

Colliers

Integrated Advisory  
Services Team



For lease

# Gateway Plaza

25350 & 25360  
Magic Mountain Parkway  
Valencia, California

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Residing at the entrance of the Valencia Gateway and neighboring the Valencia Country Club, Gateway Plaza truly is a gateway to success. Two three-story buildings boast a combined 100,000 sq. ft. of immaculate space, which offers customers unique workspaces, efficient designs and a creative campus environment you won't find anywhere else.

## Amenities

- Valencia Town Center Regional Mall
- Hyatt Valencia & Santa Clarita
- Conference Center
- Valencia Country Club
- Best Western Valencia Inn
- Hilton Garden Inn
- The Oaks Club Valencia



## Project Features

Excellent Magic Mountain Parkway identity with immediate freeway access to the Golden State (I-5) Freeway.

15 minutes from the San Fernando Valley, within 40 minutes from the Tri-Cities (Burbank, Glendale and Pasadena), Downtown Los Angeles, and the Westside.

Minutes from retail services including Town Center Drive, Valencia Town Center Regional Mall, Hyatt Valencia Hotel and Santa Clarita Conference Center, Edwards Cinemas, and the 3-D IMAX theater.

Adjacent to the planned Newhall Ranch, the largest master-planned community approved in Los Angeles County history: 21,000 homes and 70,000 residents.

Multiple housing opportunities located within close proximity to the Project.

- No utility, gross receipts (business), or parking tax.
- Reverse commute traffic pattern from San Fernando Valley and North Los Angeles.
- Walking distance to restaurants, retail, and hospitality.

Magic Mountain Pkwy

25350  
25360

Valencia  
Country Club

## Summary

### 25350 Magic Mountain Parkway

150	±1,251 RSF
170	±1,133 RSF
180	±1,763 RSF
250	±2,115 RSF

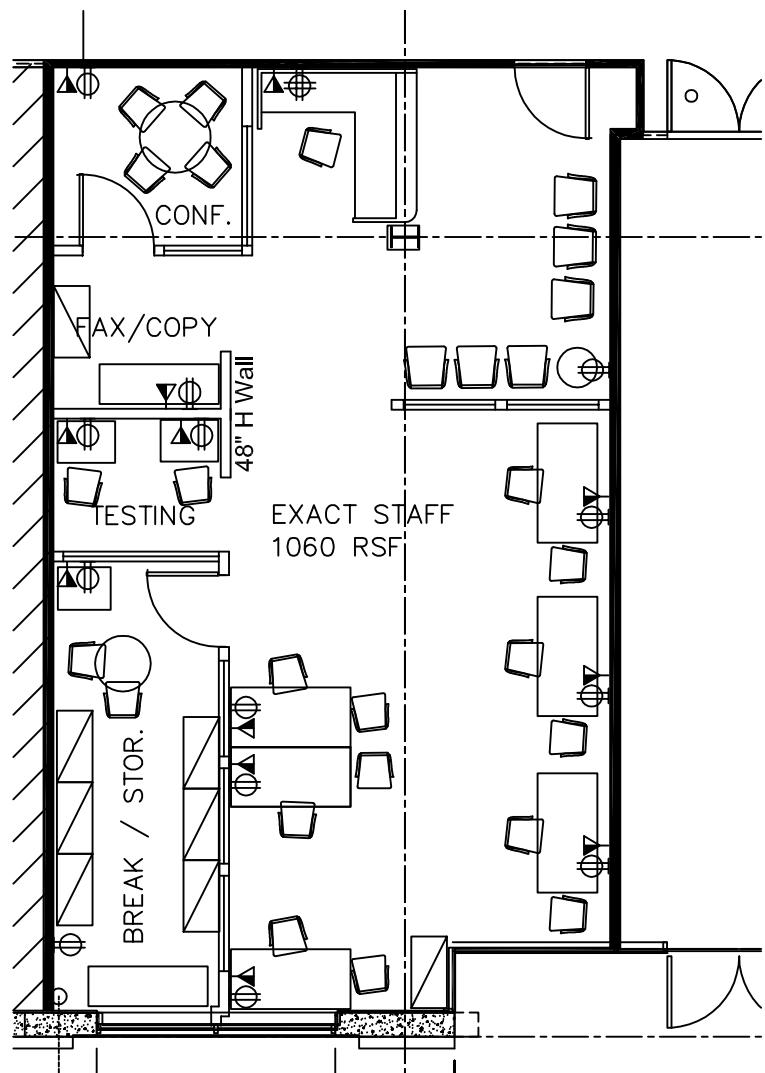
### 25360 Magic Mountain Parkway

220	±1,021 RSF
300	±17,472 RSF



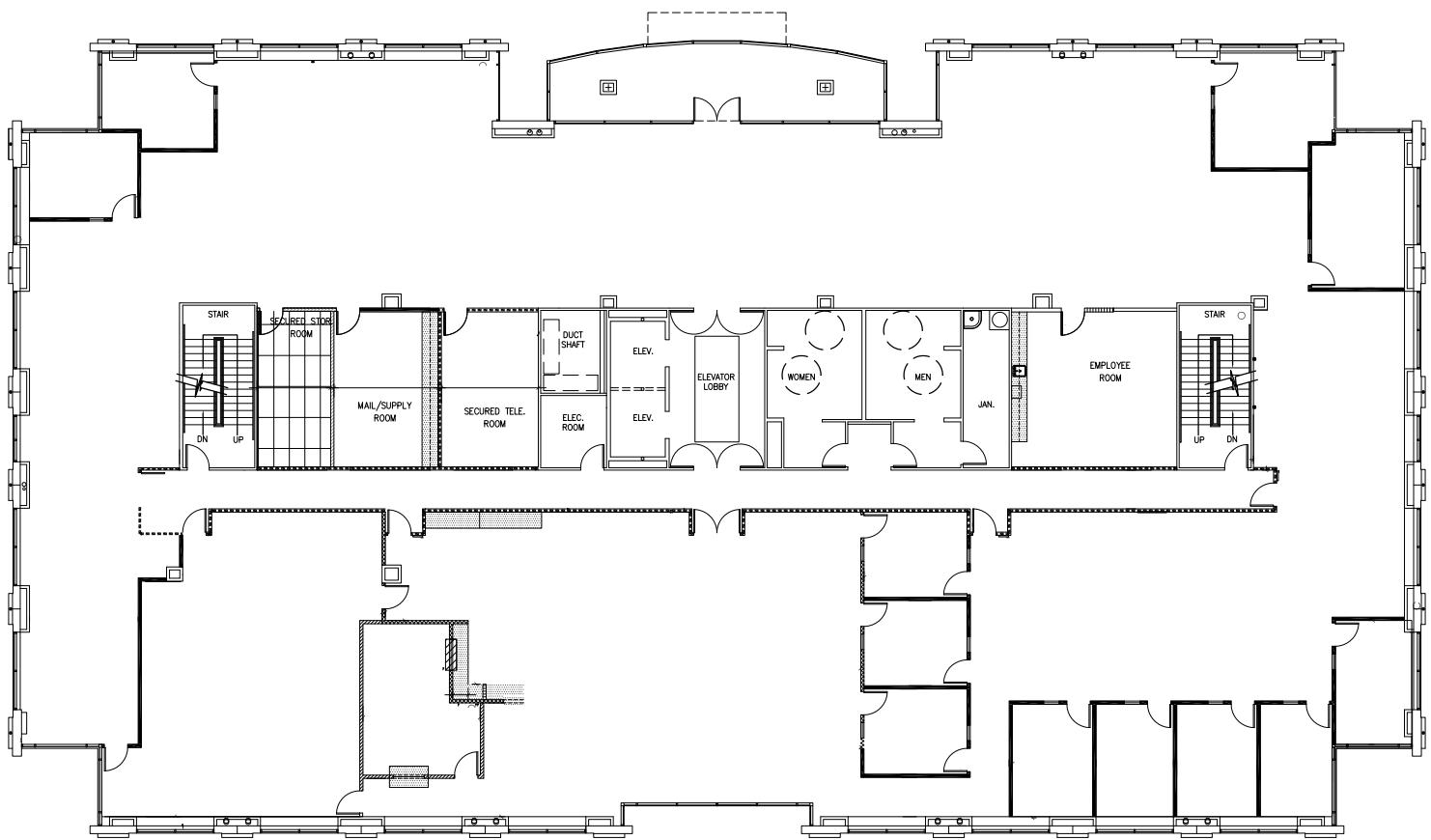
# Floorplan

25350 Magic Mountain Parkway  
Suite 150 | ±1,251 RSF



# Floorplan

25360 Magic Mountain Parkway  
Suite 300 | ±17,472 RSF





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## Contact us

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