

# Office Space For Sublease

25129 RYE CANYON LOOP  
VALENCIA, CA 91355

29

YOUR SIGN HERE

96,247 SF

MODERN, MOVE-IN READY OFFICE SPACE FOR SUBLEASE WITHIN  
PRESTIGIOUS SOUTHERN CALIFORNIA INNOVATION PARK

**CBRE**



# Chic. Modern Move-in Ready.

**25129 Rye Canyon Loop (Bldg 29)** is a 3-story office building with 96,247 SF available for sublease. Located within the prominent 160-acre Southern California Innovation Park, the bright, thoughtfully composed, modern facility has undergone significant upgrades in recent years. The redesigned interior welcomes tenants into a professional office environment with a sophisticated color palette, premium finishes, contemporary lighting and on-site amenities that include a fitness center and employee lounge areas.

## KEY PROPERTY FEATURES INCLUDE:

- » High Image Corporate Campus Environment
- » Amenity Rich Area Surrounded by Restaurants, Shopping and Entertainment Options
- » Easy Access to Major Freeways and Mass Transit Systems
- » Secured Guard Gate Entrance
- » Business Friendly City of Santa Clarita Location

## PROPERTY INFORMATION

**Availability:** 96,247 SF

**Sublease Rate:** Inquire with Broker

**Minimum Divisible:** 20,000 SF

**Parking Ratio:** 3:1,000 with More Parking  
Potentially Available on Campus

**Sublease Available Through:** 12/31/2026

**Zoning:** BP Business Park



Modern Design,  
Premium Finishes and  
On-site Amenities

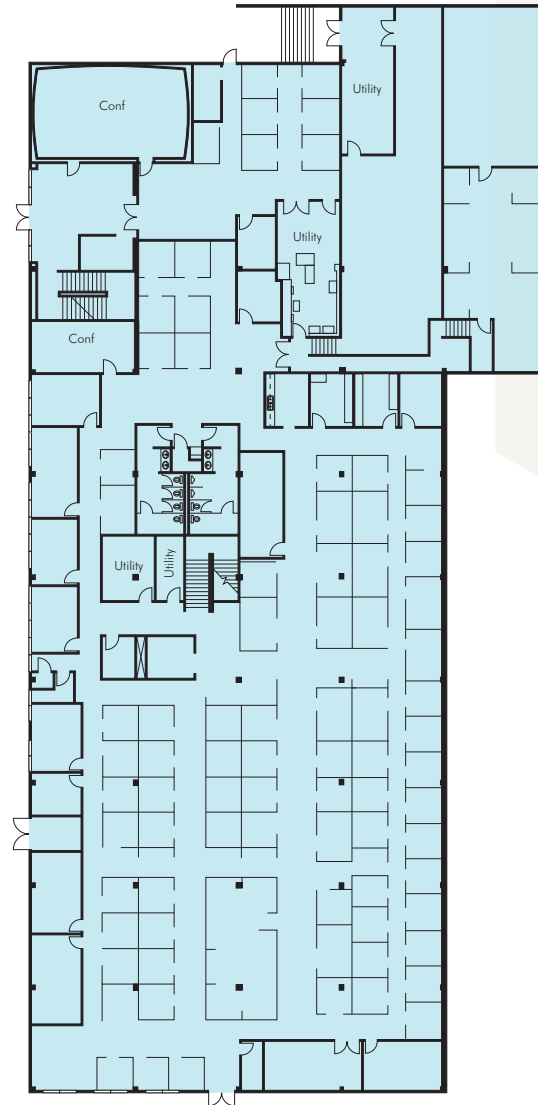


# Building Floor Plans

## 1st Floor

Building 29

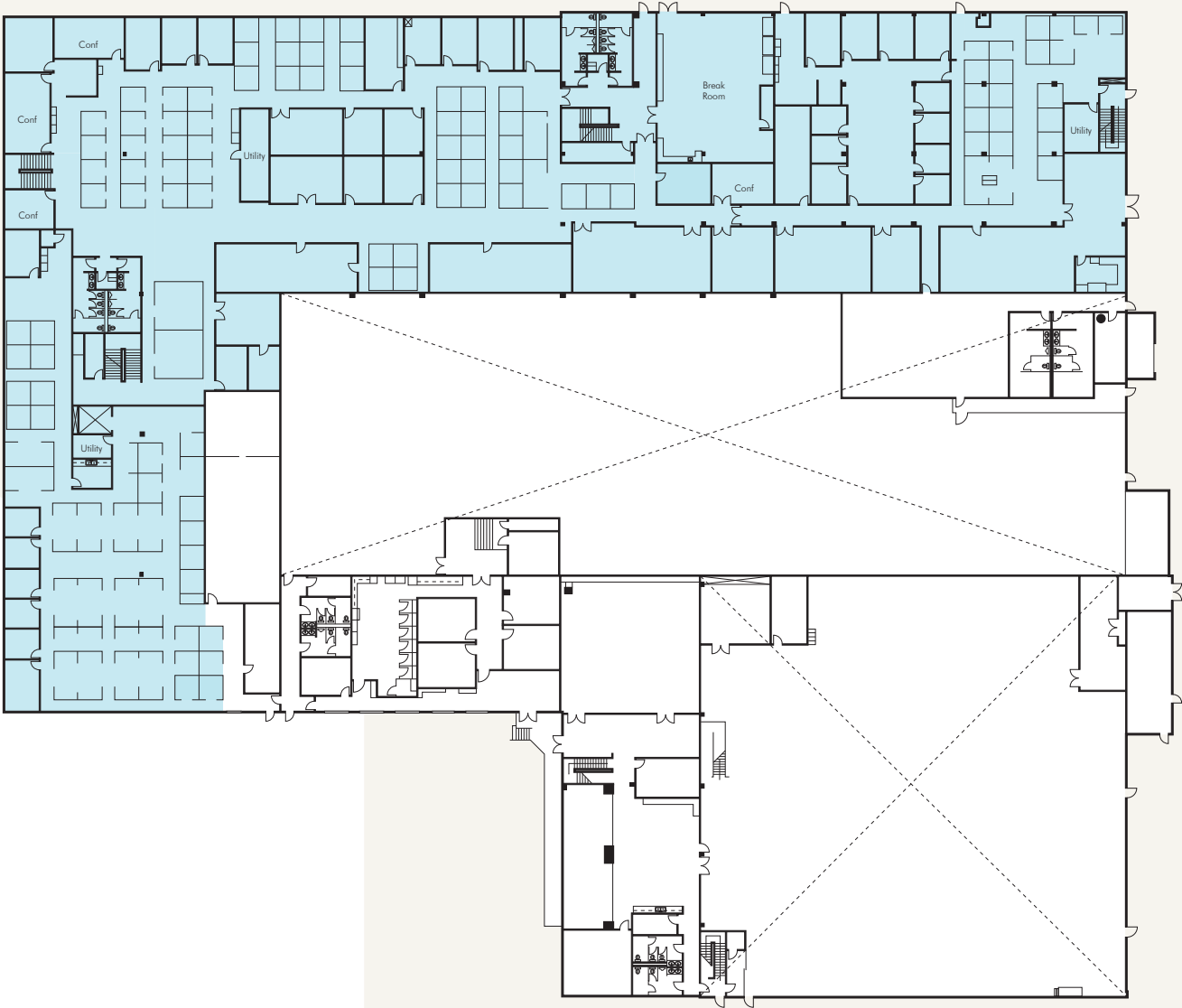
Floor Square Footage: TBD



# 2nd Floor

Building 29

Floor Square Footage: TBD

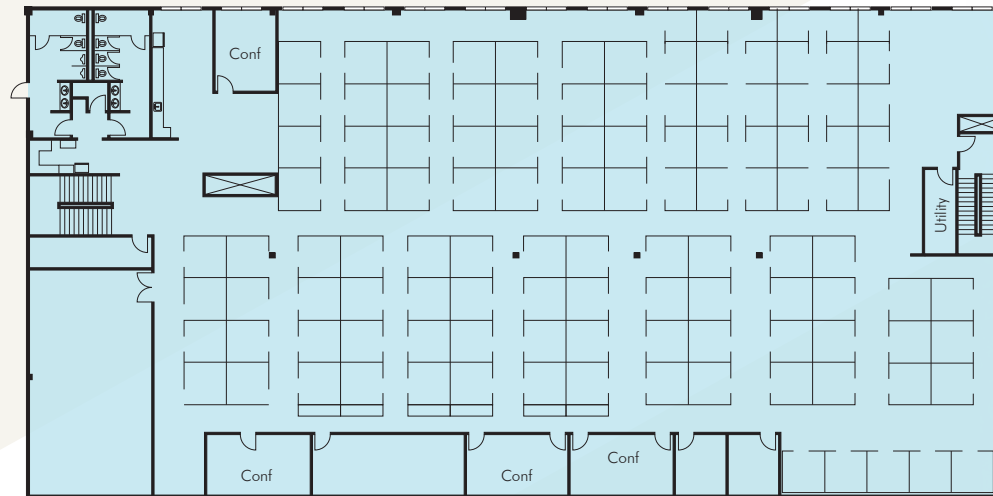


# Building Floor Plans

## 3rd Floor

Building 29

Floor Square Footage: TBD





29

YOUR SIGN HERE

  
MANN  
BIOMEDICAL  
PARK  
25129 →  
BOSTON  
SCIENTIFIC



# A Prestigious Address.

## **SOUTHERN CALIFORNIA INNOVATION PARK. MORE THAN A WORKPLACE – A LIFESTYLE.**

The Southern California Innovation Park is a coveted address. The secured 15-building campus is surrounded by jogging trails, parks, volleyball/basketball courts and great dining. Its parklike setting sits on 160 acres in thriving Valencia and is designed to take full advantage its central location, natural beauty, and open space to create a vibrant work environment that enhances both commerce and community. Southern California Innovation Park has attracted a diverse group of established growing companies. Industries with a significant presence include biotechnology, manufacturing, technology, entertainment, education, and retail. Corporate neighbors include, but not limited to, Boston Scientific (Headquarters), Alfred Mann Foundation, Hudson Spider lighting company, EnerSys, Advanced Bionics, Quest Diagnostics, Bioness, and Honda Performance Development.



### **SOUTHERN CALIFORNIA ONSITE AMENITIES INCLUDE:**

- » Daycare facility featuring premium classrooms and playgrounds
- » Wireless internet connectivity throughout the park
- » Fitness Center
- » Jogging Trails
- » Volleyball and Basketball Courts





**Building 29**  
 25129 RYE CANYON LOOP

- EXISTING BUILDINGS
- FUTURE BUILDINGS
- FUTURE PARKING STRUCTURE



# The Benefits of Doing Business in the City of Santa Clarita

## YOUR NEXT SMART BUSINESS MOVE

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- City of Santa Clarita Use Tax Rebate Program
- Not Subject to ULA Transfer Tax

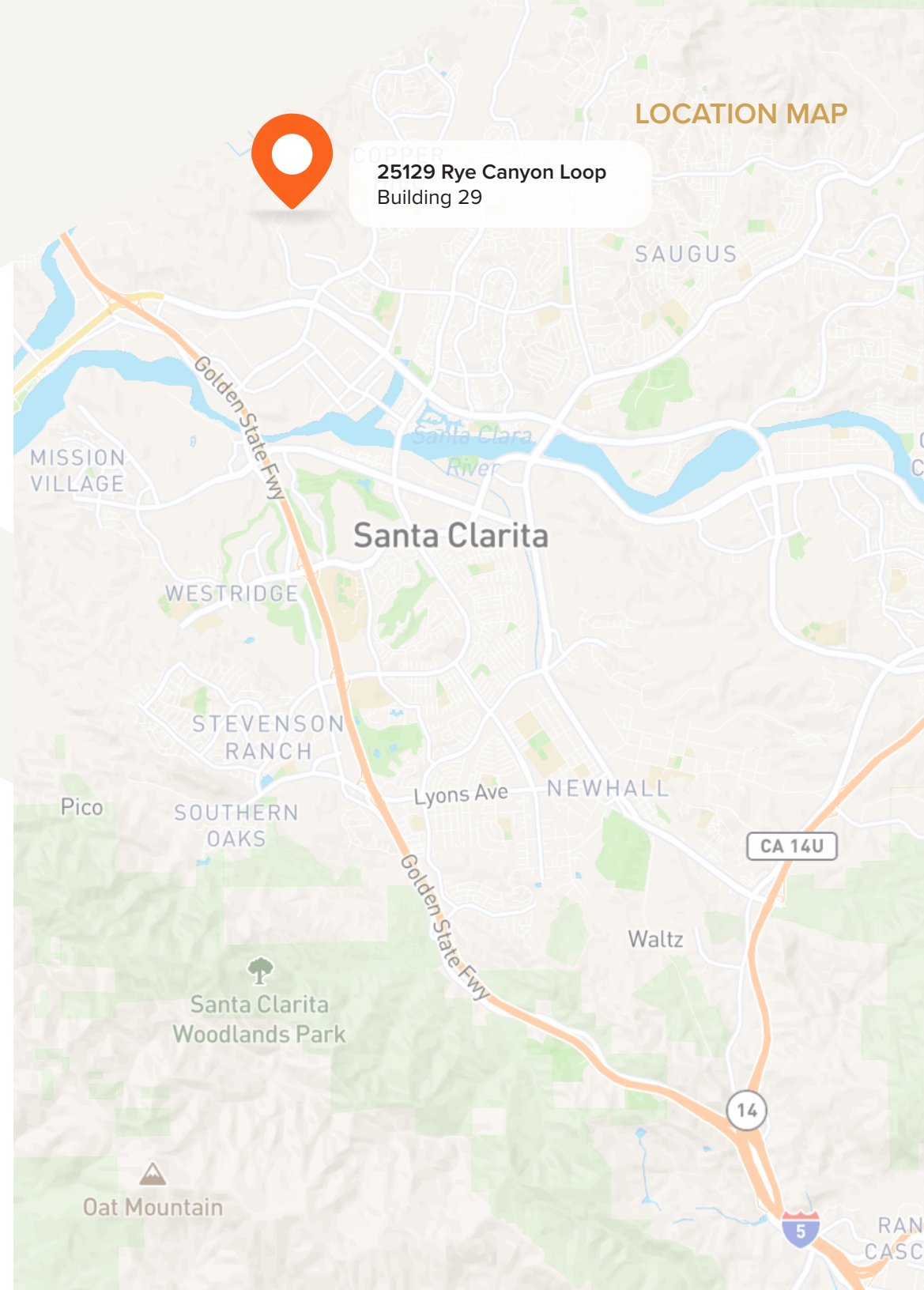
Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

		Our Taxes / Fees	Their Taxes / Fees				
ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	THE CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK	
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee	
	UTILITY USER TAX RATES						
	Electric	0	12.50%	15.1%	7.00%	7.00%	
	Gas	0	10.00%	7.90%	7.00%	7.00%	
	Water	0	0	7.67%	7.00%	0	
	Telephone	0	9.00%	8.28%	7.00%	7.00%	
	Cellular	0	9.00%	8.28%	0	7.00%	
	Parking Tax	0	10.00%	0	0	12.00%	



# City Overview

Local culture meets luxe style in scenic Valencia, California. Hugged by greenery, rolling hills and endless amenities this area invites. Situated in the city's core, just steps away from premier dining / retail options and a bustling local culture, Southern California Innovation Park represents an unmatched opportunity to expand your business into the "Most Business Friendly City in Los Angeles County" And no other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley. Named one of the top five safest cities in the entire country, this thriving, bouyant community has a lot to celebrate. Its economy is flourishing and the business sector is flocking to its serene surroundings due to its many tax and pro-business incentives, making the Santa Clarita Valley the ideal location for both business and family.



# Amenity Map

## EATERIES

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Jack in the Box         | 32 Chick-fill-A                |
| 2 Original Tommy's        | 33 Chipotle                    |
| 3 Del Taco                | 34 Crab N' Spice               |
| 4 Jimmy Deans             | 35 Salt Creek Grill            |
| 5 McDonald's              | 36 BJ's Restaurant             |
| 6 Teen Titans Tower Pizza | 37 Greater Pacific             |
| 7 Wendy's                 | 38 The Cheesecake Factory      |
| 8 Red Lobster             | 39 Black 'N Blue               |
| 9 In-N-Out Burger         | 40 Buca di Beppo               |
| 10 Denny's                | 41 California Pizza Kitchen    |
| 11 Sam's Flaming Grill    | 42 Marston's Restaurant        |
| 12 Crazy Otto's Diner     | 43 Sabor Cocina Mexicana       |
| 13 Azul Tequila           | 44 Eggs 'n' Things             |
| 14 Tokyo Sushi            | 45 Q&Q Hawaiian bbq            |
| 15 Crumbl Cookies         | 46 Italia                      |
| 16 Chop Stop              | 47 Pizza Di Marco              |
| 17 Masa Ramen             | 48 Maria's Italian Deli        |
| 18 Red Robin              | 49 Leo's Grill                 |
| 19 Jamba                  | 50 The Habit Burger Grill      |
| 20 Rubio's                | 51 Olive Terrace Bar & Grill   |
| 21 Olive Garden           | 52 Teriyaki Madness            |
| 22 Madre Restaurant       | 53 Chronic Tacos               |
| 23 Ooh La La Panini       | 54 Paik's Noodle               |
| 24 Cold Stone Creamery    | 55 Panda Express               |
| 25 Zankou Chicken         | 56 Taco Bell                   |
| 26 85C Bakery Cafe        | 57 Popeyes                     |
| 27 Jersey Mike's          | 58 Las Delicias Sport Taqueria |
| 28 Presto Pasta           | 59 Ameci Pizza & Pasta         |
| 29 Hook Burger            | 60 Wingstop                    |
| 30 See's Candies          | 61 Pizza Hut                   |
| 31 Mini's Cafe            | 62 Fatburger                   |

## SHOPPING

- |                           |                        |
|---------------------------|------------------------|
| 1 Whole Foods Market      | 21 HomeGoods           |
| 2 Gap                     | 22 Nordstrom Rack      |
| 3 Claire's                | 23 Tillys              |
| 4 Finish Line             | 24 T-Mobile            |
| 5 Forever 21              | 25 Target              |
| 6 Express                 | 26 Apple               |
| 7 Bath & Body Works       | 27 Chase Bank          |
| 8 Lululemon               | 28 The Home Depot      |
| 9 Sephora                 | 29 Valley Produce      |
| 10 Lovesac                | 30 Smart & Final Extra |
| 11 Vans                   | 31 Walmart             |
| 12 Zumiez                 | 32 Office Depot        |
| 13 Pottery Barn           | 33 BevMo!              |
| 14 Color Me Mine          | 34 Subaru Dealership   |
| 15 Men's Wearhouse        | 35 Lexus               |
| 16 Sprouts Farmers Market | 36 Infiniti            |
| 17 Ralphs                 | 37 Macy's              |
| 18 The UPS Store          | 38 JCPenney            |
| 19 Five Below             | 39 H&M                 |
| 20 Big 5 Sporting Goods   | 40 Carter's            |

## FITNESS

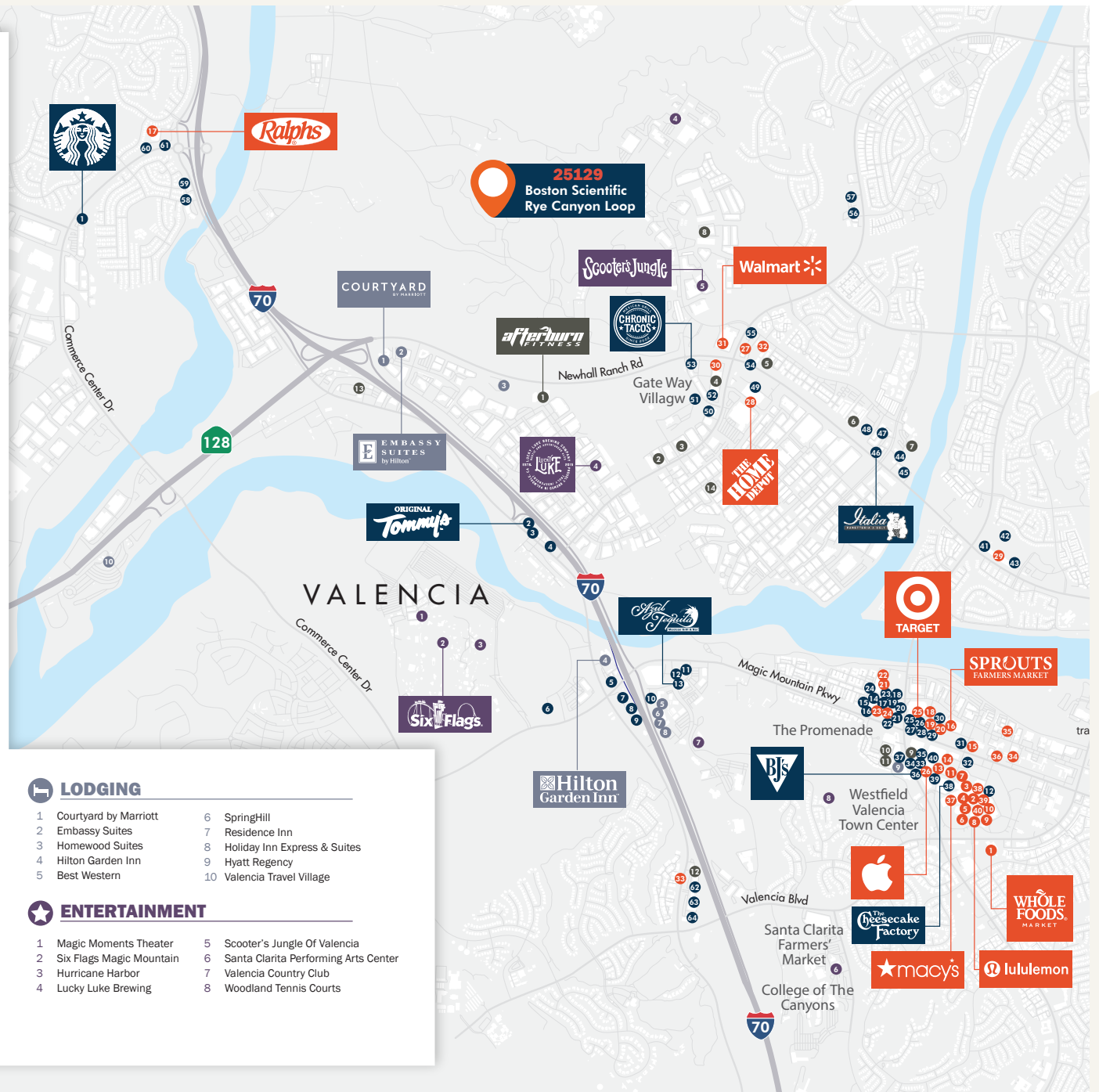
- |                               |                                |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness           | 8 My Gym                       |
| 2 CrossFit Rye Canyon         | 9 Gold's Gym                   |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness                  | 11 Flex 'N Burn                |
| 5 9Round                      | 12 Get Sweat Studio            |
| 6 Ekata Training Center       | 13 True Barre                  |
| 7 The Paseo Club              | 14 Mind Body & Soul            |

## LODGING

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill                   |
| 2 Embassy Suites        | 7 Residence Inn                |
| 3 Homewood Suites       | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn     | 9 Hyatt Regency                |
| 5 Best Western          | 10 Valencia Travel Village     |

## ENTERTAINMENT

- |                            |  |
|----------------------------|--|
| 1 Magic Moments Theater    | 5 Scooter's Jungle Of Valencia         |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor         | 7 Valencia Country Club                |
| 4 Lucky Luke Brewing       | 8 Woodland Tennis Courts               |



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For more information,  
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