



28656 THE OLD RD

SANTA CLARITA, CA 91355

SUITE #200

OFFICE SUITE FOR SUBLEASE



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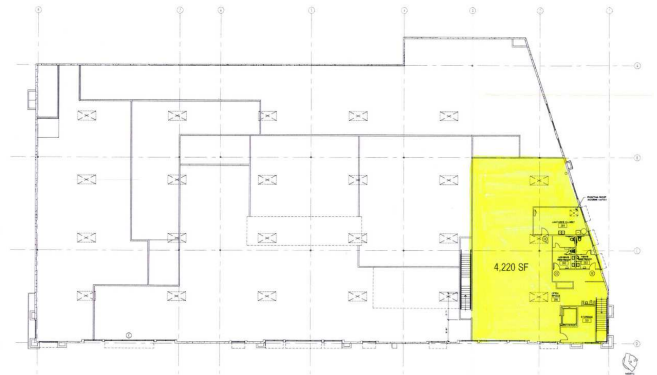
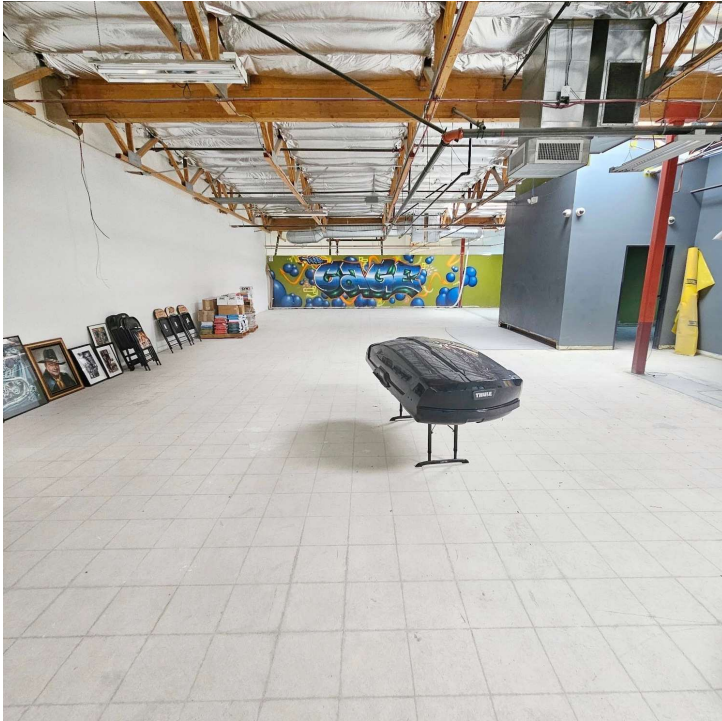


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OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month \$6,350 /MO NNN
Building Size:	35,821 SF
Available SF:	4,220 SF
Lot Size:	145,096 SF
Available:	Immediately
Year Built:	2007
Zoning:	C-M

PROPERTY OVERVIEW

Long-term flex/office sublease available at the newly renovated Harley Davidson of Santa Clarita! Located conveniently along the Old Rd in Valencia between Rye Canyon Rd and Hwy 126, this second-floor elevator served creative space features approximately 4,220 square feet of open floorplan, in suite restrooms, and flexibility for office, R&D, and retail showroom uses. 1-5 Year term available. **Rental rate is inclusive of all estimated triple-net (NNN) charges.** For more information and tours, please contact Brokers below. DO NOT DISTURB TENANT.

PROPERTY HIGHLIGHTS

- Creative Flex Office suite
- Elevator Served
- Open floorplan
- Opportunities for signage and private entry
- 1-5 Year Sublease term available
- In-suite restrooms
- Office and Retail uses welcomed

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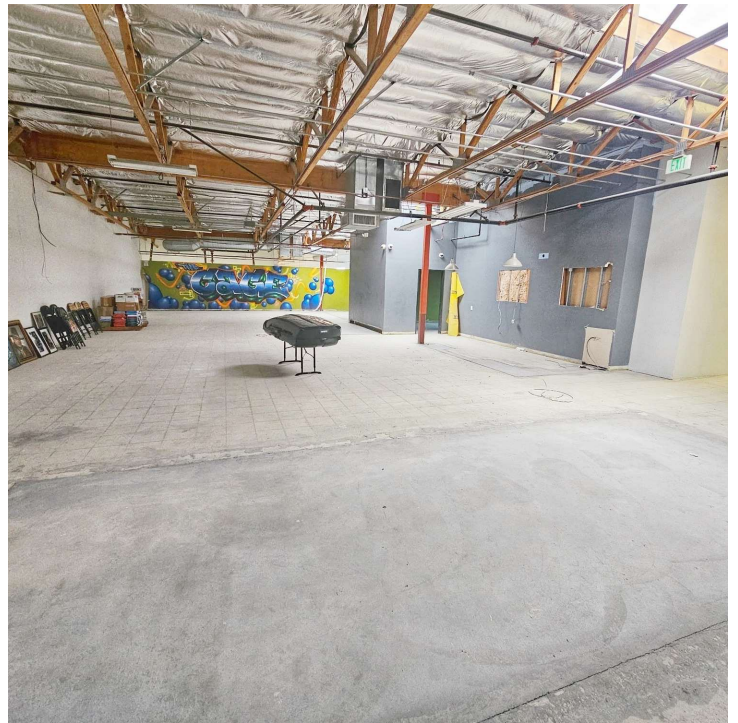


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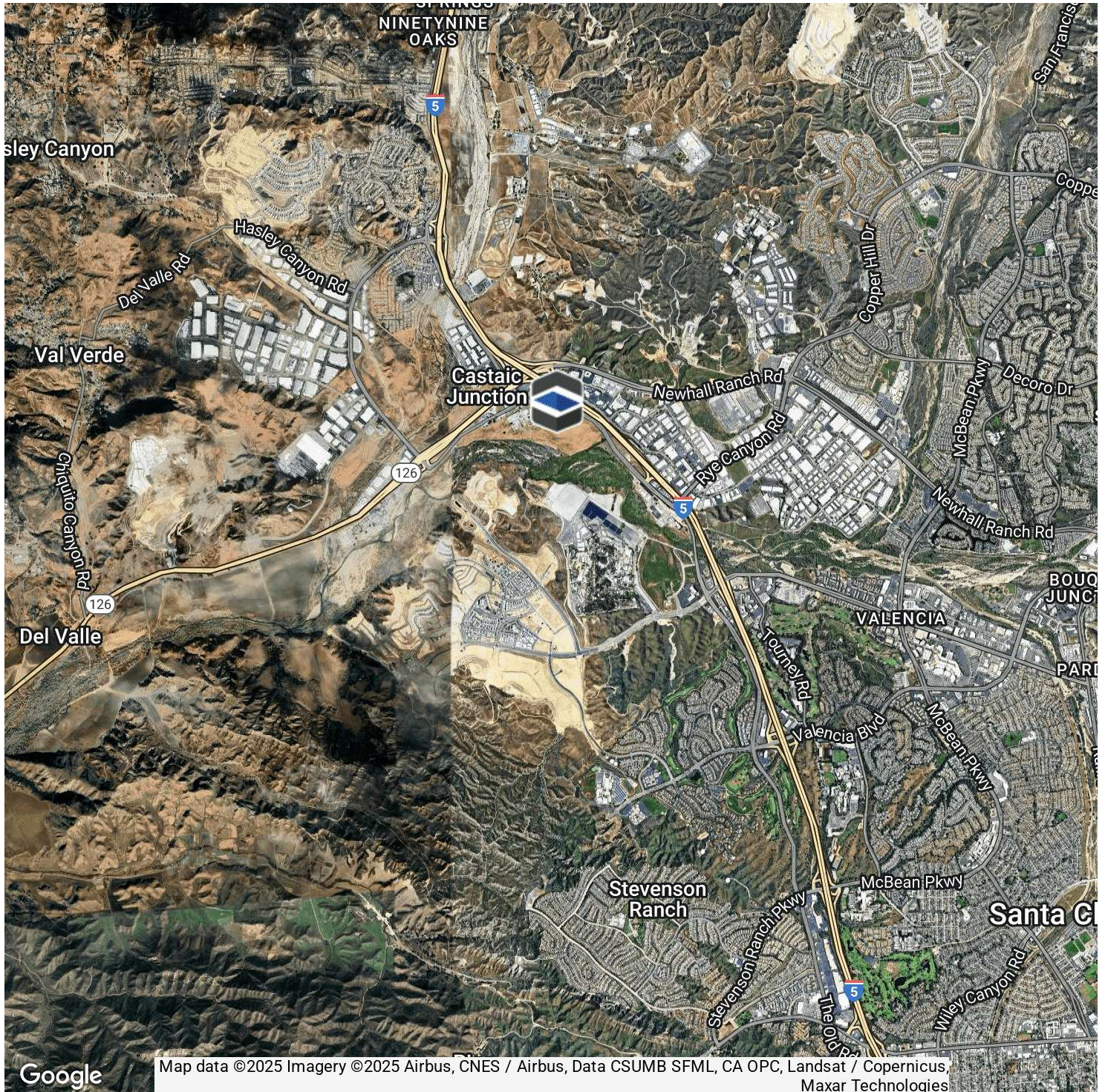


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