

Class A Office / Life Sciences Building For Sublease

25155 RYE CANYON LOOP
VALENCIA, CA 91355

180,415 SF

MODERN, MOVE-IN READY BUILDING FOR SUBLEASE WITHIN THE
PRESTIGIOUS SOUTHERN CALIFORNIA INNOVATION PARK

CBRE



Chic. Modern Move-in Ready.

25155 Rye Canyon Loop (Building 55) is a 2-story flex office building totaling 180,415 SF, all of which is available for sublease. Located within the prominent 160 acre Southern California Innovation Park, the bright, thoughtfully composed facility has substantial features and systems ideal for a modern life sciences company that could provide substantial build out savings to its next tenant.

KEY PROPERTY FEATURES INCLUDE:

- » High Image Corporate Campus Environment
- » Amenity Rich Area Surrounded by Restaurants, Shopping and Entertainment Options
- » Easy Access to Major Freeways and Mass Transit Systems
- » Secured Guard Gate Entrance
- » Business Friendly City of Santa Clarita Location

PROPERTY INFORMATION

Availability: 180,415 SF

Sublease Rate: Inquire with Broker

Parking Ratio: 3: 1,000

Sublease Available Through: November 2035

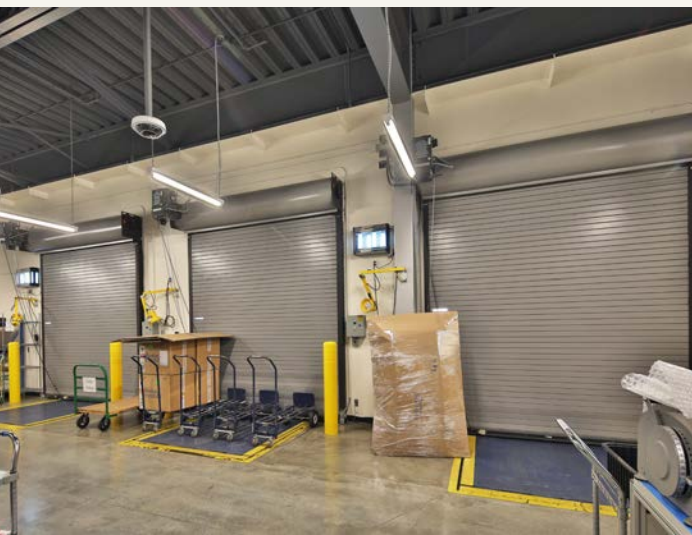
Zoning: BP (Business Park)

Year Built: 2006

Zoning: BP (Business Park)



Modern Design,
Premium Finishes and
On-site Amenities

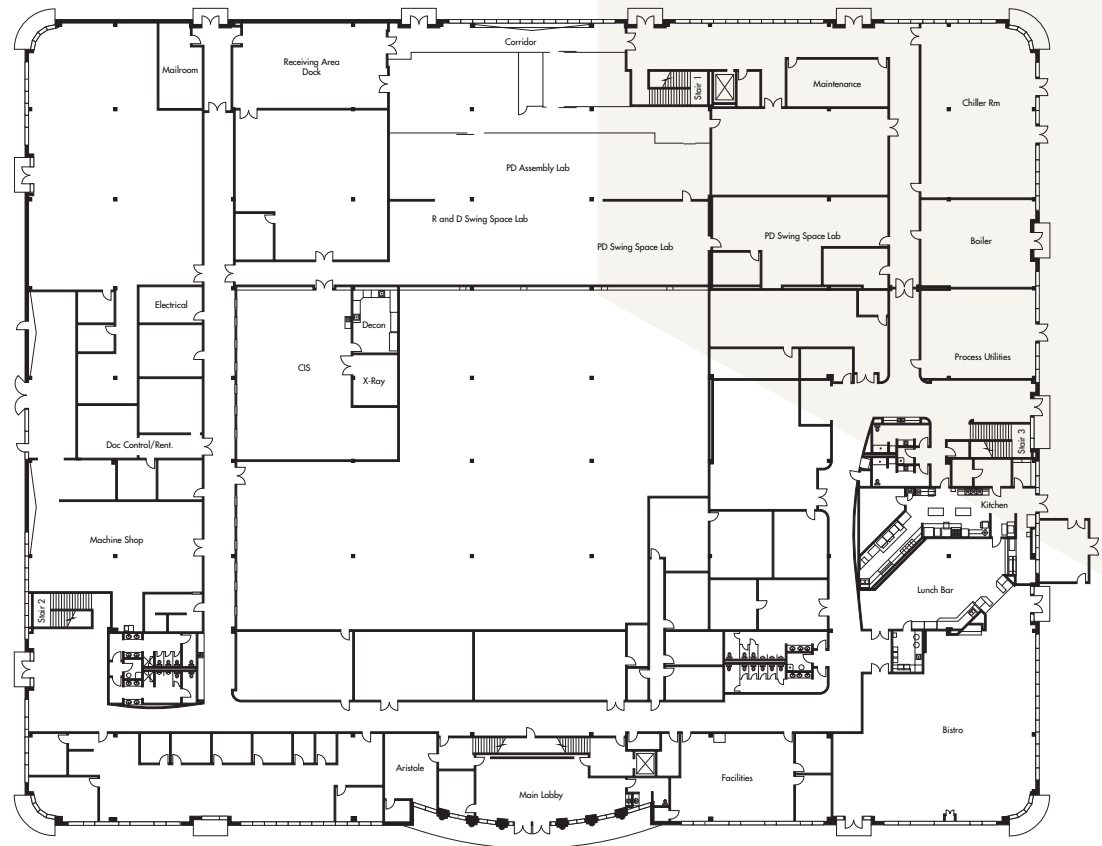


Building Floor Plans

1st Floor

Building 55

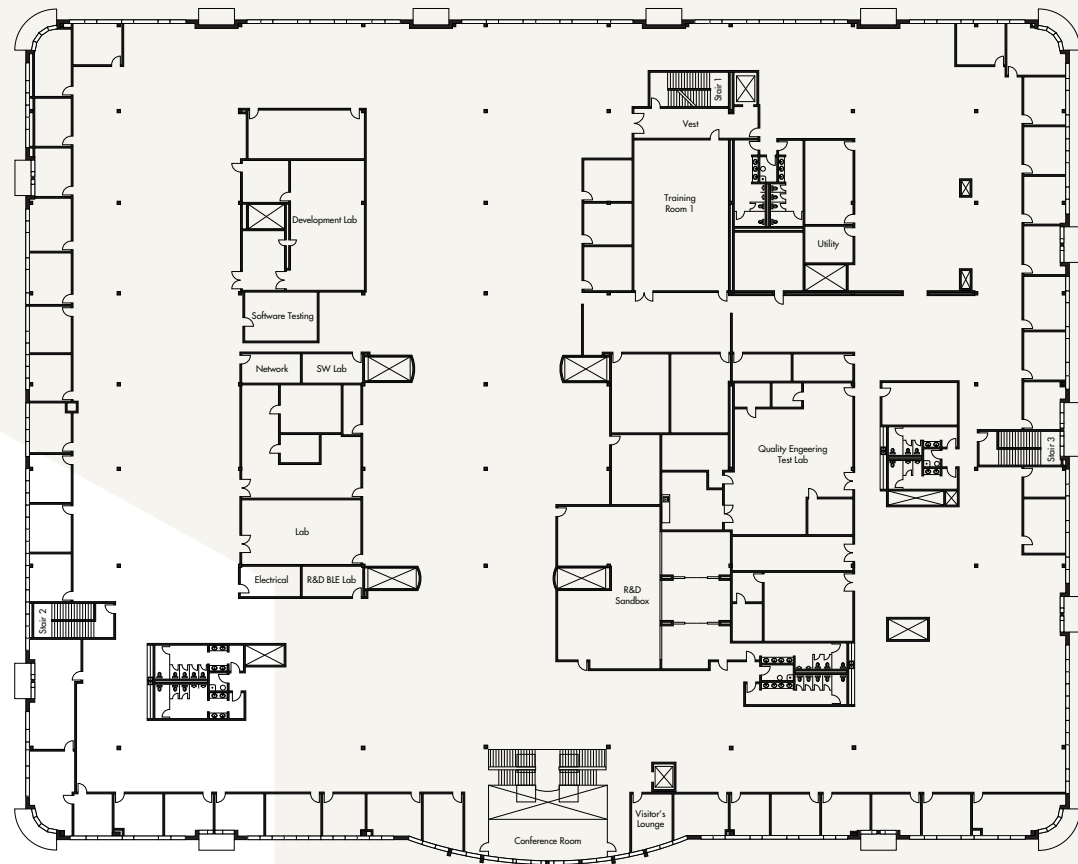
Floor Square Footage: 91,207 SF



2nd Floor

Building 55

Floor Square Footage: 89,208 SF





A Prestigious Address.

SOUTHERN CALIFORNIA INNOVATION PARK. MORE THAN A WORKPLACE – A LIFESTYLE.

The Southern California Innovation Park is a coveted address. The secured 15-building campus is surrounded by jogging trails, parks, volleyball/basketball courts and great dining. Its parklike setting sits on 160 acres in thriving Valencia and is designed to take full advantage of its central location, natural beauty, and open space to create a vibrant work environment that enhances both commerce and community. Southern California Innovation Park has attracted a diverse group of established growing companies. Industries with a significant presence include biotechnology, manufacturing, technology, entertainment, education, and retail. Corporate neighbors include huMannity Medtec, Advanced Bionincs, Valencia Technologies, Q Squared Solutions, Honda Performance Development and SetPoint Medical.



SOUTHERN CALIFORNIA ONSITE AMENITIES INCLUDE:

- » Daycare facility featuring premium classrooms and playgrounds
- » Wireless internet connectivity throughout the park
- » Fitness Center
- » Jogging Trails
- » Volleyball and Basketball Courts



Building 55
25155 RYE CANYON LOOP



The Benefits of Doing Business in the City of Santa Clarita

YOUR NEXT SMART BUSINESS MOVE

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- City of Santa Clarita Use Tax Rebate Program
- Not Subject to ULA Transfer Tax

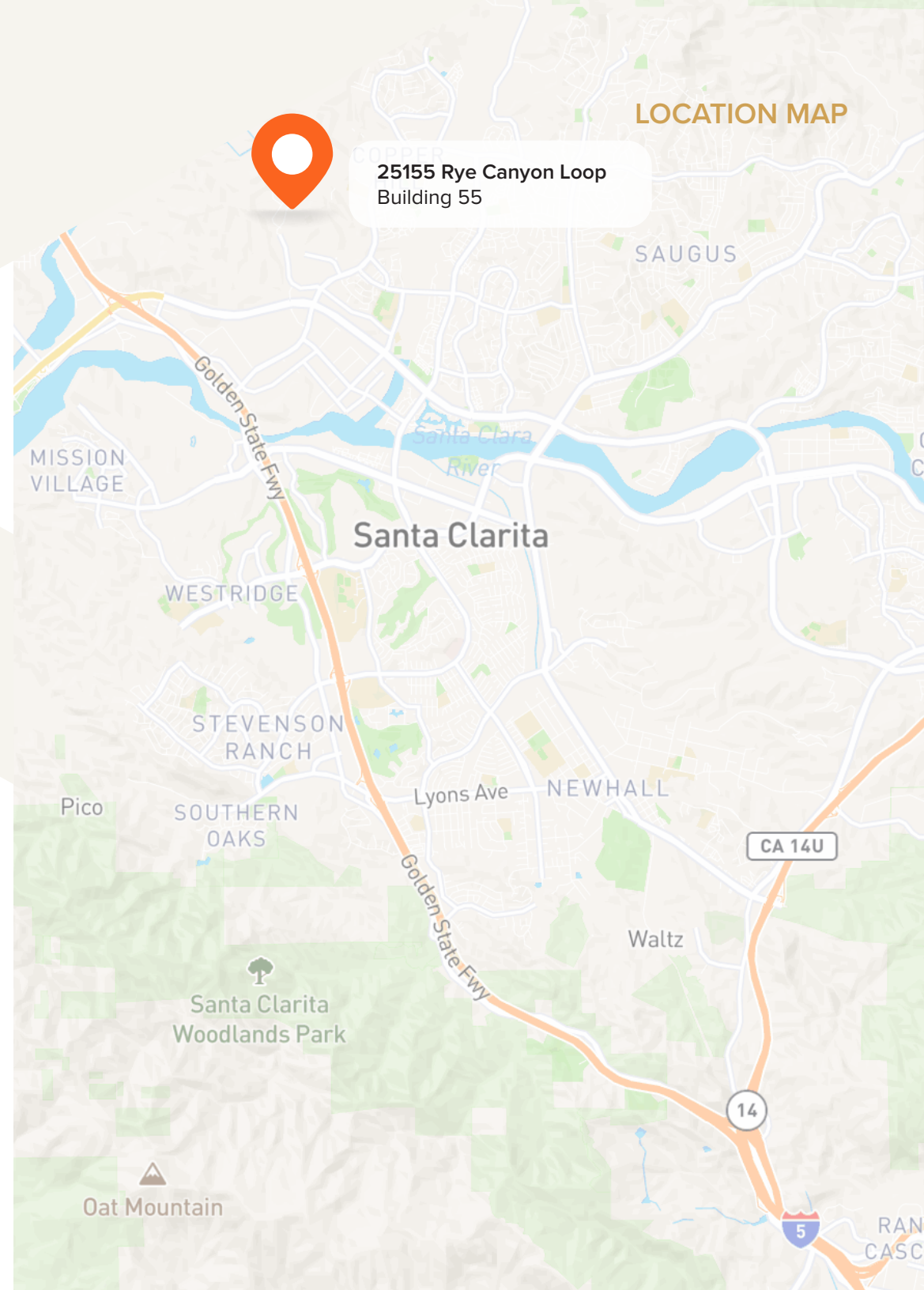
Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

Our Taxes / Fees		Their Taxes / Fees				
ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	THE CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0	0	7.67%	7.00%	0
	Telephone	0	9.00%	8.28%	7.00%	7.00%
	Cellular	0	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%



City Overview

Local culture meets luxe style in scenic Valencia, California. Hugged by greenery, rolling hills and endless amenities this area invites. Situated in the city's core, just steps away from premier dining / retail options and a bustling local culture, Southern California Innovation Park represents an unmatched opportunity to expand your business into the "Most Business Friendly City in Los Angeles County" and no other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley. Named one of the top five safest cities in the entire country, this thriving, bouyant community has a lot to celebrate. Its economy is flourishing and the business sector is flocking to its serene surroundings due to its many tax and pro-business incentives, making the Santa Clarita Valley the ideal location for both business and family.



Amenity Map

EATERIES

- 1 Jack in the Box
- 2 Original Tommy's
- 3 Del Taco
- 4 Jimmy Deans
- 5 McDonald's
- 6 Teen Titans Tower Pizza
- 7 Wendy's
- 8 Red Lobster
- 9 In-N-Out Burger
- 10 Denny's
- 11 Sam's Flaming Grill
- 12 Crazy Otto's Diner
- 13 Azul Tequila
- 14 Tokyo Sushi
- 15 Crumbl Cookies
- 16 Chop Stop
- 17 Masa Ramen
- 18 Red Robin
- 19 Jamba
- 20 Rubio's
- 21 Olive Garden
- 22 Madre Restaurant
- 23 Ooh La La Panini
- 24 Cold Stone Creamery
- 25 Zankou Chicken
- 26 BSC Bakery Cafe
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mini's Cafe
- 32 Chick-fill-A
- 33 Chipotle
- 34 Crab N' Spice
- 35 Salt Creek Grille
- 36 BJ's Restaurant
- 37 Greater Pacific
- 38 The Cheesecake Factory
- 39 Black 'N Blue
- 40 Buca di Beppo
- 41 California Pizza Kitchen
- 42 Marston's Restaurant
- 43 Sabor Cocina Mexicana
- 44 Eggs 'n' Things
- 45 Q&Q Hawaiian bbq
- 46 Italia
- 47 Pizza Di Marco
- 48 Maria's Italian Deli
- 49 Leo's Grill
- 50 The Habit Burger Grill
- 51 Olive Terrace Bar & Grill
- 52 Teriyaki Madness
- 53 Chronic Tacos
- 54 Paik's Noodle
- 55 Panda Express
- 56 Taco Bell
- 57 Popeyes
- 58 Las Delicias Sport Taqueria
- 59 Ameci Pizza & Pasta
- 60 Wingstop
- 61 Pizza Hut
- 62 Fatburger

SHOPPING

- 1 Whole Foods Market
- 2 Gap
- 3 Claire's
- 4 Finish Line
- 5 Forever 21
- 6 Express
- 7 Bath & Body Works
- 8 Lululemon
- 9 Sephora
- 10 Lovesac
- 11 Vans
- 12 Zumiez
- 13 Pottery Barn
- 14 Color Me Mine
- 15 Men's Wearhouse
- 16 Sprouts Farmers Market
- 17 Ralphs
- 18 The UPS Store
- 19 Five Below
- 20 Big 5 Sporting Goods
- 21 HomeGoods
- 22 Nordstrom Rack
- 23 Tilly's
- 24 T-Mobile
- 25 Target
- 26 Apple
- 27 Chase Bank
- 28 The Home Depot
- 29 Valley Produce
- 30 Smart & Final Extra!
- 31 Walmart
- 32 Office Depot
- 33 BevMo!
- 34 Subaru Dealership
- 35 Lexus
- 36 Infiniti
- 37 Macy's
- 38 JCPenney
- 39 H&M
- 40 Carter's

FITNESS

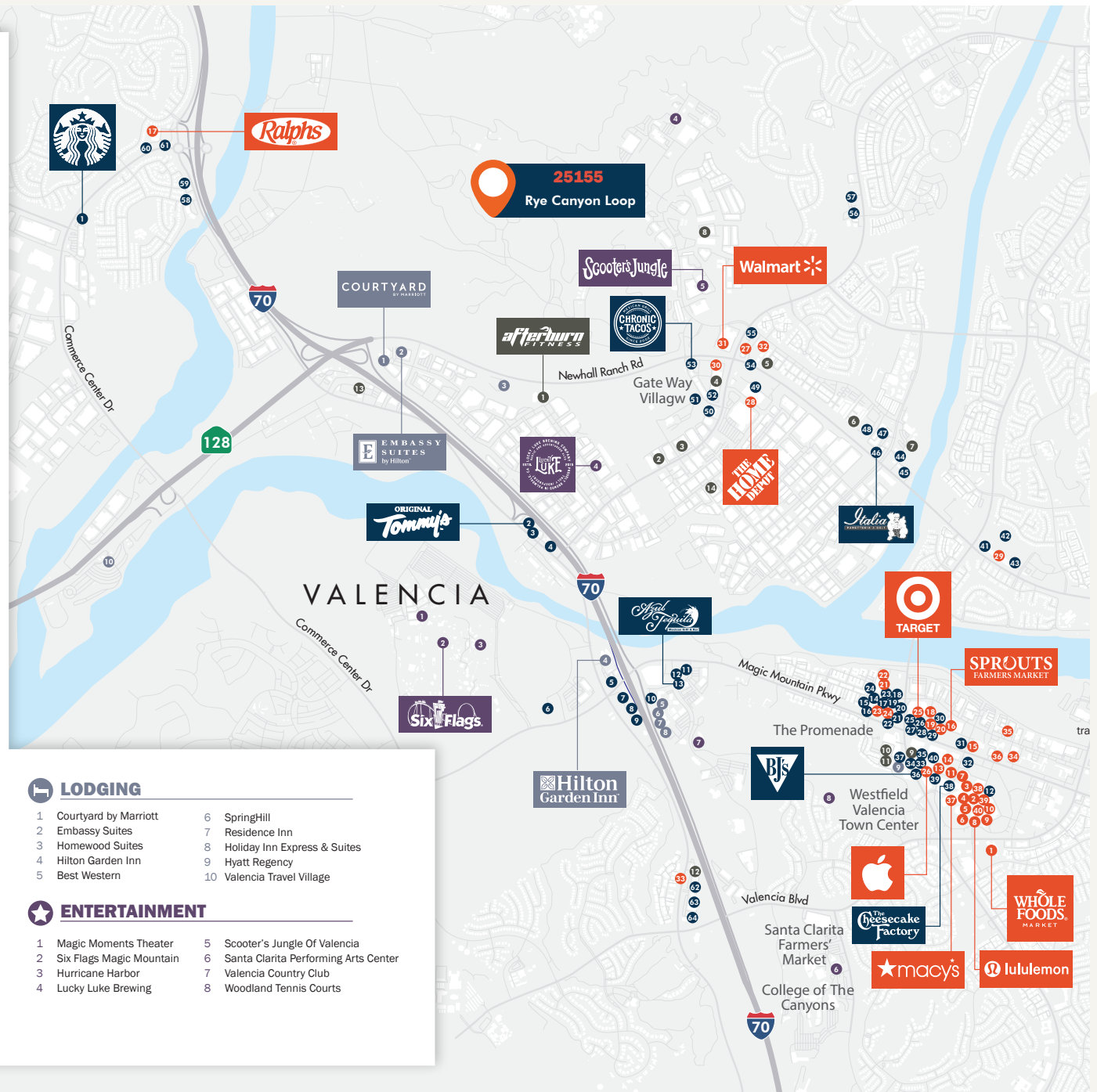
- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 9Round
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex 'N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

LODGING

- 1 Courtyard by Marriott
- 2 Embassy Suites
- 3 Homewood Suites
- 4 Hilton Garden Inn
- 5 Best Western
- 6 SpringHill
- 7 Residence Inn
- 8 Holiday Inn Express & Suites
- 9 Hyatt Regency
- 10 Valencia Travel Village

ENTERTAINMENT

- 1 Magic Moments Theater
- 2 Six Flags Magic Mountain
- 3 Hurricane Harbor
- 4 Lucky Luke Brewing
- 5 Scooter's Jungle Of Valencia
- 6 Santa Clarita Performing Arts Center
- 7 Valencia Country Club
- 8 Woodland Tennis Courts



Class A Office / Life Sciences Building For Sublease

For more information,
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