

VALENCIA CORPORATE PLAZA

28470 & 28490 AVENUE STANFORD | VALENCIA, CA

1,459 SF - 14,543 SF AVAILABLE FOR LEASE

RECENTLY RENOVATED CLASS A OFFICE SUITES
READY FOR IMMEDIATE OCCUPANCY

CBRE

NEWLY RENOVATED HIGH-END THREE BUILDING OFFICE CAMPUS

Striking and state-of-the-art, these Milo Architecture Group designed buildings, adjacent to Interstate 5, boast an upscale office campus environment with unparalleled identity and easy access for users in the Santa Clarita Valley.

Soaring two-story lobbies, stunning glass exteriors, premium finishes, and on-site amenities offer a modern and professional backdrop to tenants expanding into one of the most desirable submarkets in Southern California. Extensive renovations include an upgraded Café, and fitness center with associated locker rooms and showers.

With an emphasis on indoor/outdoor connections, the Valencia Corporate Plaza provides tenants a premiere and uniquely Southern California working experience.



THE HIGHLIGHTS

Modern, Class A, 3-Building Professional Office Campus With Unparalleled Identity Along Interstate 5

1999 Steel Frame Construction

Newly Renovated Lobby & Common Areas

Easy Access to Burbank Airport (25 minutes) and Los Angeles International Airport (45 minutes)

On-site Fitness Center and Café With Recently Completed Renovations

Exceptional Signage Visibility From Interstate 5



**28480 AVENUE
STANFORD**

**28470 AVENUE
STANFORD**

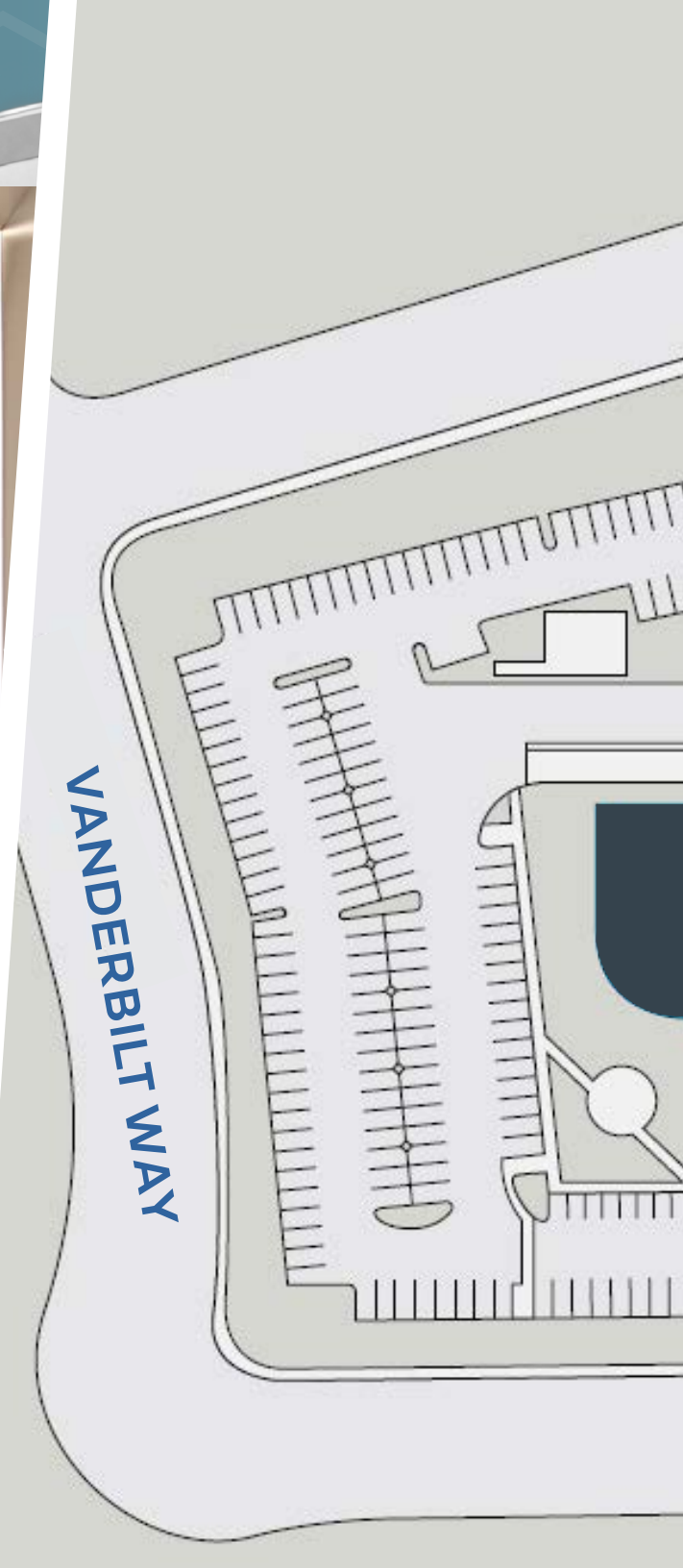




28470 AVENUE STANFORD

A soaring two-story lobby welcomes visitors into a stunning space. The striking, redesigned interior features warm wood tones, sleek glass panels and inspired lighting.

28470 AVENUE STANFORD | SITE PLAN



WESTINGHOUSE PLACE

28480
AVENUE STANFORD

SUBJECT BUILDING

28490
AVENUE STANFORD

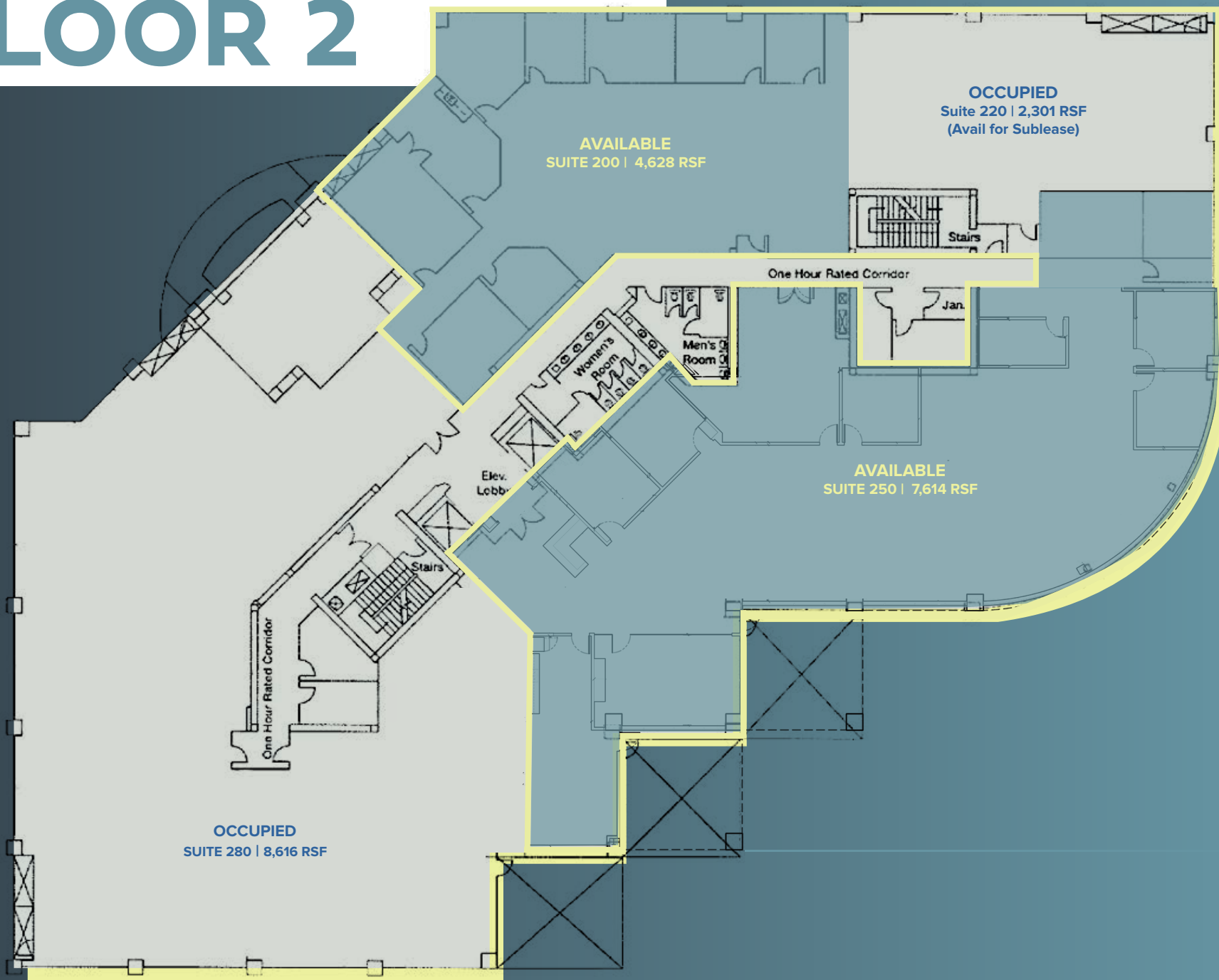
28470
AVENUE STANFORD

AVENUE STANFORD



AVAILABILITIES

FLOOR 2





Move-In Ready

SUITE 200

4,628 SF

\$2.85 FSG/SF/Mo

Available now

SUITE 250

7,614 SF

\$2.85 FSG/SF/Mo

Move-In Ready; Recent Renovation. Double Door lobby entrance; Interior & window offices; Reception, conference room, kitchen, bullpen with extensive windowline and large private balconies



2ND FLOOR

14,543 SF

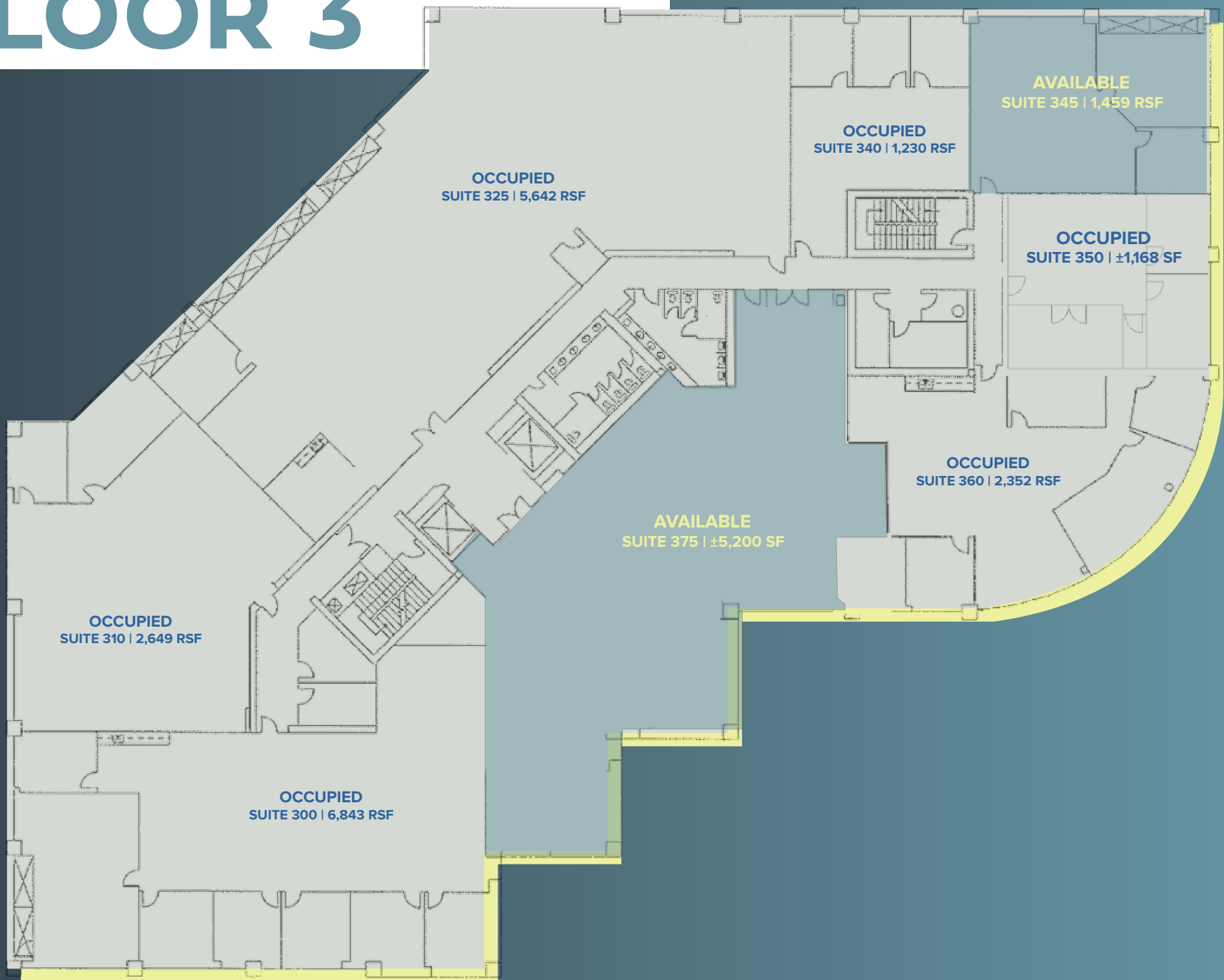
\$2.85 FSG/SF/Mo

Combination of Suites 200, 220 & 250

*Subject to agreement on Suite 220 Sublease

AVAILABILITIES

FLOOR 3





SUITE 345

1,459 SF

\$2.85 FSG/SF/Mo*

Available
Two (2) offices, private
balcony & corner
window line

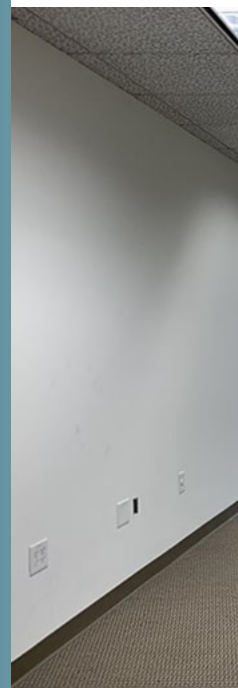
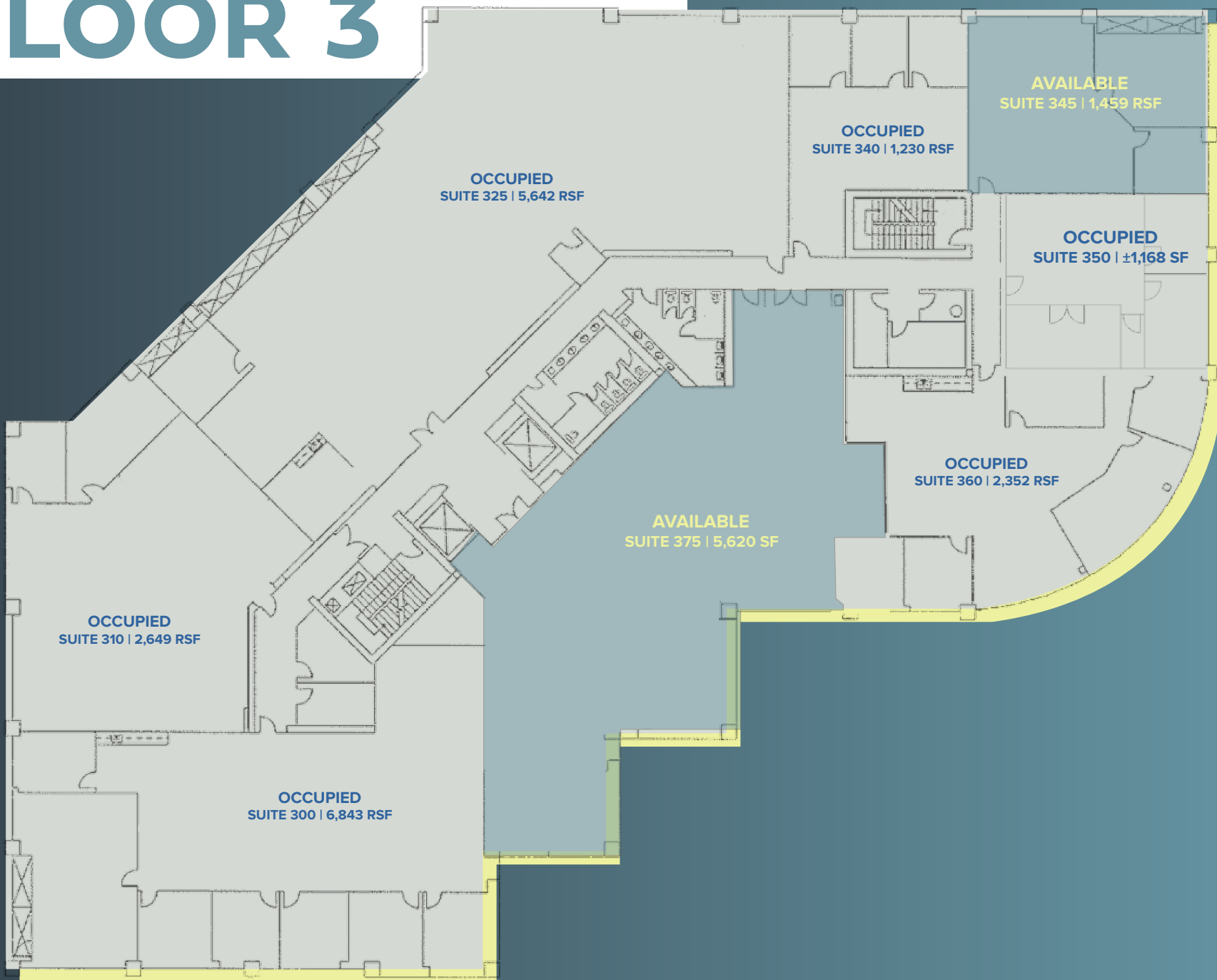


SUITE 345



AVAILABILITIES

FLOOR 3





SUITE 375

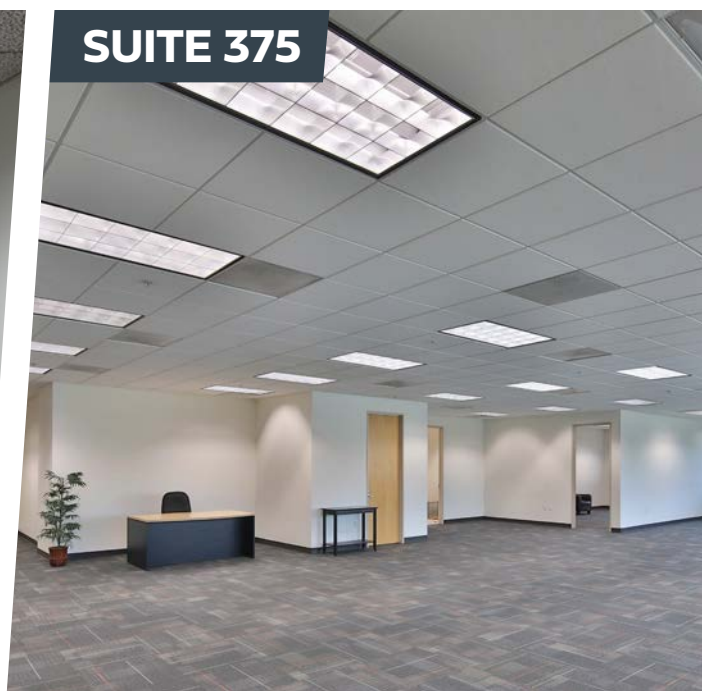
5,620 SF

\$2.85 FSG/SF/Mo

Double door entrance off
elevator lobby
Open bullpen, renovation
planned



SUITE 375



Breakfast Sandwiches

Waffle or Toast	3.99
Bagel & Cream Cheese	3.75
French Butter & Jelly	5.75
Eggs Sandwich	5.75
Eggs & Cheese	5.75
Eggs & Bacon or Ham	5.75
Sausage or Turkey	5.75
Eggs & Cheese with Turkey	5.75
Sausage	5.75
Ham	5.75

Grilled Cheese 3.99
Grilled Cheese with Ham or Turkey 4.99
Pancakes 5.99
French Toast 5.99
Outmeal 8.99

Today's Specials

- Orange Chicken \$9.99
- Biscuit & Cheddar Soup \$3.99
- Coffee Cake \$2.99
- Cookies \$1.99

Hot

Chicken Breast	6.99
Steak Sandwich	6.99
Hot High Chicken	6.99
Hot High Chicken	6.99
Hot High Chicken	6.99
Hot High Chicken	6.99

Surgan

Hot High Chicken	6.99
Hot High Chicken	6.99
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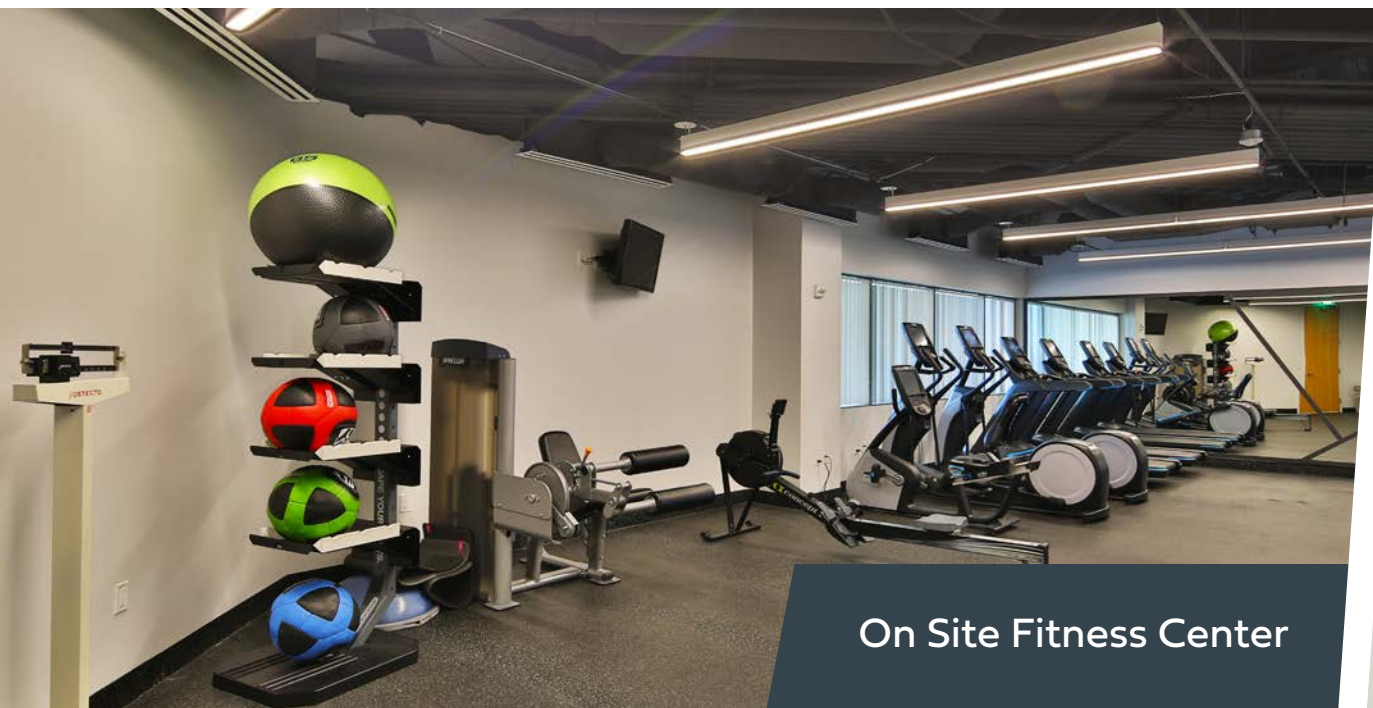




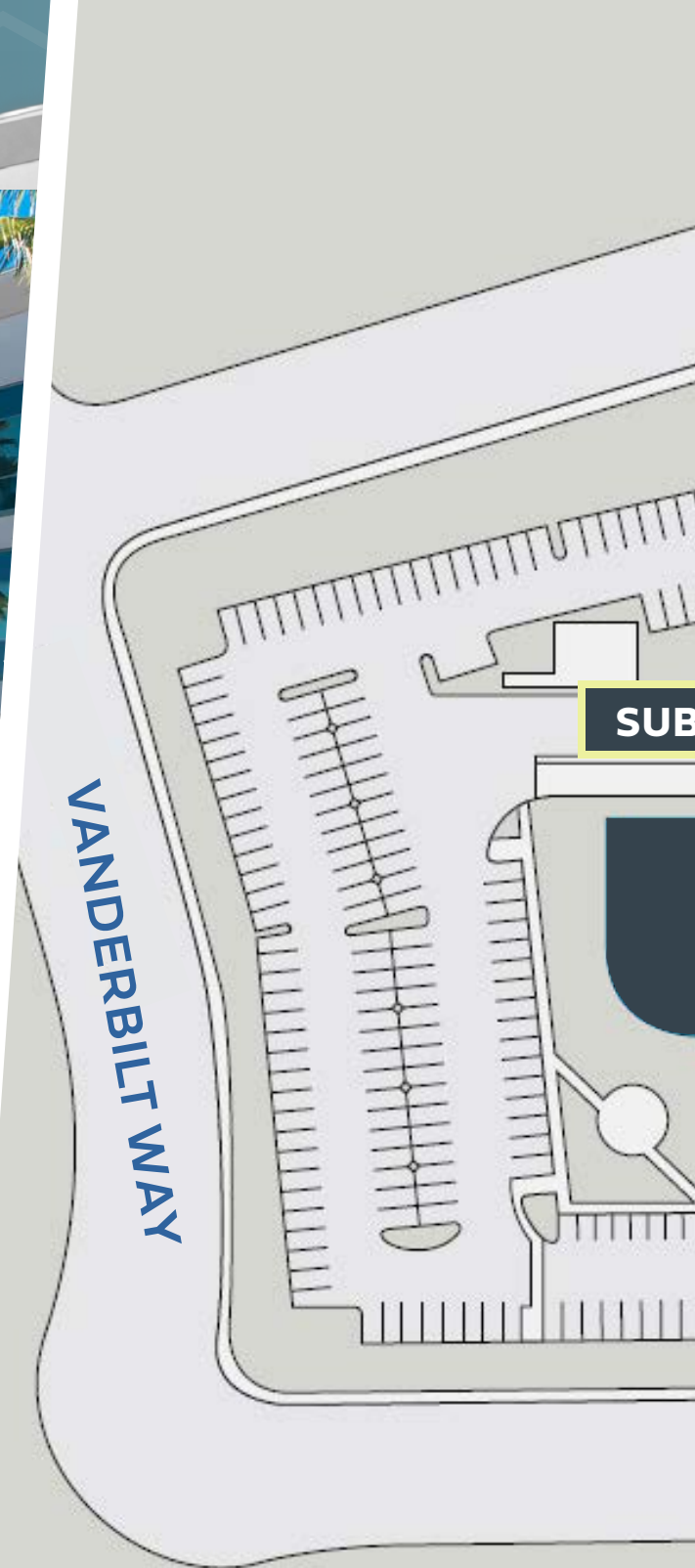
28490 AVENUE STANFORD

28490 Avenue Stanford features a redesigned ground floor cafe- a perfect spot to grab breakfast and lunch right on the campus.

28490 AVENUE STANFORD | SITE PLAN



On Site Fitness Center



WESTINGHOUSE PLACE

28480
AVENUE STANFORD

PROJECT BUILDING

28490
AVENUE STANFORD

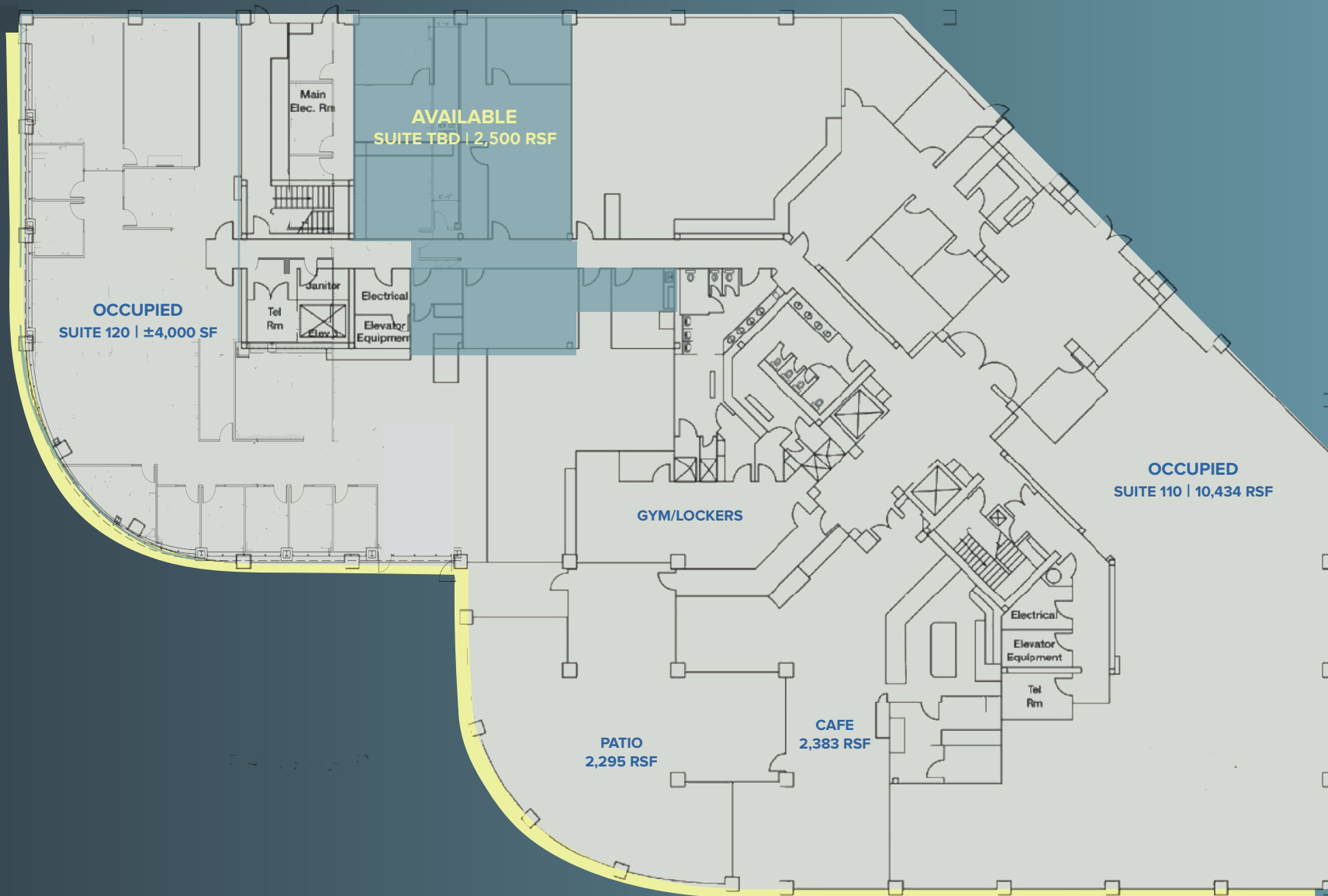
28470
AVENUE STANFORD

AVENUE STANFORD



AVAILABILITIES

FLOOR 1





SUITE TBD

2,500 SF

\$2.85 FSG/SF/Mo

First floor, two (2)
offices, work room &
open bullpen.
Furniture available.



NEIGHBORING AMENITIES



**FROM I-5 SOUTH
EXIT THE OLD ROAD
TURN LEFT ON TO
RYE CYN RD.**

RESTAURANTS

- | | |
|---------------------------|----------------------|
| 1: Wolf Creek Brewing | 7/8: Starbucks |
| 2: New Moon | 9: Wendy's |
| 3: Panda Express | 10: The Habit Burger |
| 4: Chipotle Mexican Grill | 11: Sushi One |
| 5: George's Bistro | 12: Jimmy Deans |
| 6: Subway | 13: Tommy's |

FROM I-5
EXIT NEWHALL RANCH RD.



VALENCIA CORPORATE PLAZA

28470 AVENUE STANFORD | VALENCIA, CALIFORNIA

STORES

- 1: Walmart
- 2: Office Depot
- 3: The Home Depot
- 4: Smart & Final
- 5: L.A. Fitness

BANKS

- 1: Chase Bank
- 2: U.S. Bank
- 3: Community Bank

HOTELS

- 1: Courtyard Marriott Santa Clarita
- 2: Embassy Suites Valencia



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CBRE



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