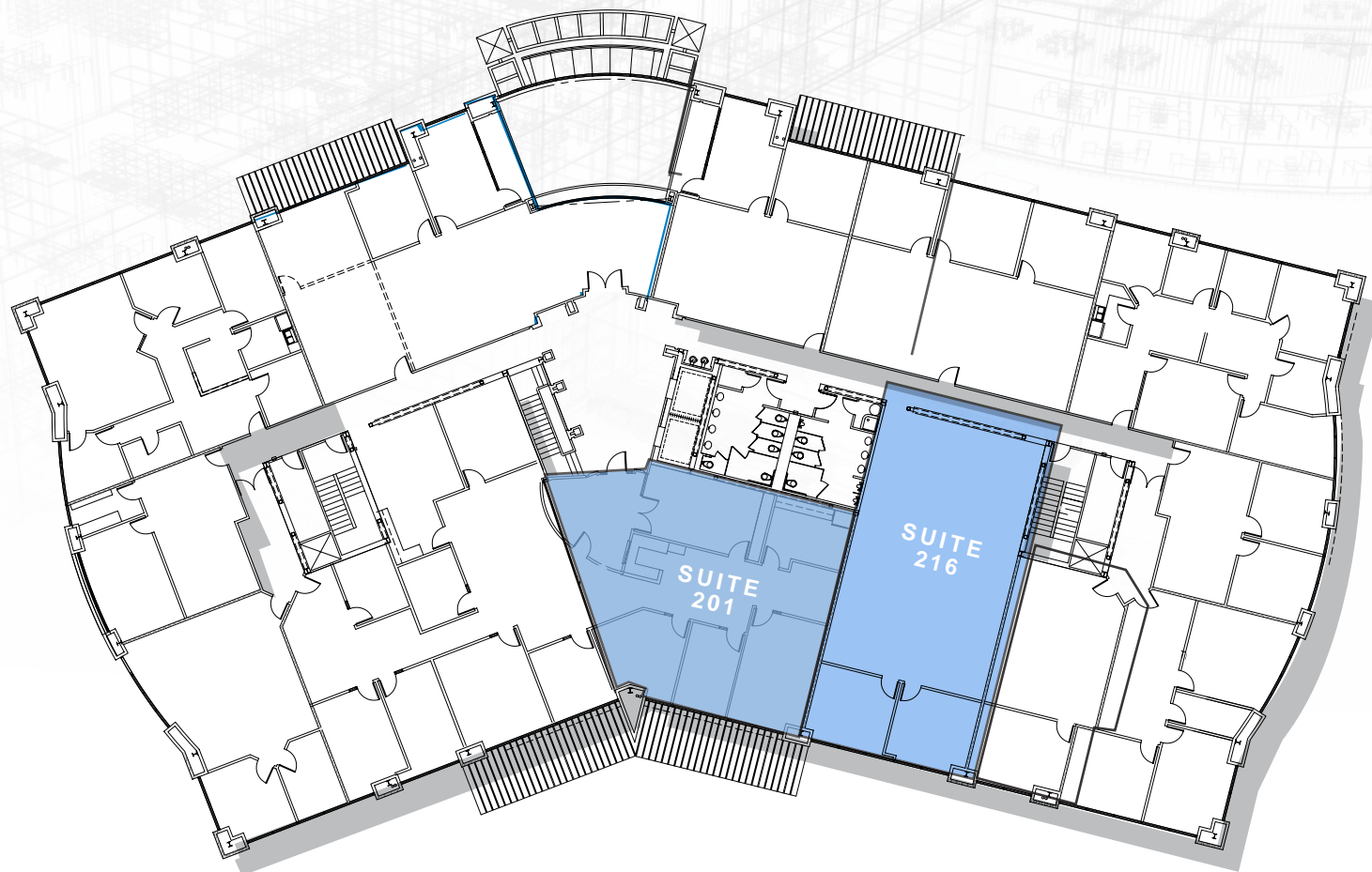
SECOND FLOOR PLAN

AVAILABLE SUITES

SUITE	SQ FT
201	2,194
216	2,197

COMBO SUITE OPTIONS

SUITE	SQ FT
201/216	4,391

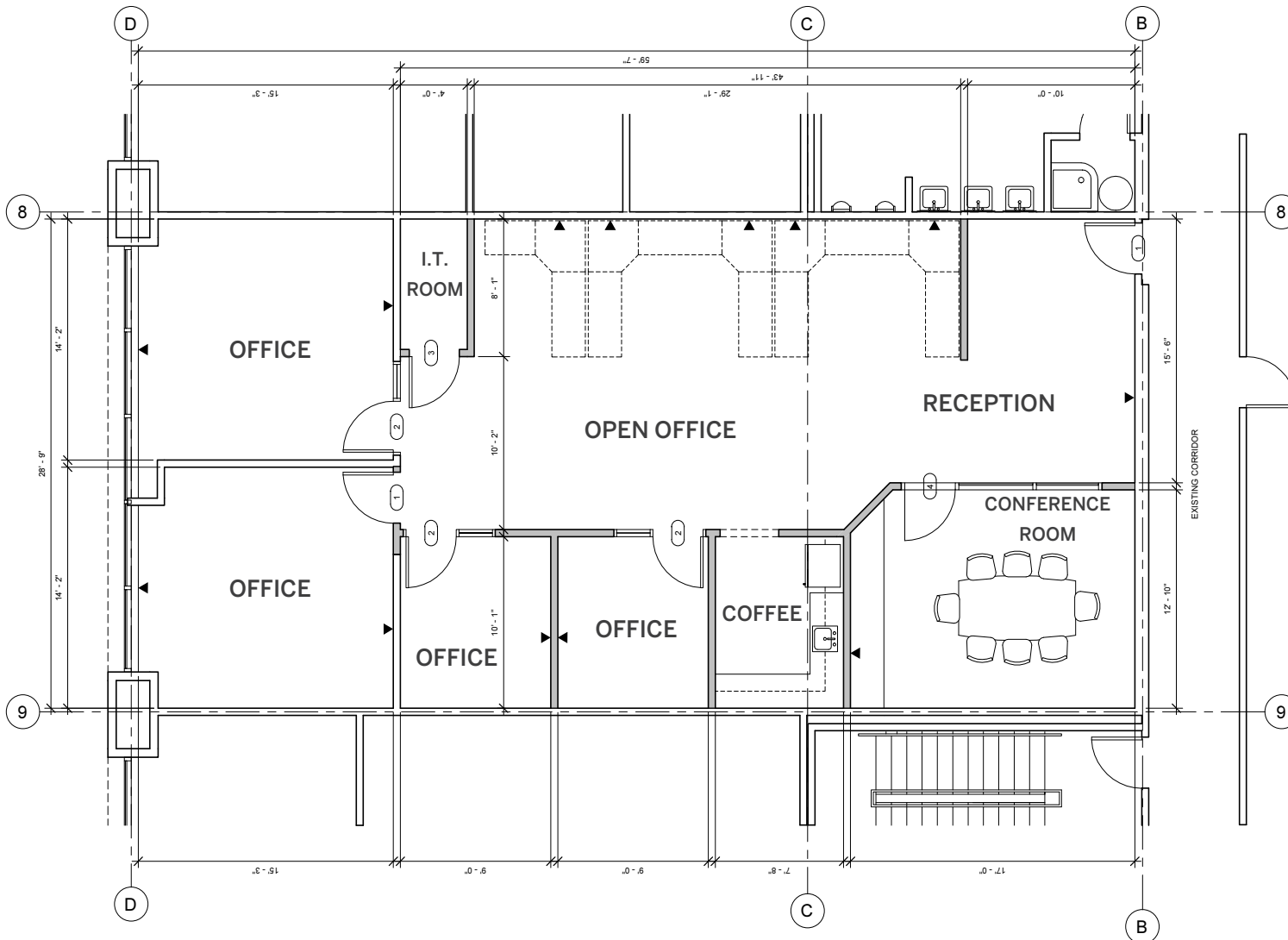


\$2.95 FSG/SF/MO

NEW COMBO SUITE OPTIONS
AVAILABLE UP TO 4,391 SF

SUITE 216

FURNISHED & MOVE-IN READY







Move-In Ready Suite 216



THIRD FLOOR PLAN

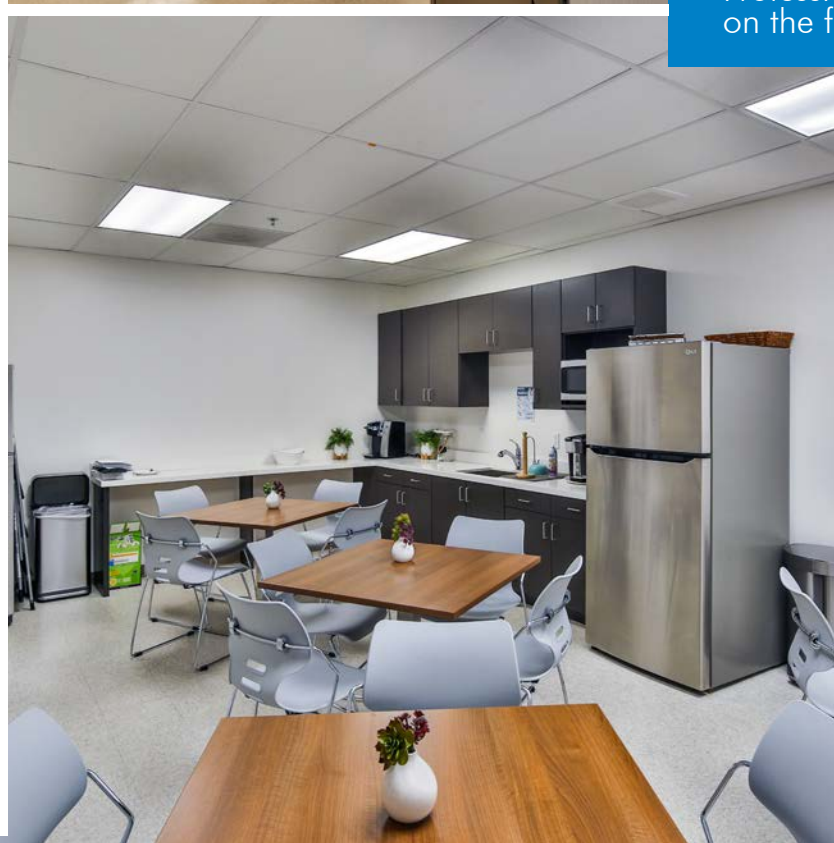


AVAILABLE SUITES

SUITE	SQ FT	RATE/SF/MO	SPACE NOTES
 300	10,591	\$2.95 FSG	AVAILABLE FOR OCCUPANCY ±JULY 2025. ±22 OFFICES, CONFERENCE ROOM, BREAK ROOM & BULLPEN
 300E	5,781	\$2.95 FSG	DOUBLE DOOR ENTRANCE OFF 3RD FLOOR LOBBY. RECENTLY RENOVATED SUITE. 7 OFFICES, CONFERENCE ROOM, BULLPEN, PRIVATE BALCONIES AND EXPANSIVE VIEWS



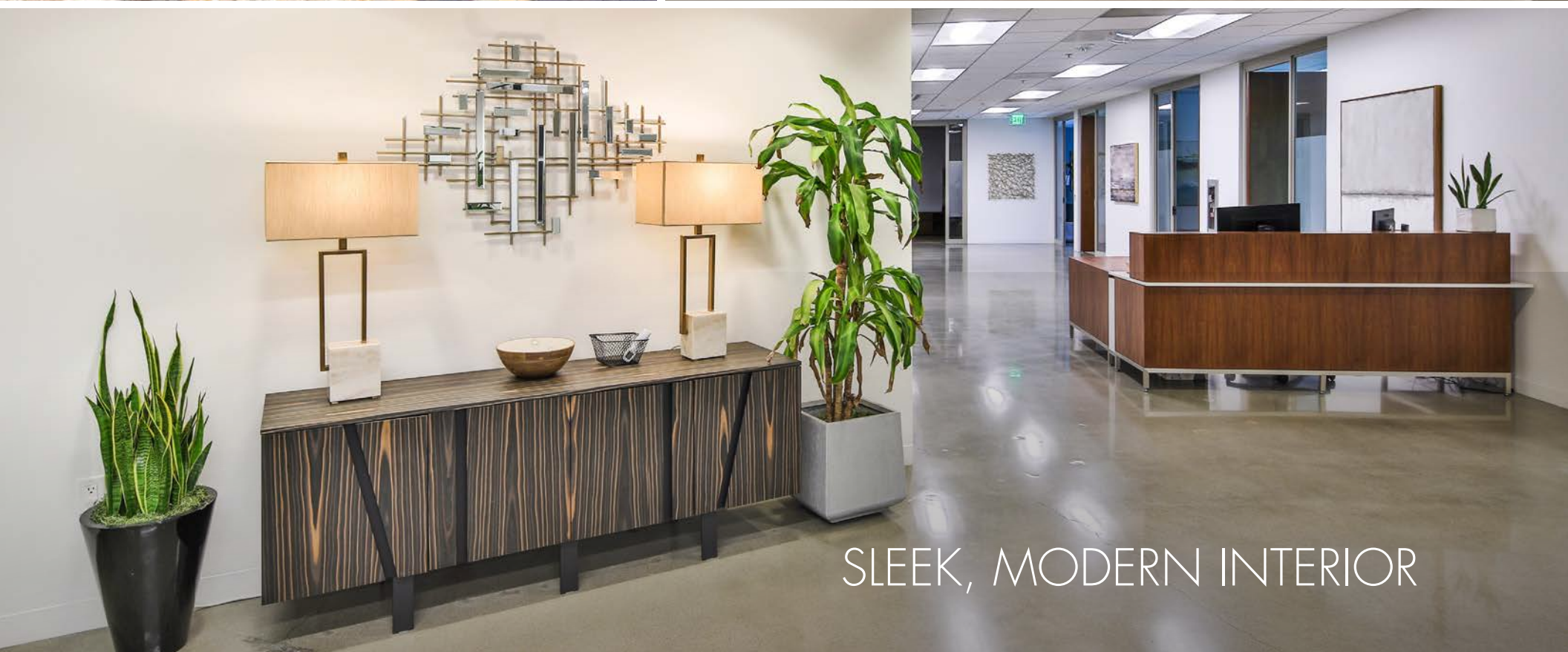
Professional office suites available
on the first, second and third floor





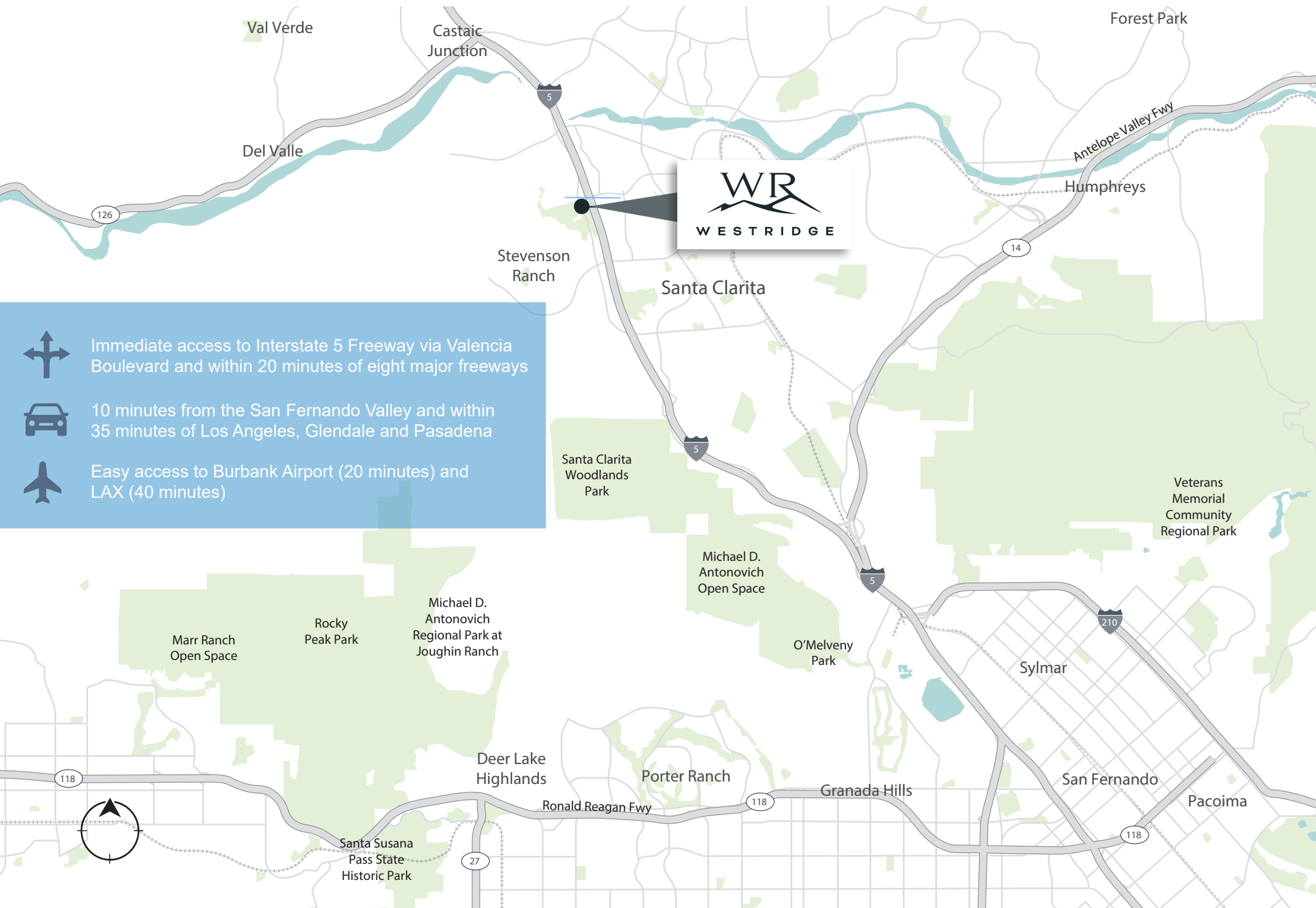
EXCELLENT VISIBILITY FOR
SIGNAGE AND BRAND IDENTITY





SLEEK, MODERN INTERIOR

REGIONAL MAP



Immediate access to Interstate 5 Freeway via Valencia Boulevard and within 20 minutes of eight major freeways



10 minutes from the San Fernando Valley and within 35 minutes of Los Angeles, Glendale and Pasadena



Easy access to Burbank Airport (20 minutes) and LAX (40 minutes)

AMENITIES MAP

EATERIES

- | | |
|----------------------------------|------------------------------|
| 1 The LOCAL Pub & Grill | 25 Red Robin |
| 2 Ooh La La Panini | 26 Starbucks |
| 3 Fatburger | 27 Zankou Chicken |
| 4 Corner Bakery Cafe | 28 BSC Bakery Cafe |
| 5 Pei Wei | 29 Jersey Mike's Subs |
| 6 Cafe Rio Mexican Grill | 30 Presto Pasta |
| 7 Chop Stop | 31 Hook Burger |
| 8 Islands Restaurant | 32 Mimi's Cafe |
| 9 Lucille's Smokehouse Bar-B-Que | 33 Chick-fil-A |
| 10 Five Guys | 34 Panda Express |
| 11 Lazy Dog | 35 Larsen's Steakhouse |
| 12 Wokcano | 36 The Habit Burger Grill |
| 13 Solita | 37 Alamo Restaurant |
| 14 BJ's Restaurant & Brewhouse | 38 Jimmy John's |
| 15 The Cheesecake Factory | 39 Dinks Deli & Bagel Bakery |
| 16 Salt Creek Grille | 40 Chili's Grill & Bar |
| 17 Buca di Beppo | 41 Urbane Cafe |
| 18 Gyu-Kaku | 42 Pick Up Stix |
| 19 Crazy Otto's Diner | 43 Red Lobster |
| 20 Masa Ramen | 44 Denny's |
| 21 Rubio's | 45 Azul Tequila |
| 22 Olive Garden | 46 Sam's Flaming Grill |
| 23 The Road Grill and Pizza | 47 Nealie's Skillet |
| 24 Cold Stone Creamery | 48 Drifters Bar and Pizzeria |

SHOPPING

- | | |
|--------------------------|------------------------------|
| 1 BevMo! | 16 LOFT |
| 2 Kohl's | 17 MAC Cosmetics |
| 3 Val Surf | 18 JCPenney |
| 4 Whole Foods Market | 19 H&M |
| 5 Apple | 20 Free People |
| 6 Tillys | 21 lululemon |
| 7 Target | 22 T.J. Maxx |
| 8 Big 5 Sporting Goods | 23 Barnes & Noble |
| 9 Sprouts Farmers Market | 24 Urban Outfitters |
| 10 SEPHORA | 25 Ralphs |
| 11 Ulta Beauty | 26 CVS |
| 12 HomeGoods | 27 Sunrise Spirits & Food Co |
| 13 Nordstrom Rack | 28 Foot Locker |
| 14 Macy's | 29 Sally Beauty |
| 15 Forever 21 | 30 Vons |

OTHER

- | | |
|--------------------------------|-------------------------------------|
| 1 Six Flags Magic Mountain | 6 Regal Edwards Valencia |
| 2 Hilton Garden Inn | 7 Gold's Gym |
| 3 Holiday Inn Express & Suites | 8 Get Sweat Studio |
| 4 Best Western Valencia Inn | 9 College of the Canyons |
| 5 Hyatt Regency | 10 California Institute of the Arts |



AREA HIGHLIGHTS

The Valencia lifestyle is unmatched. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. And with unbeatable access to major highways and premium amenities just minutes away, this is your next smart business move.

THE AREA SEAMLESSLY BLENDS
BIG CITY SOPHISTICATION
AND SMALL TOWN CHARM.





VALENCIA, CA

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