



# THE ATRIUM 23838 VALENCIA BLVD. SANTA CLARITA, CA 91355

## PROPERTY HIGHLIGHTS

- Three-story medical office with wrap-around window lines in a well-maintained building. New fire sprinkler system throughout. Building served by two elevators.

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- Abundant free surface parking and subterranean parking 5:1000 (medical ratio).

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- Brand new HVAC systems, boiler unit, digital directory board, newly remodel courtyard, brand new modern Restrooms on all floors, and 24/7 CCTV Security Cameras

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- Centrally located between the I-5 and CA-14 freeway

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- Surrounded by abundant retail shopping centers, restaurants and amenities

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- Tenants include: Children's Hospital Los Angeles - Valencia Care Center, SCV Wound Care and Hyperbarics, Maricar Cutillar-Garcia, MD - Allergist, Smile Care Valencia- Robert P. Hedvat, DDS, Laser Eye Center

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- Previous dental suites available with building signage. Dental plumbing in place!

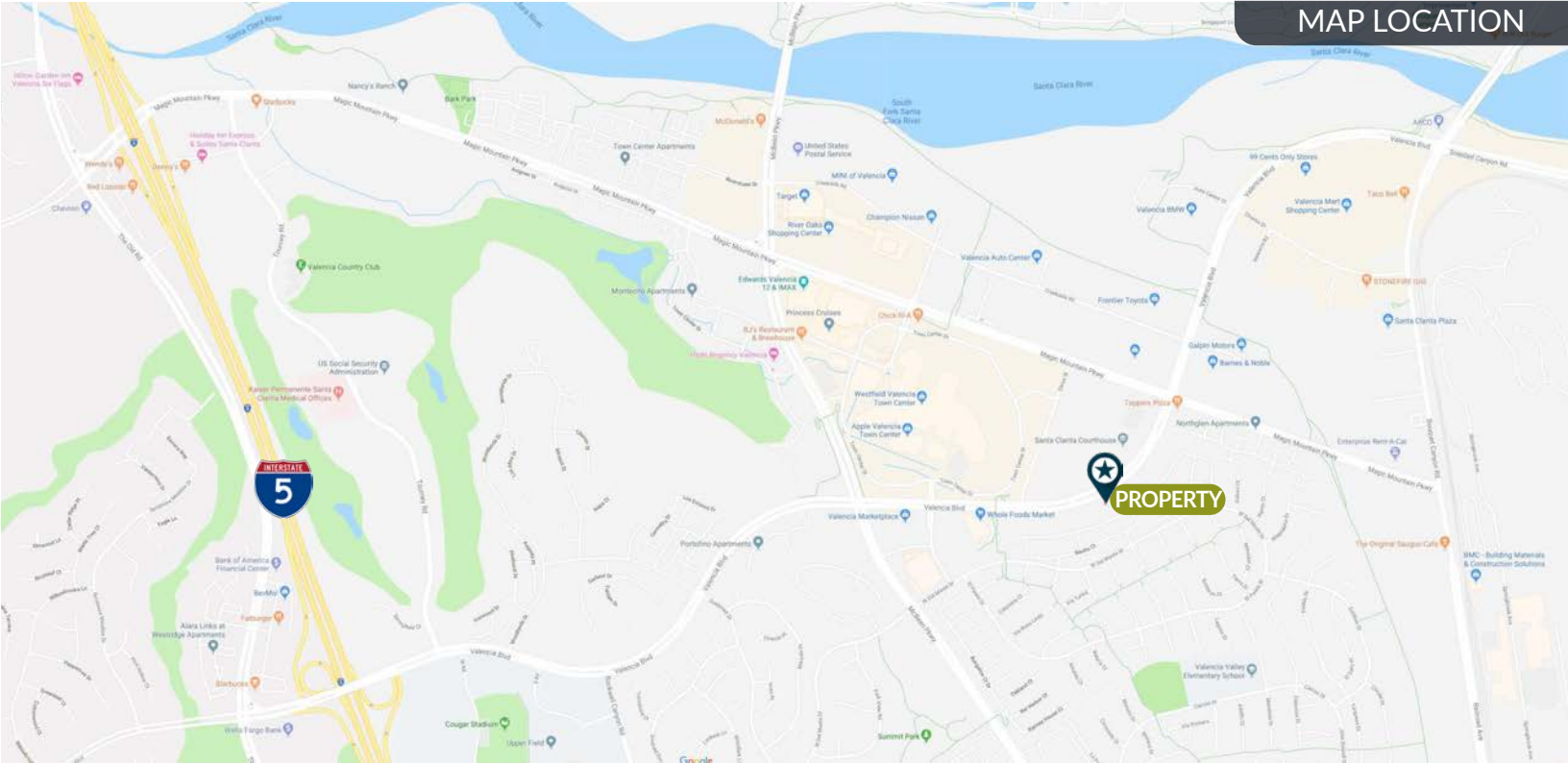
SUITE	SQ. FT.	RENTAL RATE
200	2,674	\$2.50
220	533	\$3.50
250	1,902	\$2.50
260	2,705	\$2.50
270	2,506	\$2.50
275	1,500	\$2.50
300	6,618	\$2.50
304	1,007	\$2.50

## PROPERTY DETAILS

<b>BUILDING SIZE</b>	±44,122
<b>YEAR BUILT</b>	1995
<b>YEAR REMODELED</b>	2020
<b>PARKING</b>	5:1000
<b>ELEVATOR</b>	Two (2)

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. LEE-PASADENA.COM

**MAP LOCATION**



**AERIAL LOCATION**



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EXTERIOR PHOTOS



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## INTERIOR PHOTOS



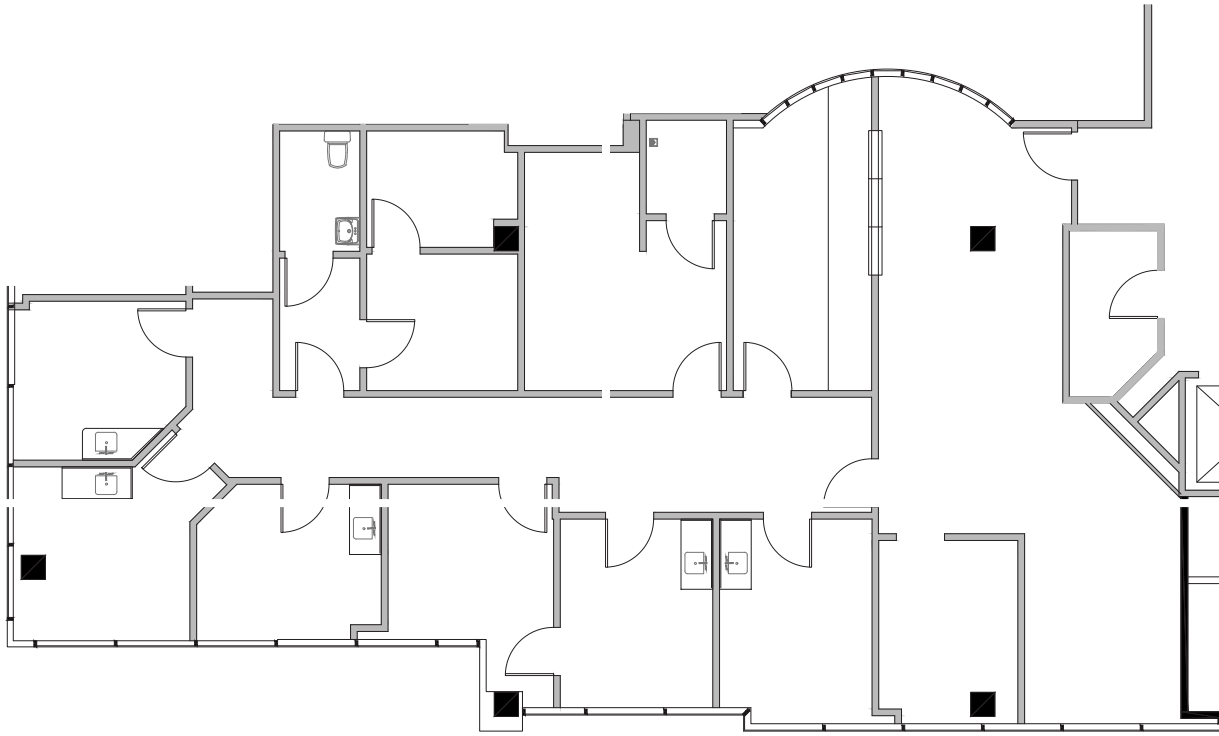
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FLOOR PLAN: SUITE 200



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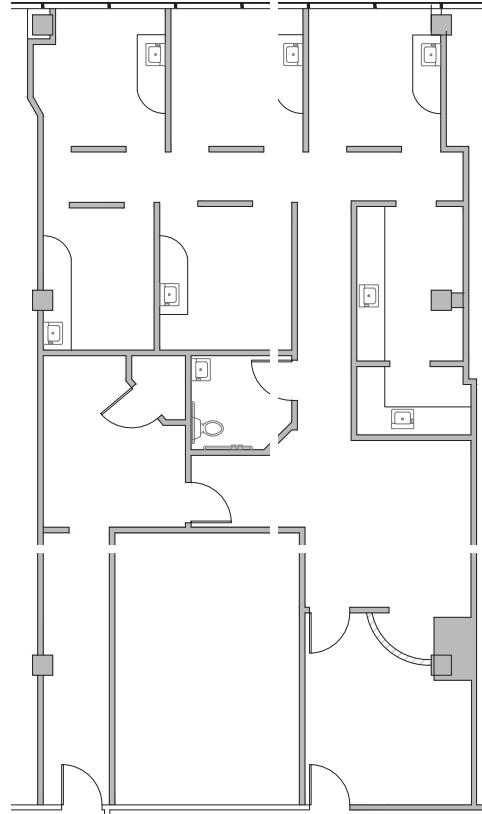
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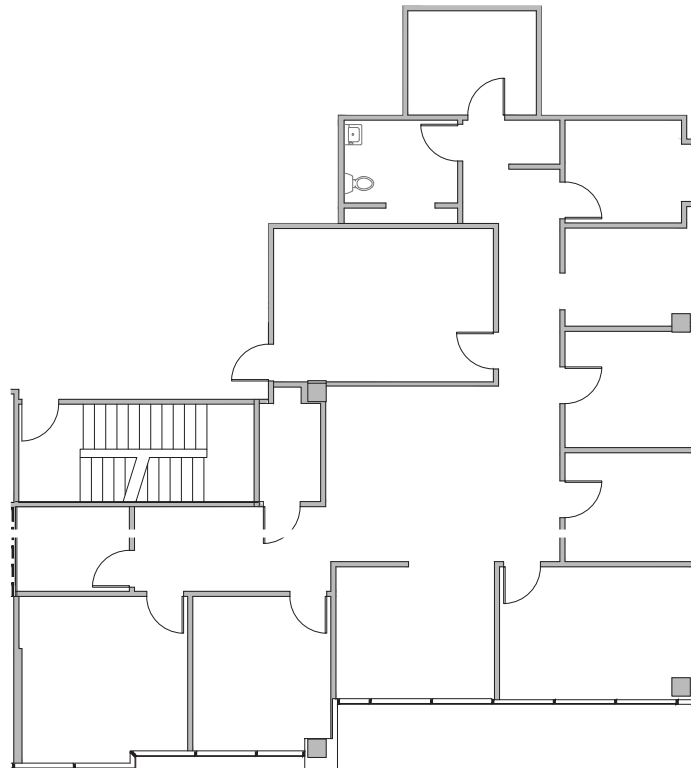
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**FLOOR PLAN: SUITE 250**



**FLOOR PLAN: SUITE 270**



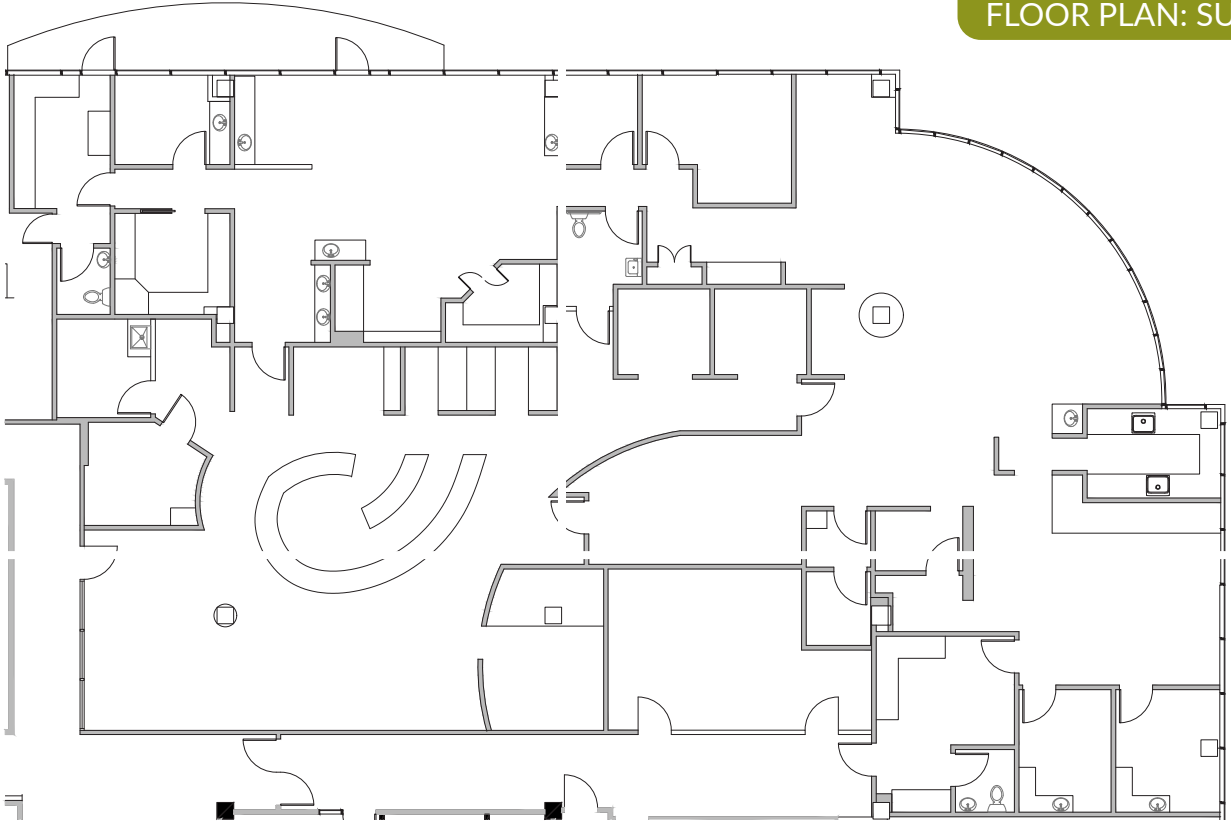
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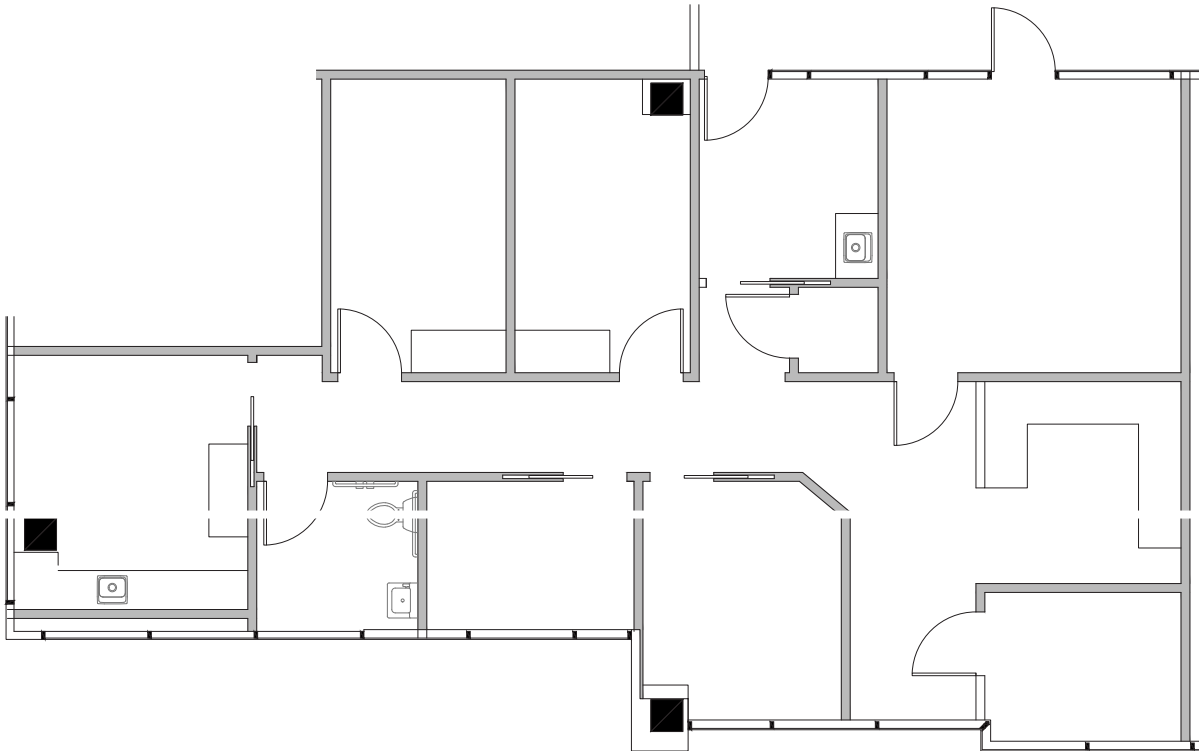
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**FLOOR PLAN: SUITE 300**



**FLOOR PLAN: SUITE 302**



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