

# 27200 Tourney Rd

Tourney Road,  
Valencia, CA 91355

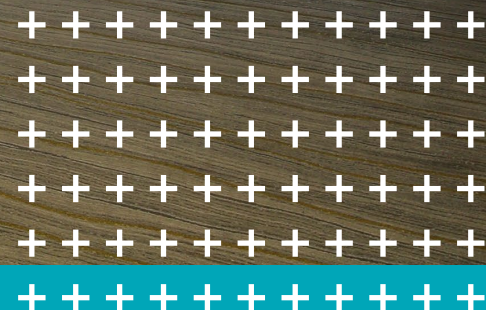
Available for **Sublease**

Suite 100A – 4,517 SF (Storage)

Suite 315 – 10,306 SF (Office)

**CBRE**





## Property Highlights

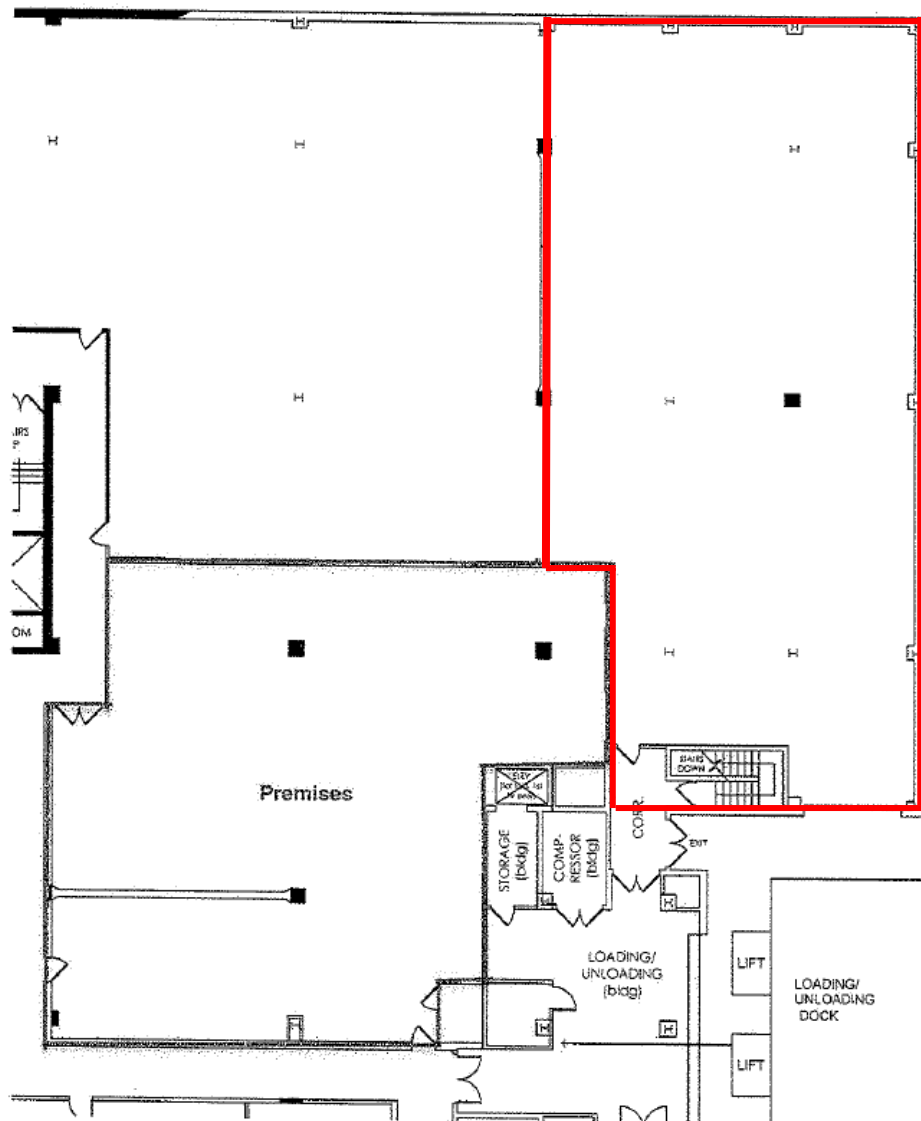
- On-site Management and Fitness Center
- Monument Signage Available
- Golf Course Views from Suite 315
- Surrounded by Dining, Retail, and Entertainment Amenities



This stunning Class A property located at 27200 Tourney Road in Valencia, California boasts striking architecture and sleek interiors. This building was originally built in 1985 and thoughtfully reinvigorated in 2017.

# Suite 100A

+/- 4,517 RSF



This spacious first level space can be used for dead storage, general office, or as a dry R&D laboratory. Elevator and stair access.





## Space Highlights

**4,517**

Square Feet Available

**\$1.50 PSF**

NNN

**March 31, 2025**

Sublease Expiration Date

**2.15%**

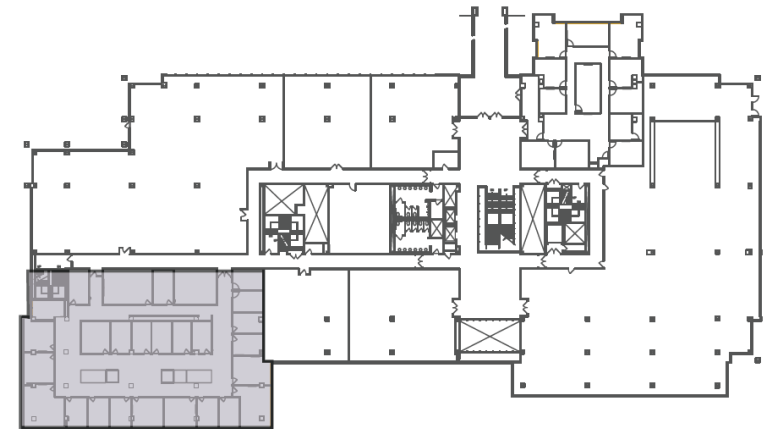
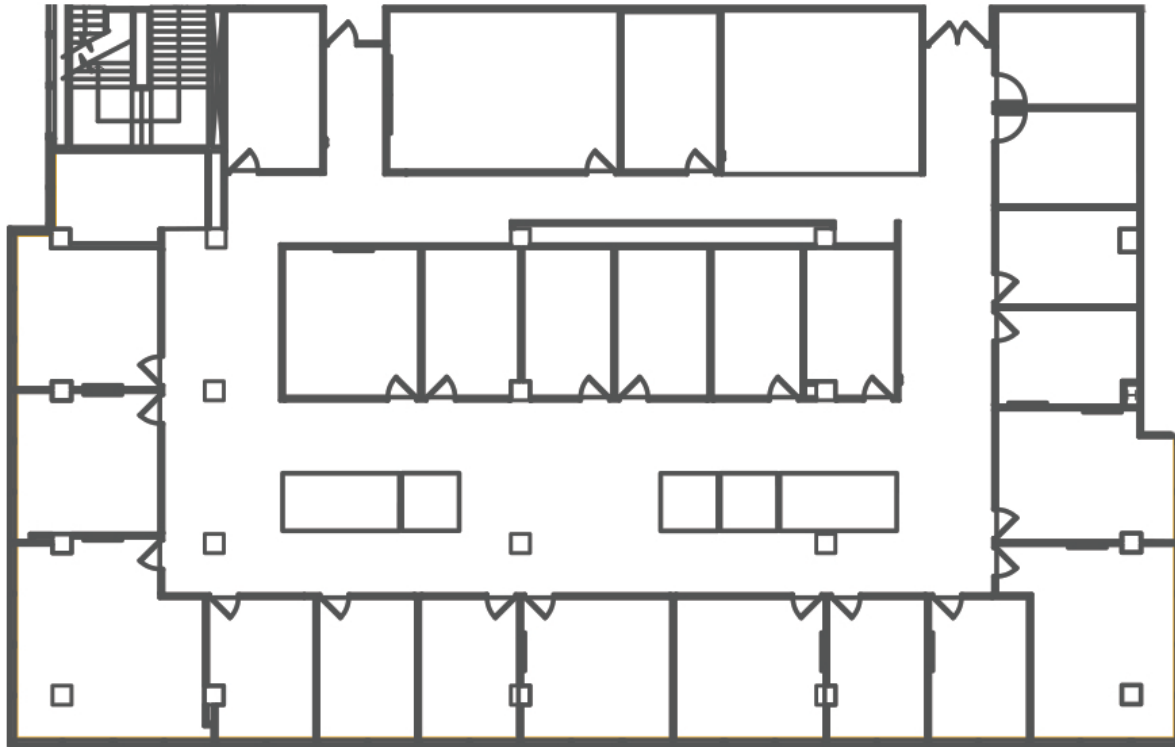
Sublessee's Share of OpEx



# Suite 315

+/- 10,306 RSF

This suite features 21 offices, including two larger, corner 'Executive Spaces'. There are two conference rooms and a large open concept kitchen/break area.



Available Space





## Space Highlights

**10,306**

Square Feet Available

**\$2.15 PSF**

Full Service Gross

**21**

Offices

**2**

Conference Rooms

**April 30, 2025**

Sublease Expiration Date

**3<sup>rd</sup> Floor Suite**

Elevator and Stair Access



# Amenity Map

## Newhall Ranch

## Valencia

## Santa Clarita

### EATERIES

- 1 The LOCAL Pub & Grill
- 2 Magic Pizza
- 3 Fatburger
- 4 Corner Bakery Cafe
- 5 Pei Wei
- 6 Cafe Rio Mexican Grill
- 7 Bowl Of Heaven
- 8 Islands Restaurant
- 9 Lucille's Smokehouse Bar-B-Que
- 10 Five Guys
- 11 Lazy Dog
- 12 Wokcano
- 13 Solita
- 14 BJ's Restaurant & Brewhouse
- 15 The Cheesecake Factory
- 16 Salt Creek Grille
- 17 Buca di Beppo
- 18 Gyu-Kaku
- 19 Kyoto Sushi
- 20 Masa Ramen
- 21 Rubio's
- 22 Olive Garden
- 23 Black Angus Steakhouse
- 24 Cold Stone Creamery
- 25 Red Robin
- 26 PizzaRev
- 27 Zankou Chicken
- 28 BSC Bakery Cafe
- 29 Jersey Mike's Subs
- 30 Presto Pasta
- 31 Hook Burger
- 32 Mimi's Cafe
- 33 Chick-fil-A
- 34 Saddle Ranch Chop House
- 35 Larsen's Steakhouse
- 36 The Habit Burger Grill
- 37 Alamo Restaurant
- 38 Jimmy John's
- 39 Dinks Deli & Bagel Bakery
- 40 Trimana Grill
- 41 Starbucks
- 42 Jimmy Dean's
- 43 Red Lobster
- 44 Denny's
- 45 Azul Tequila
- 46 Sam's Flaming Grill
- 47 Rustic Eatery
- 48 JJ's Bar & Grill
- 49 Chronic Tacos
- 50 The Coffee Bean & Tea Leaf
- 51 New Moon Restaurant
- 52 Olive Terrace Bar & Grill
- 53 The Habit Burger Grill
- 54 Starbucks
- 55 Paik's Noodles
- 56 Chipotle Mexican Grill
- 57 Casa Pasilla
- 58 Hungry Ninja
- 59 Italia Panetteria & Deli
- 60 Eggs N Things
- 61 Deep Sea | The Original Poke
- 62 Q&Q Hawaiian BBQ
- 63 Tomato Joe's Pizza Express
- 64 S & S Donut
- 65 Panera Bread
- 66 California Pizza Kitchen
- 67 Marston's Restaurant
- 68 Sabor Cocina Mexicana
- 69 Undergrounds Coffeehouse
- 70 Rustic Burger House
- 71 Black Bear Diner
- 72 Starbucks

### SHOPPING

- 1 BevMo!
- 2 Kohl's
- 3 Val Surf
- 4 Whole Foods Market
- 5 Apple
- 6 Tillys
- 7 Target
- 8 Big 5 Sporting Goods
- 9 Sprouts Farmers Market
- 10 buybuy BABY
- 11 Ulta Beauty
- 12 HomeGoods
- 13 Nordstrom Rack
- 14 Macy's
- 15 Forever 21
- 16 LOFT
- 17 Aldo
- 18 JCPenney
- 19 H&M
- 20 Free People
- 21 lululemon
- 22 Michael Kors
- 23 Janie and Jack
- 24 Williams-Sonoma

### FITNESS

- 1 Gold's Gym
- 2 Total Woman
- 3 LA Fitness
- 4 Santa Clarita Soccer Center
- 5 CrossFit Rye Canyon
- 6 Afterburn Fitness
- 7 9Round
- 8 Cycleup
- 9 Ignition Fitness

### LODGING

- 1 Hilton Garden Inn
- 2 Holiday Inn Express & Suites
- 3 Best Western Valencia Inn
- 4 Hyatt Regency
- 5 Embassy Suites by Hilton
- 6 Courtyard by Marriott

### ENTERTAINMENT

- 1 Six Flags Magic Mountain
- 2 Edwards Valencia 12 & IMAX
- 3 Scooter's Jungle of Valencia
- 4 Rockin' Jump Ultimate Trampoline Park
- 5 Hurricane Harbor Los Angeles
- 6 Ice Station Valencia
- 7 Paseo Club

### BARS & BREWERIES

- 1 Telco Brewery
- 2 Pocock Brewing Company
- 3 Alchemy







# 27200 Tourney Rd Suites 100A & 315

Tourney Road, Valencia, CA 91355

## Contacts

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