

FOR LEASE | PREMIER OFFICE SPACE IN VALENCIA

BANK OF AMERICA TOWER

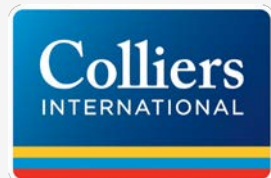
23929 VALENCIA BLVD. | VALENCIA | CA 91355



FOR MORE INFORMATION, PLEASE CONTACT:

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ABOUT

BUILDING HIGHLIGHTS:

- › Class “A” Office Building
- › Modernized Lobby
- › State of the art Building HVAC Controls
- › Elegantly Renovated Restrooms
- › Highly Image Valencia Boulevard Location
- › Immediate Occupancy Available
- › Convenient Surface Parking
- › Recently Renovated Common Areas
- › Efficient Rectangular Floor Plates



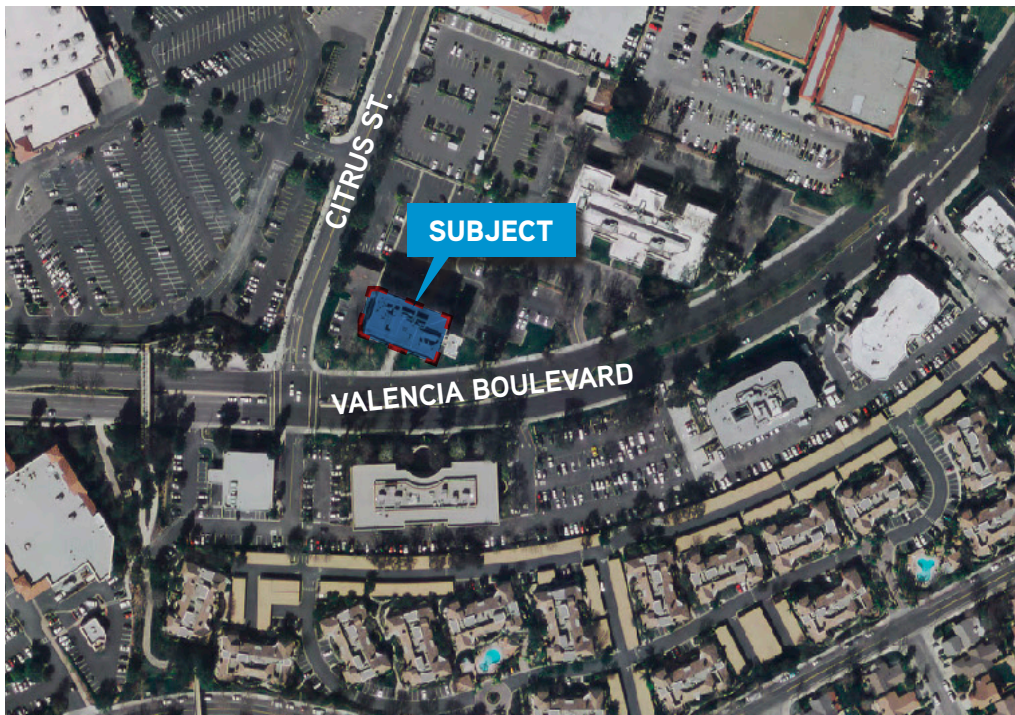
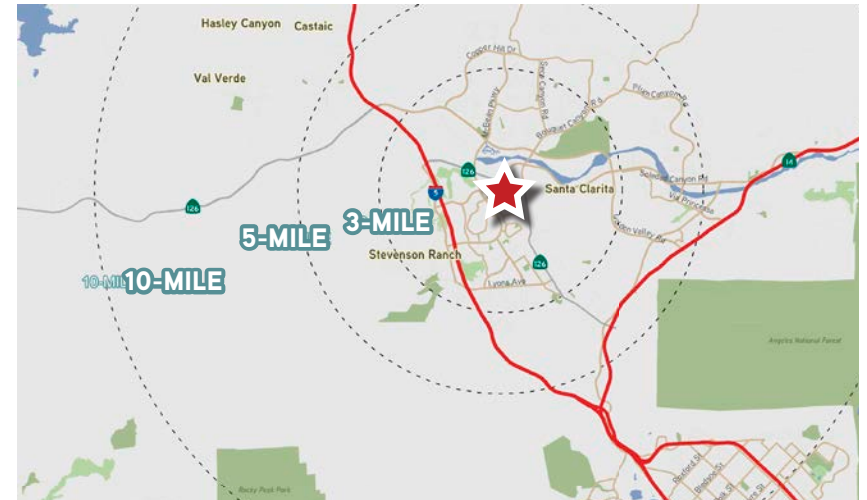
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LOCATION

LOCATION HIGHLIGHTS:

- › Central Santa Clarita Valley Location
- › Walking Distance to Westfield Town Center Mall
- › Immediately Adjacent to City Hall and Courthouse
- › Close Proximity to Golden State (5) Freeway
- › Abundant Area Amenities (See Amenities Map)



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AMENITIES MAP



AVAILABILITIES

SUITE #	RSF	RATE/RSF	AVAILABLE	NOTES
101	1,427	\$2.50 FSG	Immediately	High-profile entry with double-doors directly off of main lobby. Space consists of large reception area, 3 windowed offices, 1 interior office and 2 small storage rooms.
415	1,750	\$2.50 FSG	Immediately	Newly created penthouse spec suite with abundant glass and unobstructed northern views. Space consists of 4 glass windowed offices, large open area and kitchenette.



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PHOTO GALLERY - SUITE 415 - PENTHOUSE (SPEC SUITE)



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PHOTO GALLERY (CONT) - SUITE 415 - PENTHOUSE (SPEC SUITE)



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