

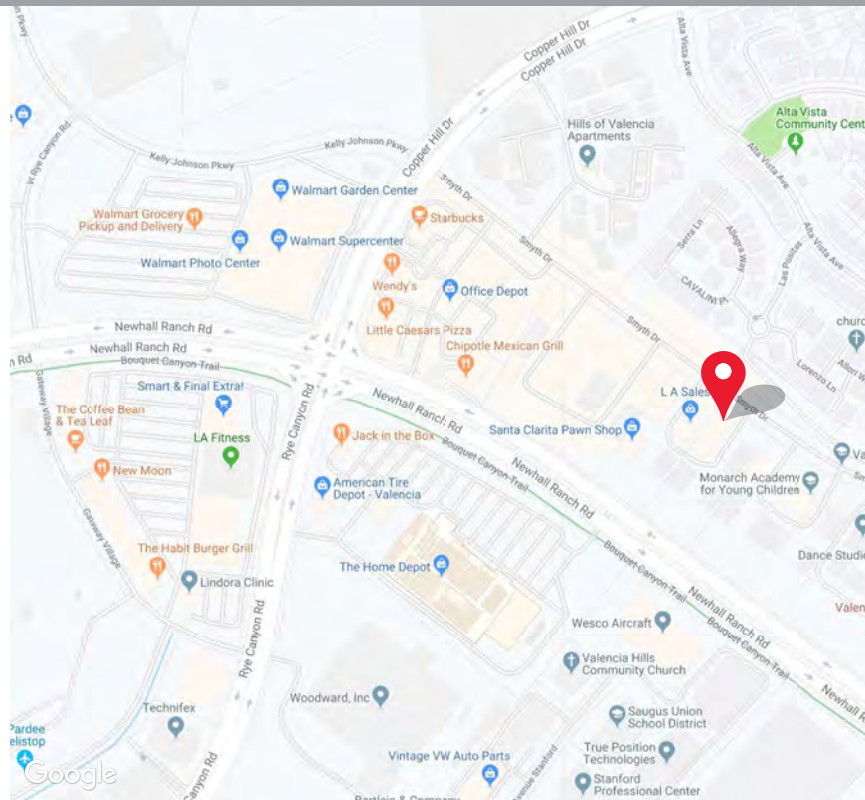


**FOR LEASE**  
**800 SF**

**PRIME NORTH VALENCIA LOCATION**  
27955 Smyth Drive | Suite 109 | Valencia, CA 91355

**BUILDING FEATURES**

- Suite 109: 800 SF
- Single story office building
- Prime North Valencia Location
- Large Window Offices
- Beautiful Common Areas
- Minutes from other Area Amenities including Valencia Town Center, Valencia Country Club, TPC Valencia, Valencia Hyatt Hotel and Santa Clarita Conference Center and Spectrum Club
- Easy access to I-5 Freeway, State Highway 126 & the Cross Valley Connector
- 4/1,000 Parking Ratio



**RANDY CUDE**

Managing Director

📞 661.414.2004

✉ rcude@spectrumcre.com

DRE License #01005000

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## INTERIOR PHOTOS



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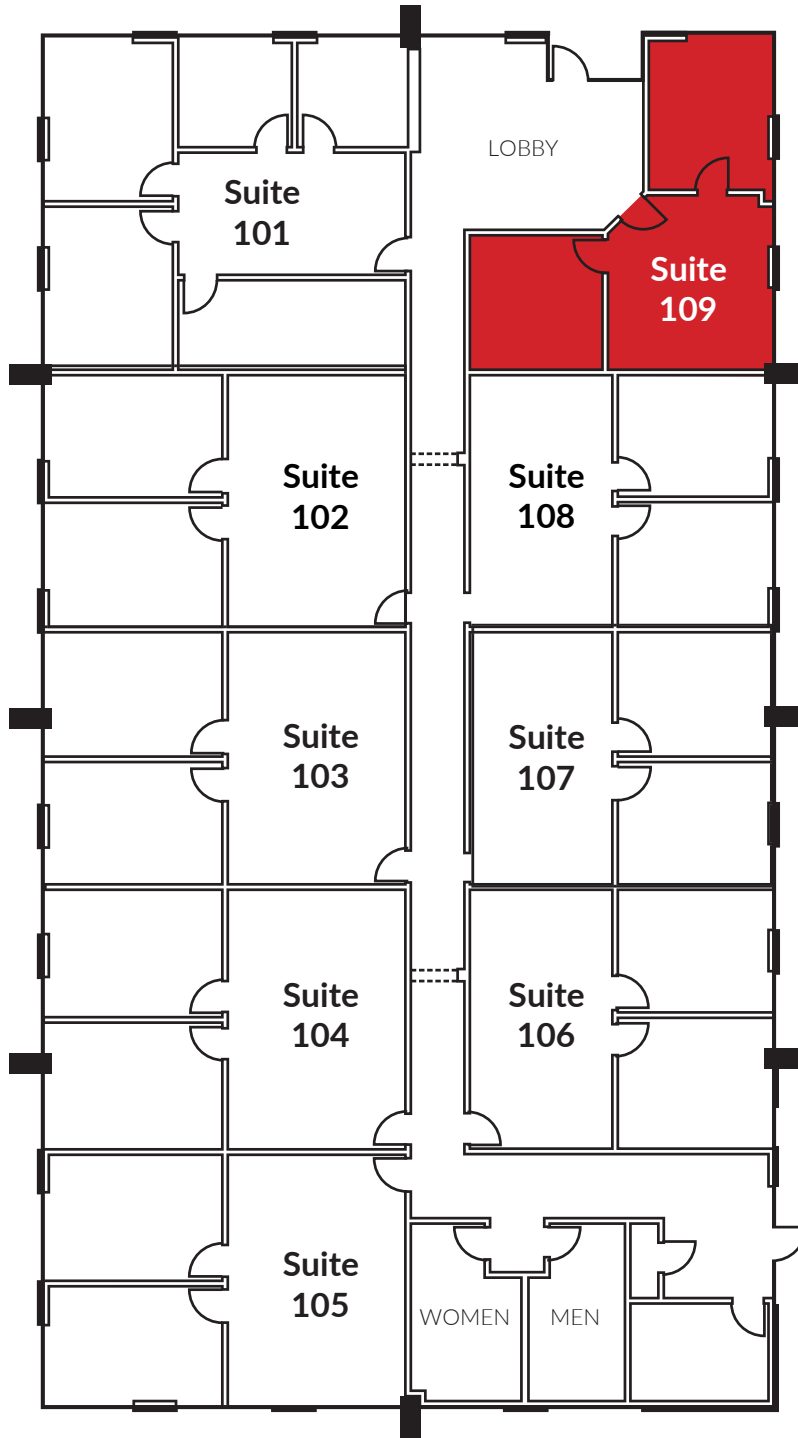
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## SITE PLAN



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