

25115 AVENUE STANFORD

VALENCIA, CALIFORNIA

For more information,
please contact:

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CBRE

FOR LEASE: 709 SF - 13,427 SF
SUITES AVAILABLE IMMEDIATELY

25115 AVENUE STANFORD
VALENCIA, CALIFORNIA



SPACE FEATURES

- ⌘ Fiber Internet available!!!
- ⌘ Full Service Gross leases
- ⌘ Expansive windowline
- ⌘ Extensively landscaped interior courtyard
- ⌘ Available covered parking
- ⌘ Outdoor break area
- ⌘ Close proximity to retail amenities
- ⌘ Easy access to I-5 and Hwy 126

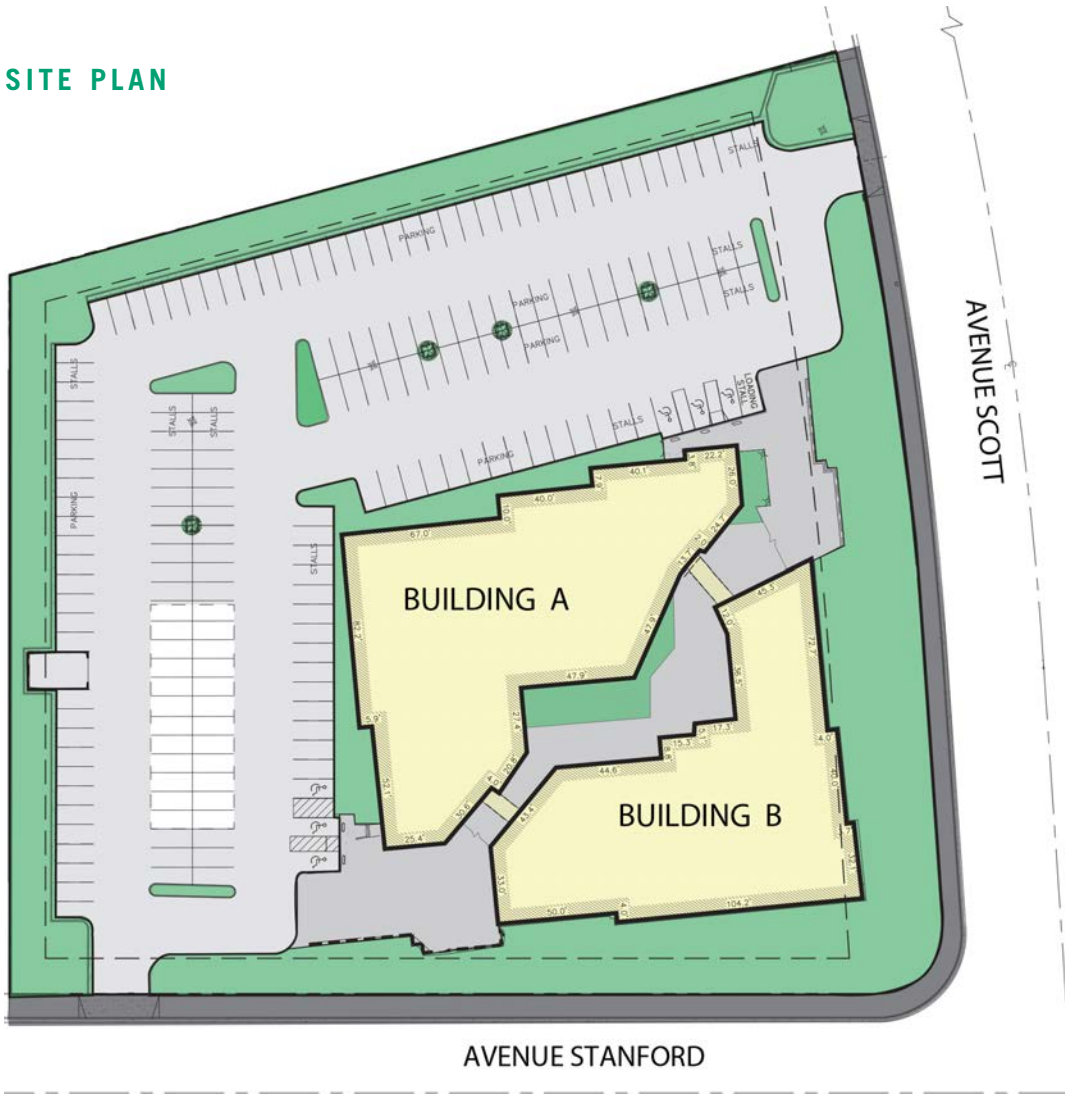
BUILDING FEATURES

- ⌘ **Year Built:** 1983
- ⌘ **Elevators:** 2
- ⌘ **Restrooms:** 2 per building per floor
- ⌘ **Zoning:** SCBP
- ⌘ **Parking:** 4.3/1,000

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SITE PLAN



BUILDING A

SUITE	SIZE (SF)	ASKING RATE*	NOTES
111	2,303	\$2.00	Four (4) offices + bullpen
201	709	\$2.10	Single private office plus large bullpen. Move-in ready
208	1,208	\$2.05	Two (2) offices, lobby & interior bullpen
318	1,720	\$2.20	± 5 offices, bullpen & large private balcony. Suite renovation recently completed
320	1,107	\$2.05	3 offices, kitchenette & bullpen
3rd Floor	± 5,000 - 13,427	\$2.00	Entire 3rd floor available & divisible to suit

BUILDING B

SUITE	SIZE (SF)	ASKING RATE*	NOTES
215	2,206	\$2.00	Corner windowline with 6 offices, conference room, bullpen, file room, storage room & reception
230	2,279	\$2.00	Four (4) offices, kitchen / break room / conference room, work room & open bullpen. Move-in ready, available immediately

*Full Service Gross/Square Foot/Month

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FLOOR PLAN: 1ST FLOOR

BUILDING B



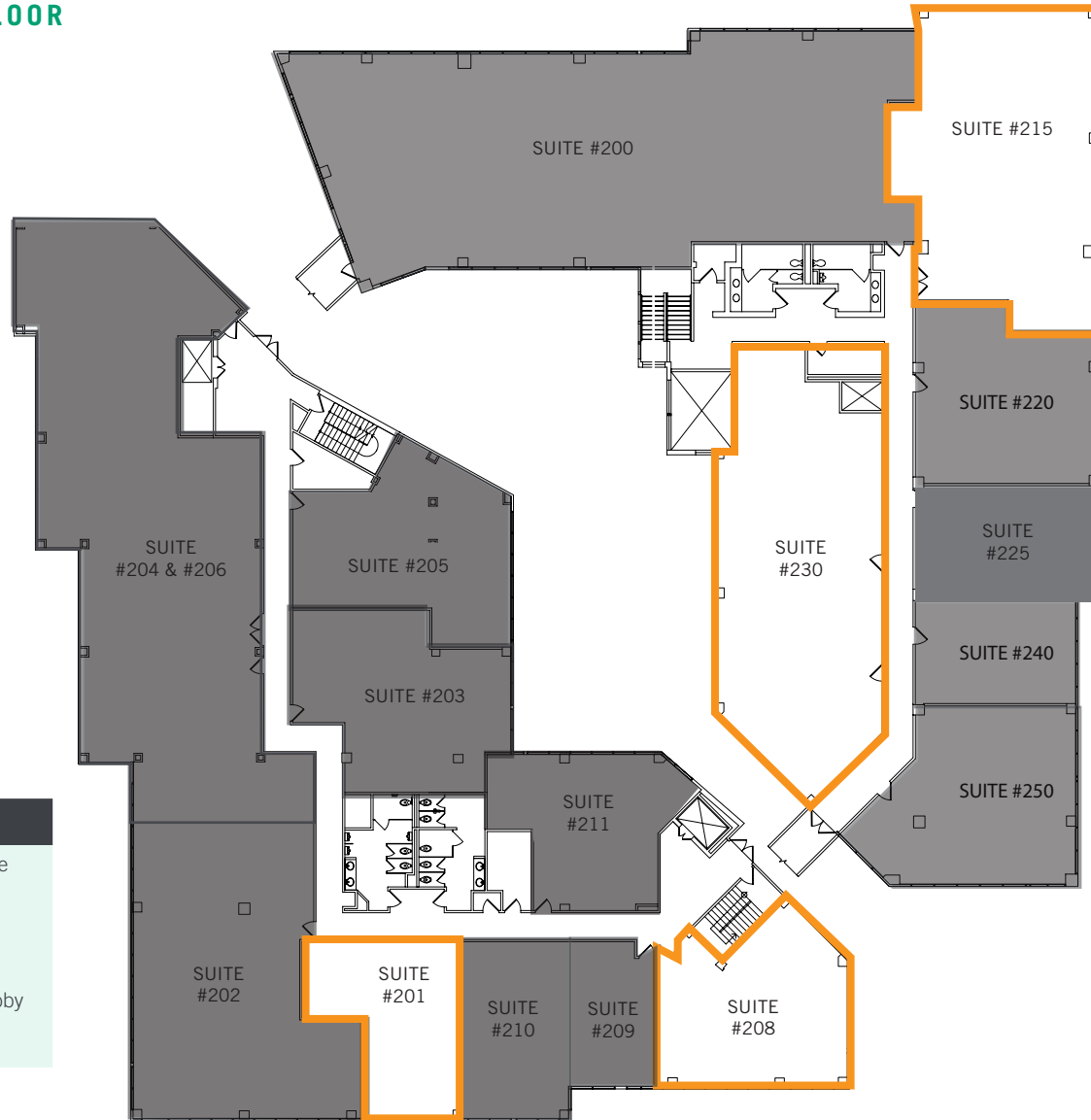
BUILDING A

SUITE	SIZE (SF)	NOTES
111	2,303 SF	Four (4) offices + bullpen

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FLOOR PLAN: 2ND FLOOR



BUILDING A

SUITE	SIZE (SF)	NOTES
A201	709	Single private office plus large bullpen. Move-in ready
A208	1,208	Two (2) offices, lobby & interior bullpen

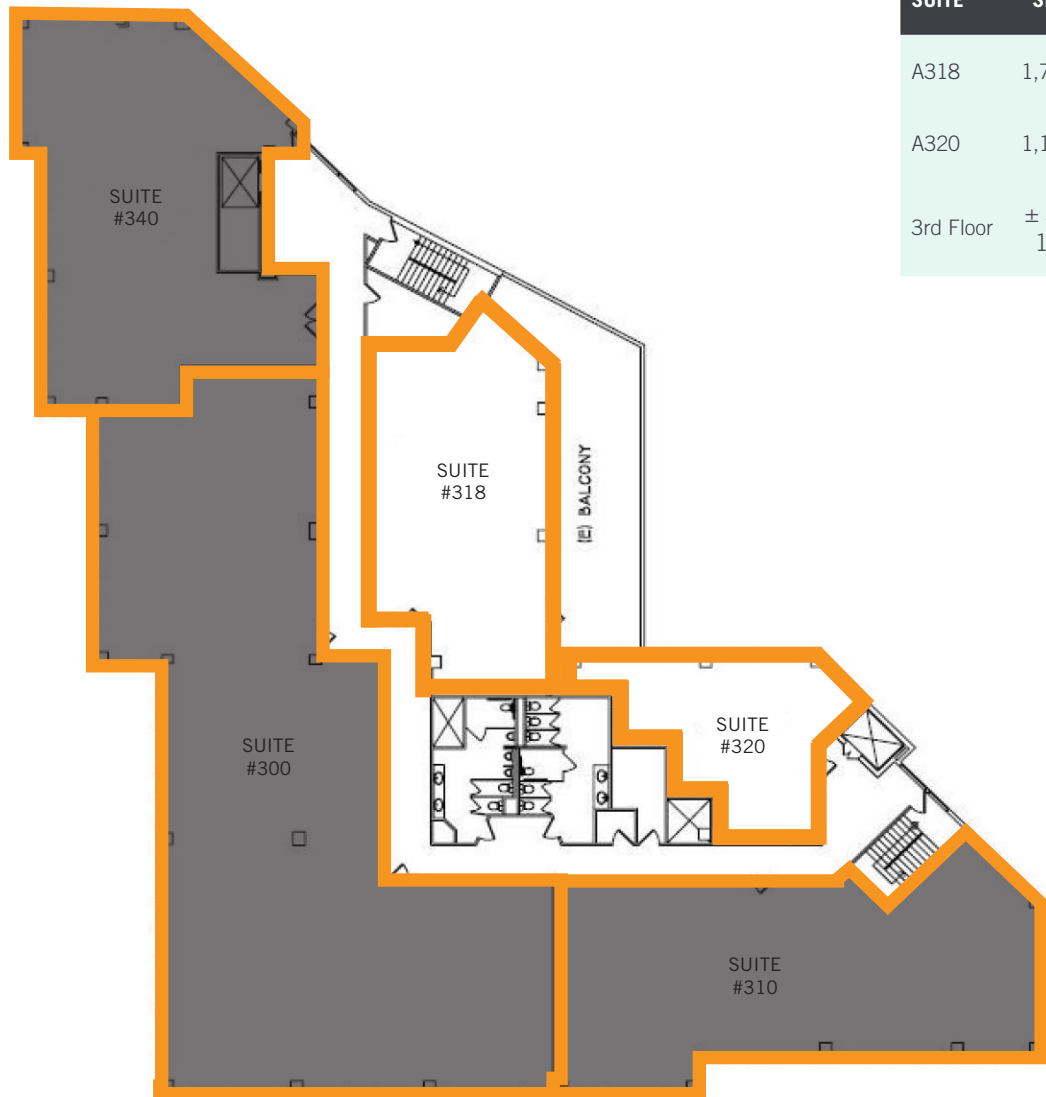
BUILDING B

SUITE	SIZE (SF)	NOTES
B215	2,206	Corner windowline with 6 offices, conference room, bullpen, file room, storage room & reception
B230	2,279	Four (4) offices, kitchen / break room / conference room, work room & open bullpen. Move-in ready, available immediately

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BUILDING A
FLOOR PLAN: 3RD FLOOR



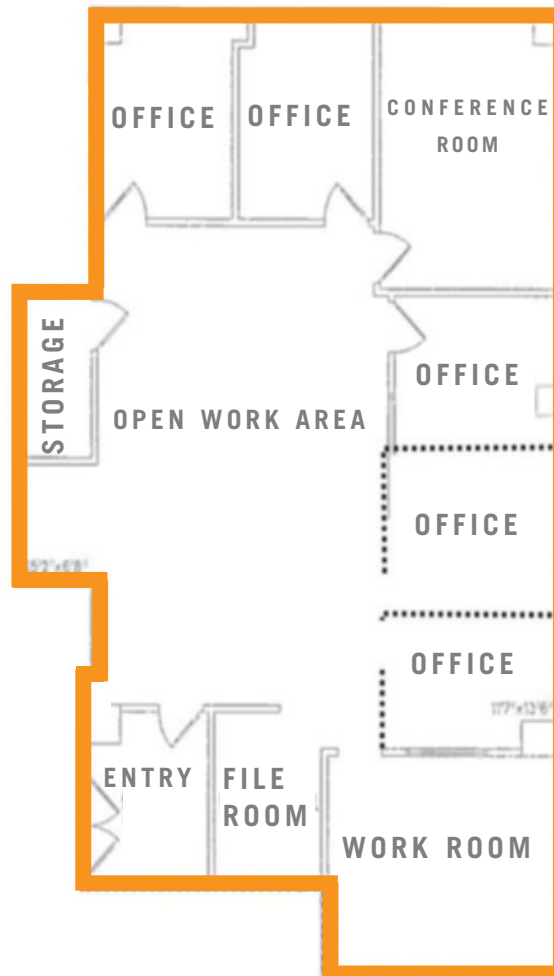
SUITE	SIZE (SF)	PRICE	NOTES
A318	1,720	\$2.20 FSG	± 5 offices, bullpen & large private balcony. Suite renovation recently completed
A320	1,107	\$2.05 FSG	3 offices, kitchenette & bullpen
3rd Floor	± 5,000 - 13,427	\$2.00 FSG	Combination of multiple separate suites, can establish single tenant floor w/ private balcony. Divisible to suit.

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BUILDING B
FLOOR PLAN: 2ND FLOOR

SUITE	SIZE (SF)	PRICE	NOTES
B215	2,206	\$2.00 FSG	Corner windowline with 6 offices, conference room , bullpen, file room, storage room & reception

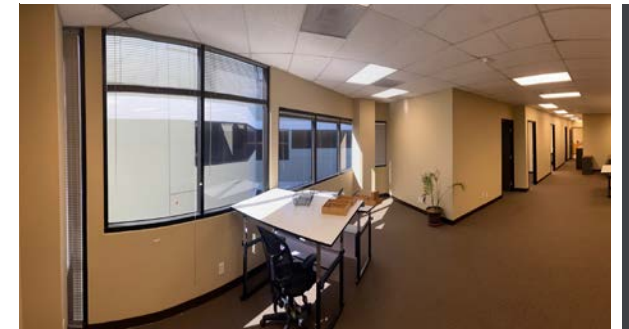
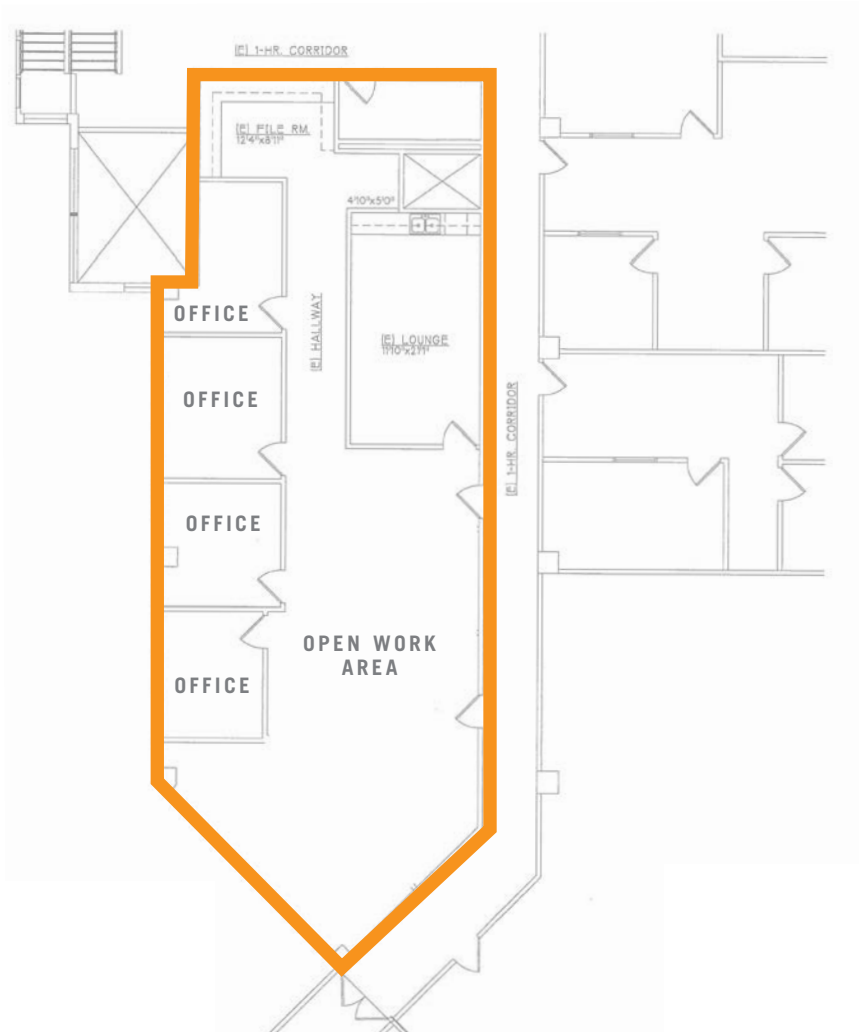


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BUILDING B
FLOOR PLAN: 2ND FLOOR

SUITE	SIZE (SF)	PRICE	NOTES
B230	2,279	\$2.00 FSG	Four (4) offices, kitchen / break room / conference room, work room & open bullpen. Move-in ready, available immediately

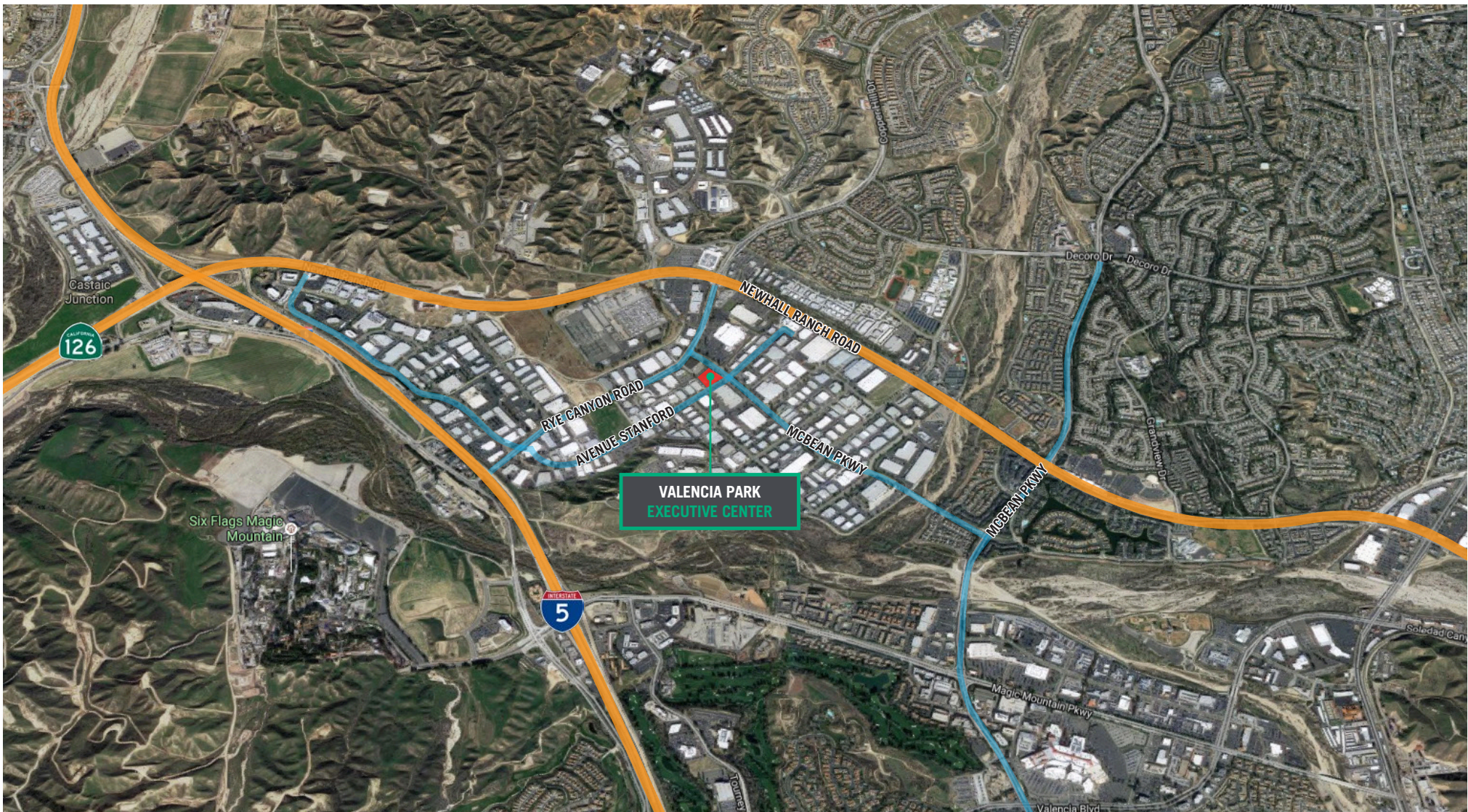


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PROPERTY AERIAL



**VALENCIA PARK
EXECUTIVE CENTER**

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