



THE ATRIUM 23838 VALENCIA BLVD. SANTA CLARITA, CA 91355

PROPERTY HIGHLIGHTS

- Three-story medical office with wrap-around window lines in a well-maintained building. New fire sprinkler system throughout. Building served by two elevators.
- Abundant free surface parking and subterranean parking 5:1000 (medical ratio).
- Brand new HVAC systems, boiler unit, digital directory board, newly remodel courtyard, brand new modern Restrooms on all floors, and 24/7 CCTV Security Cameras
- Centrally located between the I-5 and CA-14 freeway
- Surrounded by abundant retail shopping centers, restaurants and amenities
- Tenants include: Children's Hospital Los Angeles - Valencia Care Center, SCV Wound Care and Hyperbarics, Maricar Cutillar-Garcia, MD - Allergist, Smile Care Valencia- Robert P. Hedvat, DDS, Laser Eye Center
- Previous dental suites available with building signage. Dental plumbing in place!

SUITE SQ. FT. RENTAL RATE

220	533	\$3.50
250	1,902	\$2.50
260	2,705	\$2.50
270	2,506	\$2.50
300	6,618	\$2.50
304	1,007	\$2.50

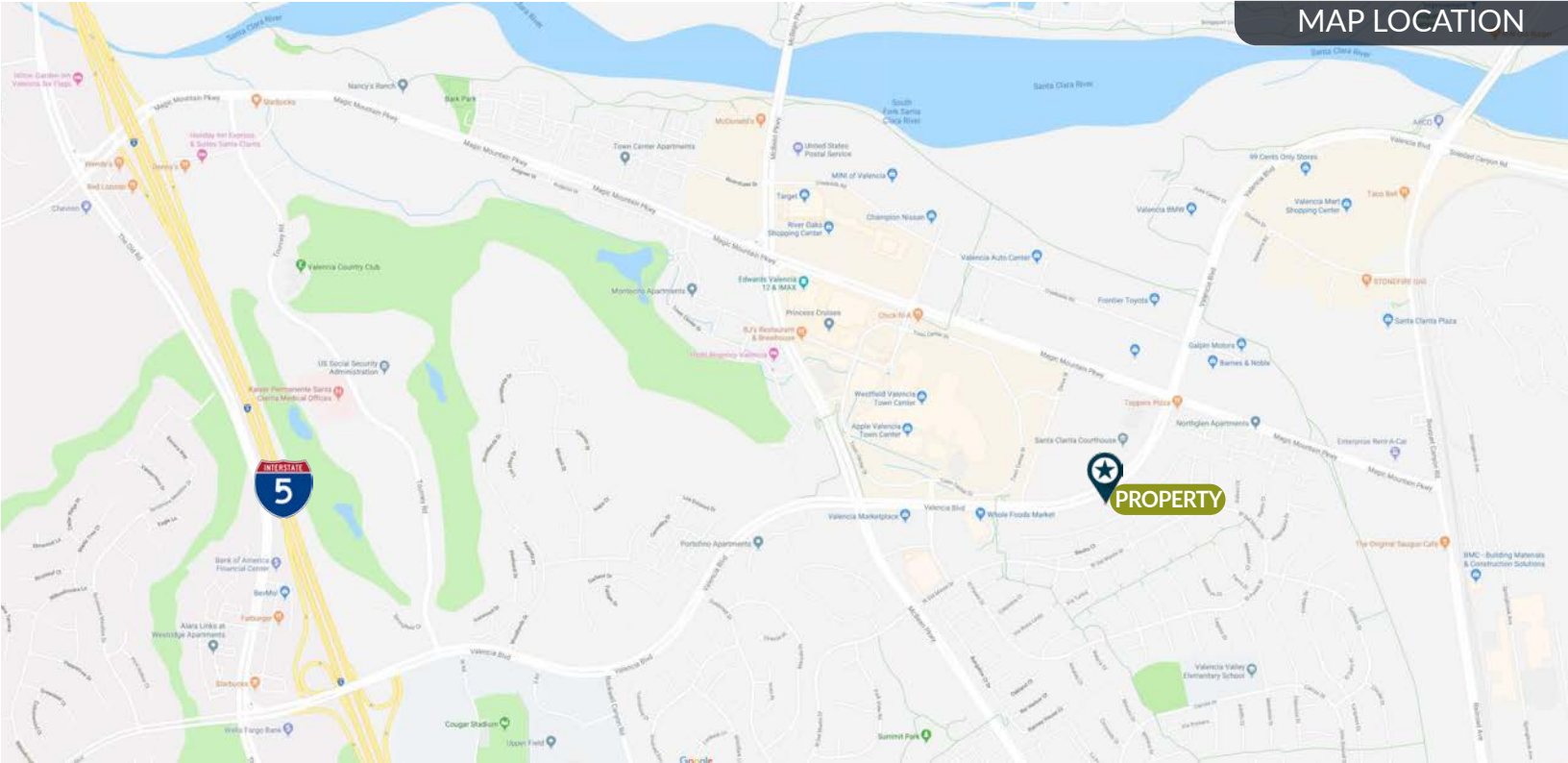
PROPERTY DETAILS

BUILDING SIZE	±44,122
YEAR BUILT	1995
YEAR REMODELED	2020
PARKING	5:1000
ELEVATOR	Two (2)

THE ATRIUM 23838 VALENCIA BLVD. SANTA CLARITA, CA 91355

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

MAP LOCATION



AERIAL LOCATION



ELLIOTT GALLAHAN

626.240.2785

egallahan@lee-associates.com

License ID 02038135



LINDA BROWN

818-925-5041

linda@ldmcommercial.com

License ID 01465757

LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. **LEE-PASADENA.COM**

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

EXTERIOR PHOTOS



ELLIOTT GALLAHAN
626.240.2785
egallahan@lee-associates.com
License ID 02038135



LINDA BROWN
818-925-5041
linda@ldmcommercial.com
License ID 01465757

LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558

INTERIOR PHOTOS



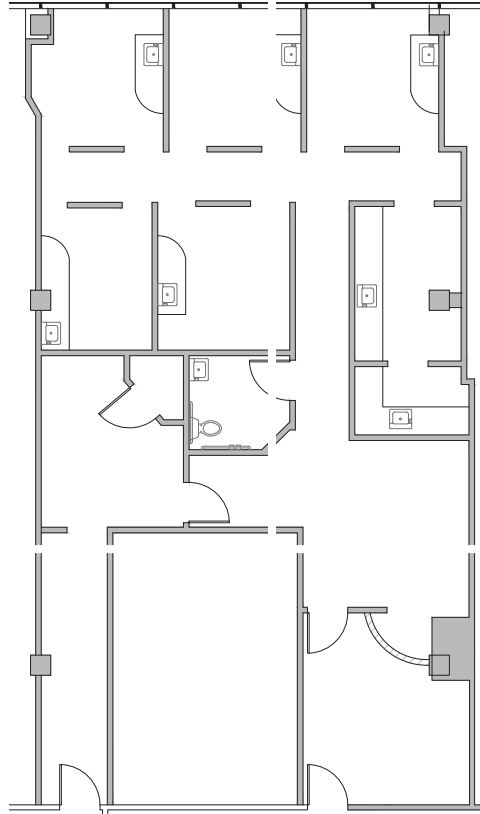
ELLIOTT GALLAHAN
626.240.2785
egallahan@lee-associates.com
License ID 02038135



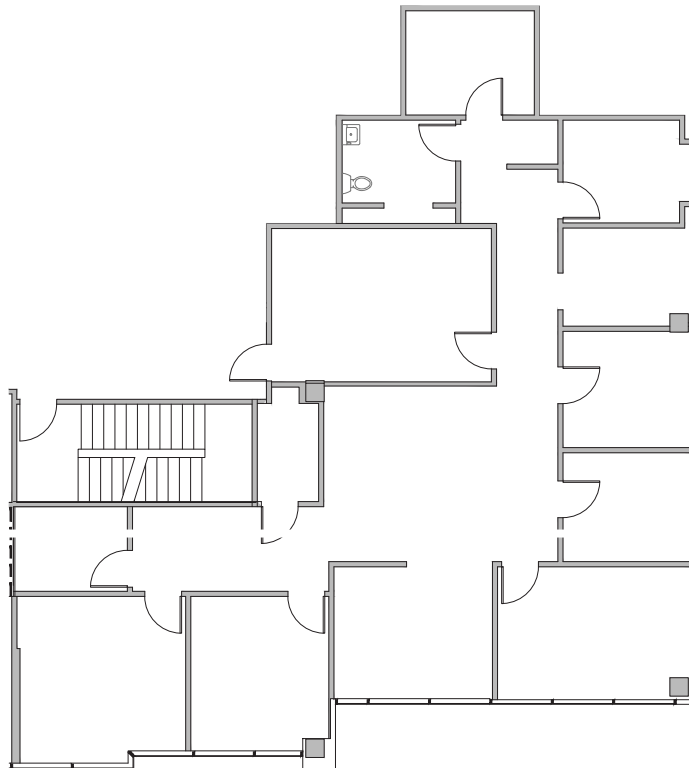
LINDA BROWN
818-925-5041
linda@ldmcommercial.com
License ID 01465757

LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558

FLOOR PLAN: SUITE 250



FLOOR PLAN: SUITE 270



ELLIOTT GALLAHAN

626.240.2785

egallahan@lee-associates.com

License ID 02038135



LINDA BROWN

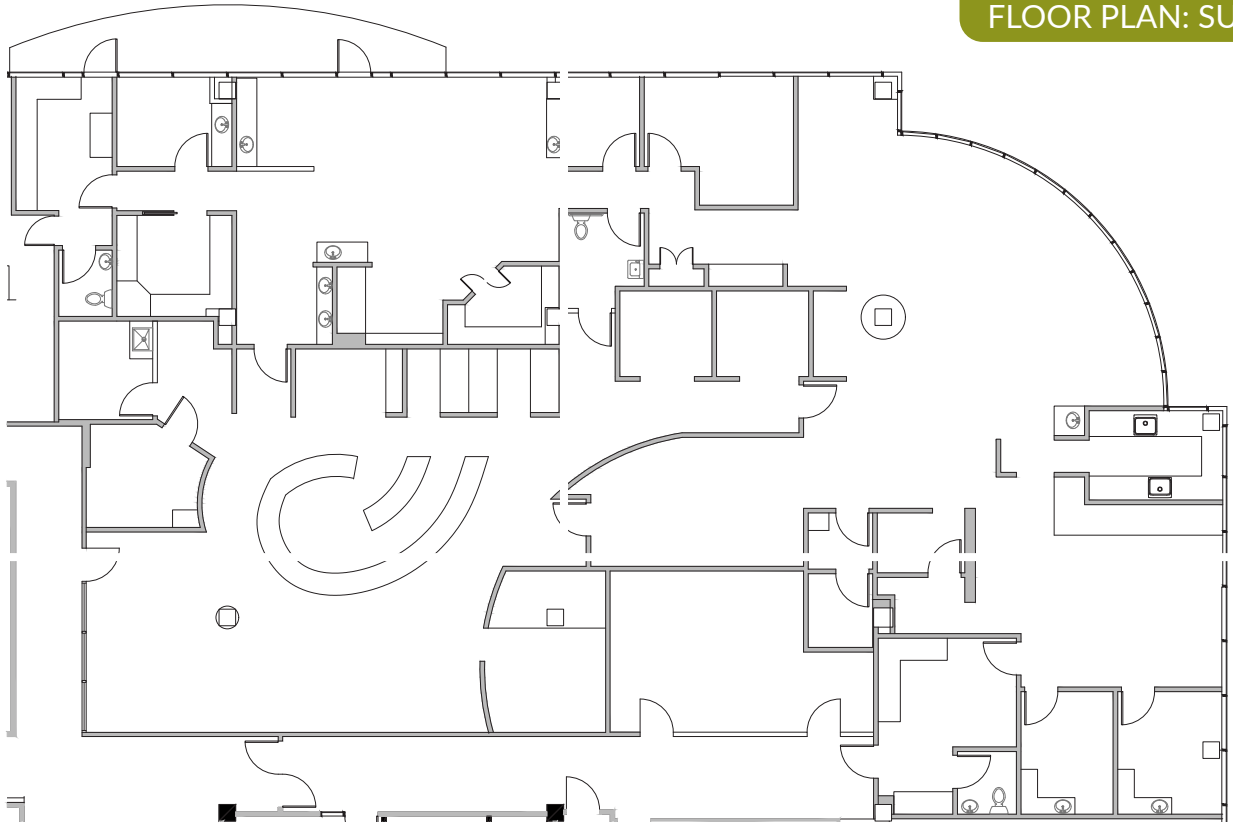
818-925-5041

linda@ldmcommercial.com

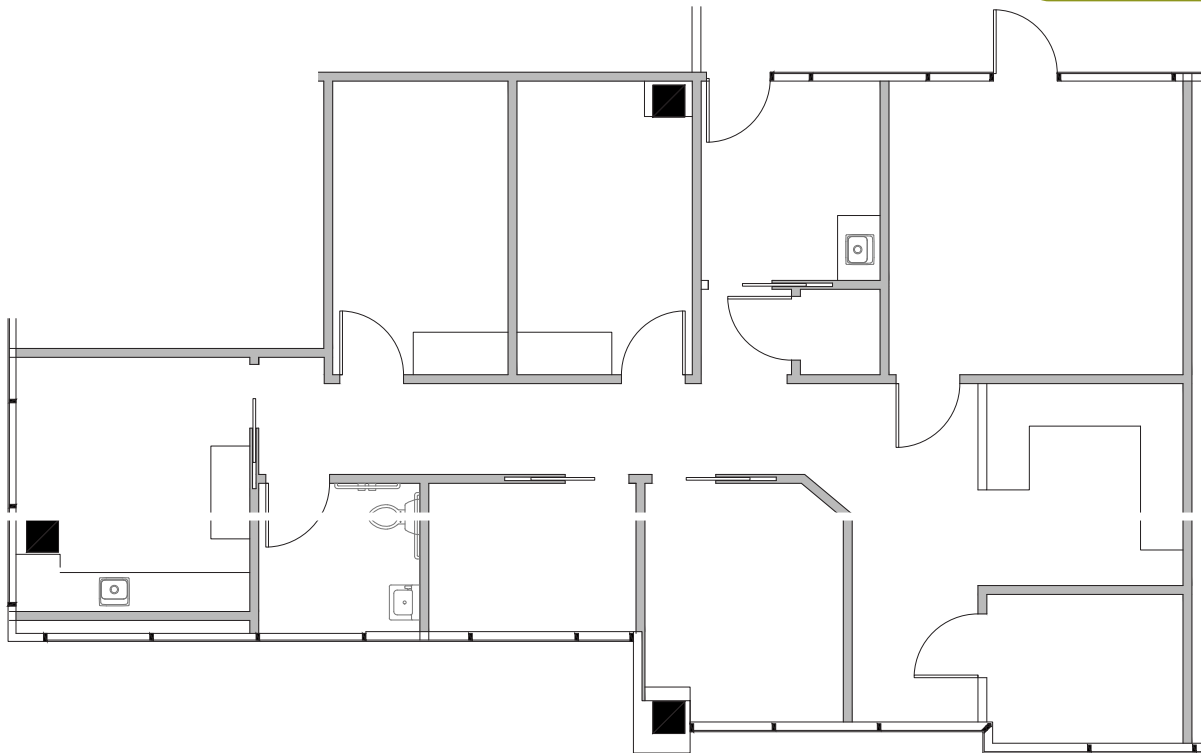
License ID 01465757

LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558

FLOOR PLAN: SUITE 300



FLOOR PLAN: SUITE 302



ELLIOTT GALLAHAN

626.240.2785

egallahan@lee-associates.com

License ID 02038135



LINDA BROWN

818-925-5041

linda@ldmcommercial.com

License ID 01465757

LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558