



**FOR LEASE | SANTA CLARITA, CA**

**CANYON COUNTRY BUSINESS CENTER - CREATIVE OFFICE / FLEX SPACE AVAILABLE**

**18345 Sierra Hwy, Santa Clarita, CA 91351**

**+/- 1,450 SF Creative Office / Flex Space Available | Asking Rate: \$1.25/SF/Month + CAOE**

**CONTACTS:**



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## CANYON COUNTRY BUSINESS CENTER

18345 Sierra Hwy,  
Santa Clarita, CA 91351

- +/- 1,450 SF available: 1<sup>st</sup> floor storage / garage / office space with 2<sup>nd</sup> floor office space
- Minutes from HWY 14 and I-5 Freeway onramps
- Surrounded by a variety of amenities such as: *KinderCare Learning Center, Mobil Gas, Vallarta Market, Edwards Cinemas, Food 4 Less, College of the Canyons (Canyon Country Campus), The New Canyon Country Community Center, City of Santa Clarita Public Library + more*
- Close proximity to restaurants such as: *Toppers Pizza, Arby's, Yoshinoya, Taco Bell, Jack in the Box, Carl's Jr., McDonald's, Buffalo Wild Wings, Denny's, Wendy's + more*
- Private in suite restrooms & balconies
- Easily accessible ingress & egress + security gate





# CANYON COUNTRY BUSINESS CENTER

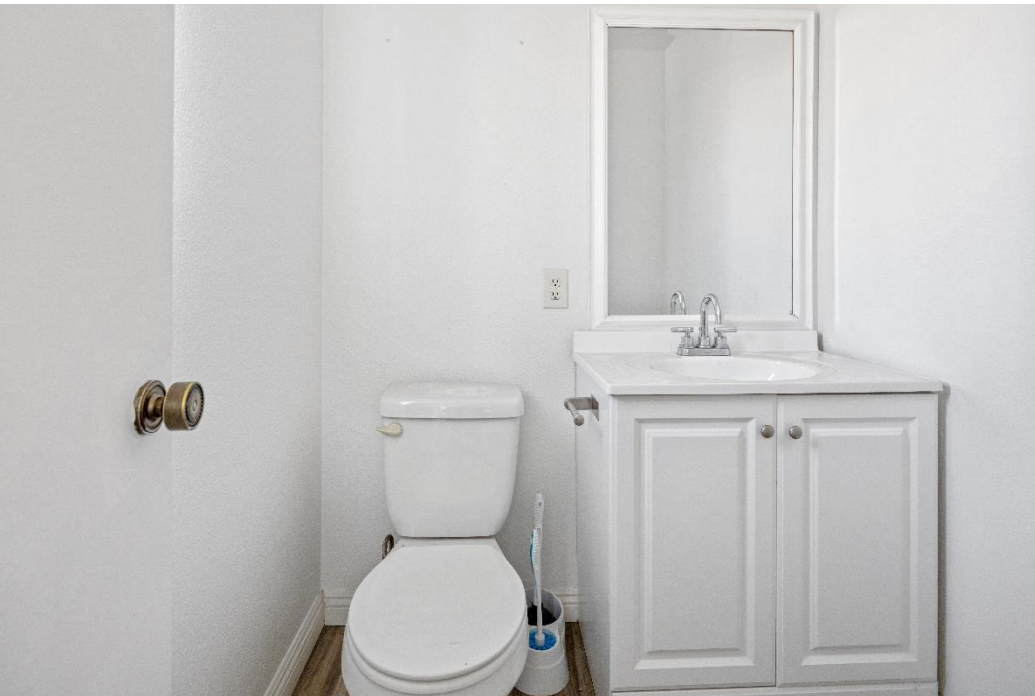


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| SUITE # | APPROXIMATE SIZE<br>(Rentable SF) | AVAILABLE | ASKING RATE     |
|---------|-----------------------------------|-----------|-----------------|
| 5       | 1,450 SF                          | Now       | \$1.25/SF + CAO |
| 6       | 1,450 SF                          | Now       | \$1.25/SF + CAO |
| 8       | 1,450 SF                          | Now       | \$1.25/SF + CAO |
| 16      | 1,450 SF                          | Now       | \$1.25/SF + CAO |
| 18      | 1,450 SF                          | Now       | \$1.25/SF + CAO |
| 19      | 1,450 SF                          | Now       | \$1.25/SF + CAO |





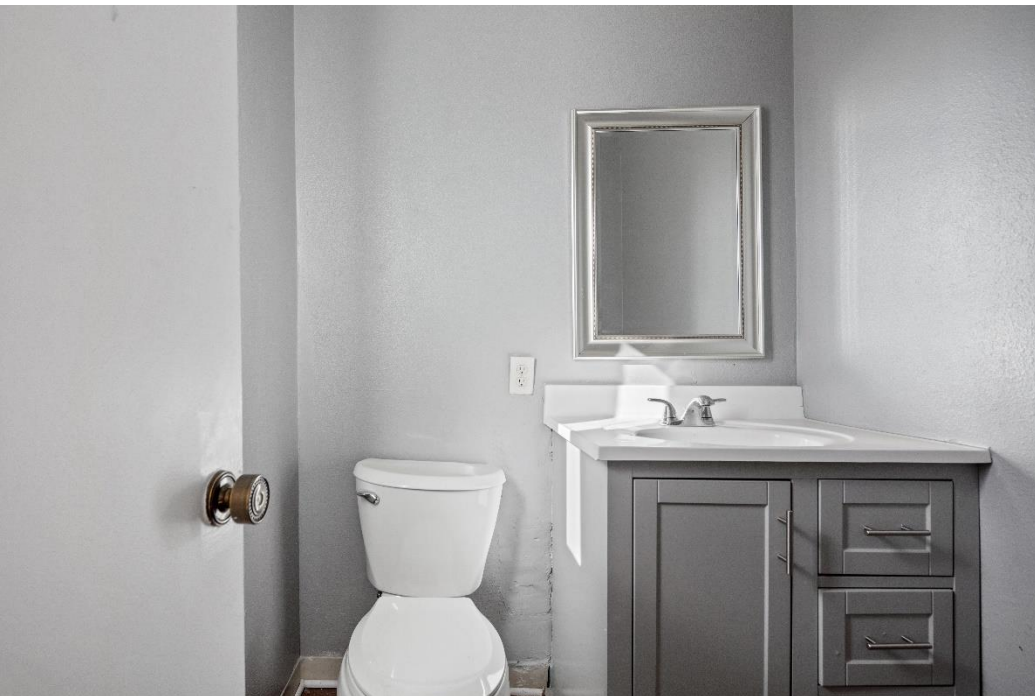
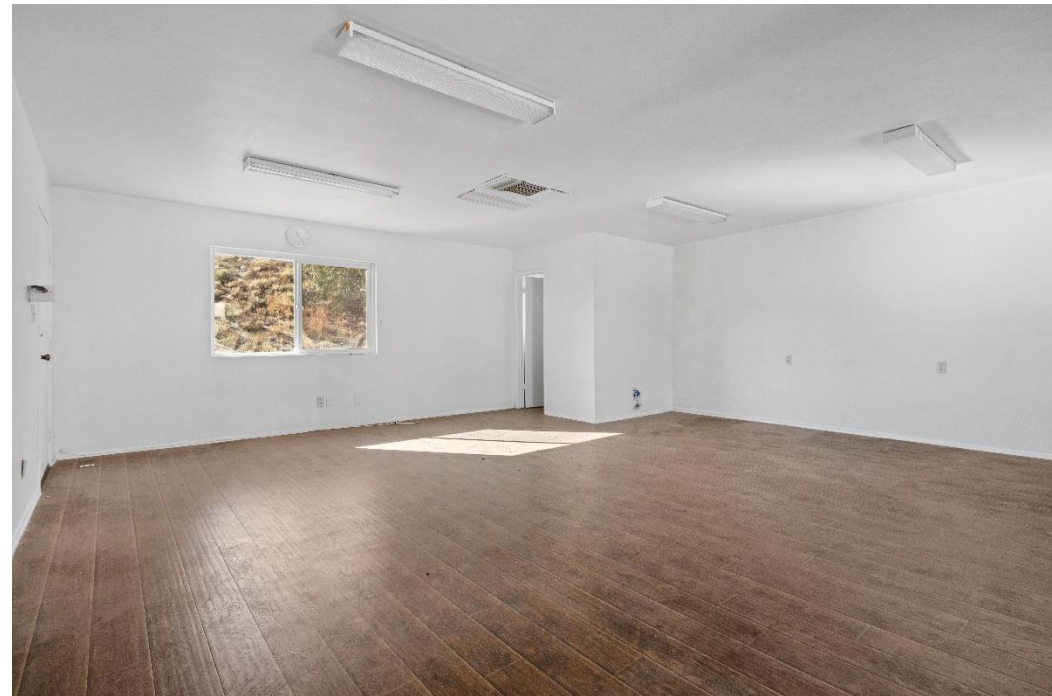




















**BOOT BARN PLAZA:**  
BOOT BARN, 7-ELEVEN,  
YOSHINOYA, ARBY'S,  
BARGAIN COUNTRY

**TOPPERS  
PIZZA**

**CANYON COUNTRY  
COMMUNITY CENTER**

**SOLEDAD CANYON RD**

**SIERRA HWY**

**MOBIL GAS,  
KINDERCARE LEARNING  
CENTER**

**CANYON SQUARE PLAZA:**  
VALLARTA MARKET, WING STOP, LOVE  
SUSHI, H&R BLOCK, FAMILY DENTISTRY,  
ANIMAL URGENT CARE

