



Paragon Business Center

Small Office Suites For Lease

- Move In Ready! -
AT&T & Spectrum Fiber Available

25020, 25030, 25031, 25060 & 25061 Avenue Stanford | Valencia, Ca

**For More Information,
Please Contact:**

This Campus Is Managed By:

ASPEN MANAGEMENT

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About Paragon Business Center



Building Highlights:

- Spectrum cable / fiber and AT&T fiber available
- FedEx full service office on-site
- Property management on-site
- High identity signage opportunities
- Beautifully landscaped campus environment
- Located in Valencia Industrial Center on the corner of Avenue Scott and Avenue Stanford

Location Highlights:

- Direct access to I-5, Highway 126 & the Cross Valley Connector (Newhall Ranch Road)
- Minutes from Valencia Town Center Mall
- Close to restaurants, retail & daycare amenities
- Walking distance to bus stop



Valencia Industrial Center

Retail Amenities

Valencia Commerce Center



TPC

So. Cal Innovation Park

Subject

Retail Amenities

Valencia Town Center

Magic Mountain

Valencia Country Club

Magic Mountain Pkwy
Valencia Blvd

Newhall Ranch

College of the Canyons

Henry Mayo Hospital

Golden State Hwy

Orchard Village

San Fernando Rd

Bouquet Canyon Rd

Availabilities

25020 Avenue Stanford - (Office)

Suite	SF	Rate/SF	Available
50	2,886	\$1.60 IG	Immediately
160	943	\$1.45 IG	Immediately

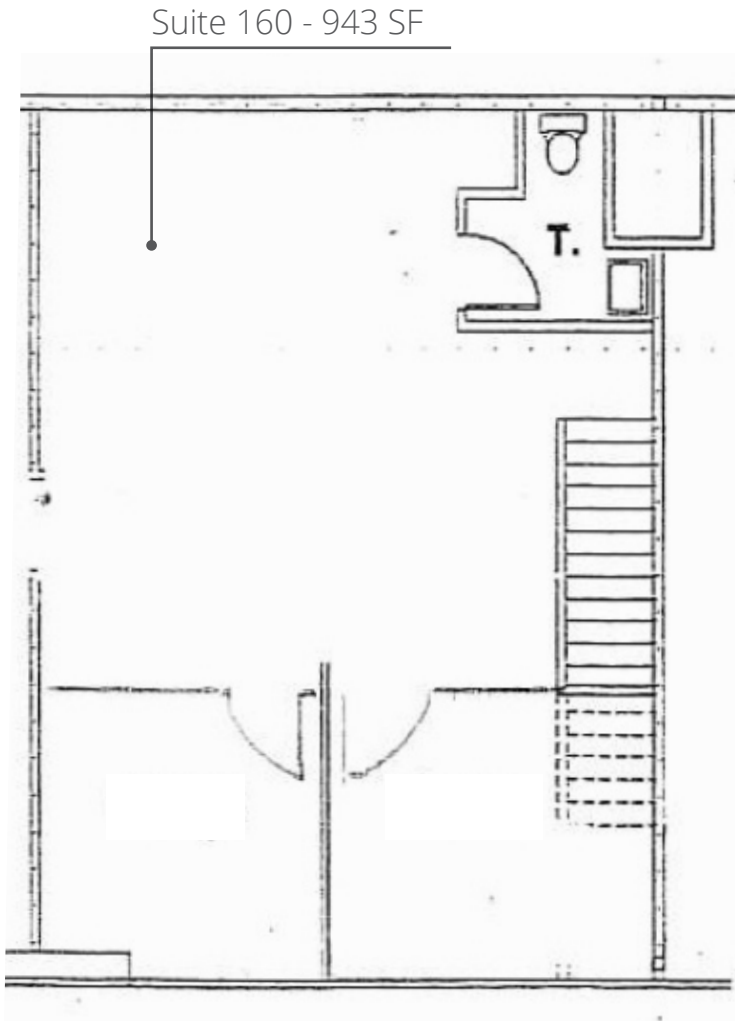
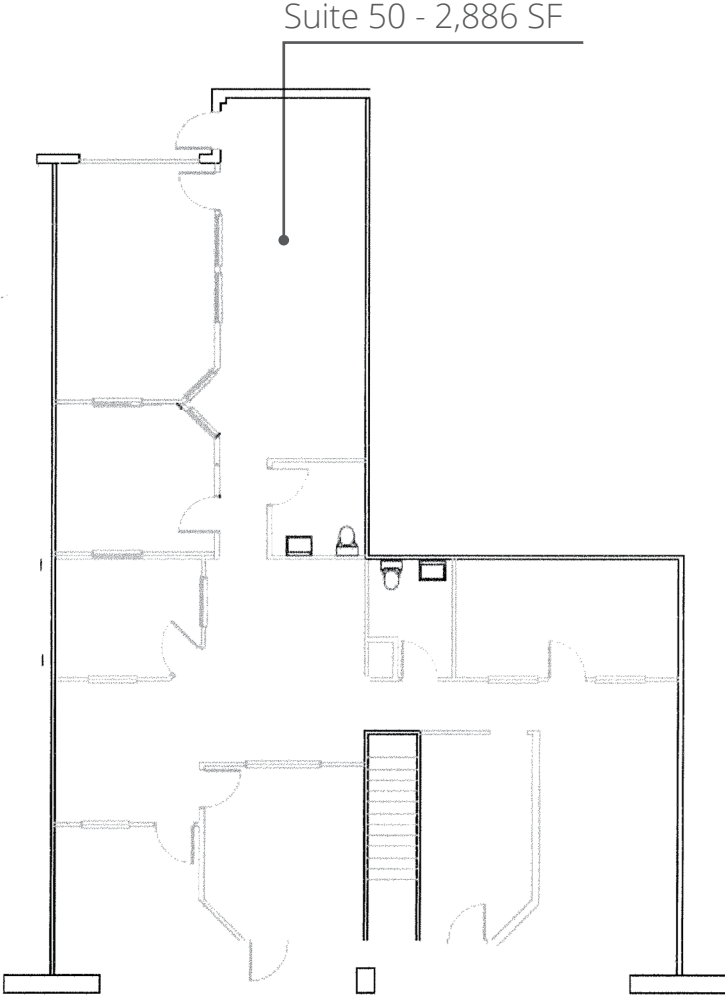
*CAM Fee is approximately \$0.20 PSF

25060 Avenue Stanford - (Office)

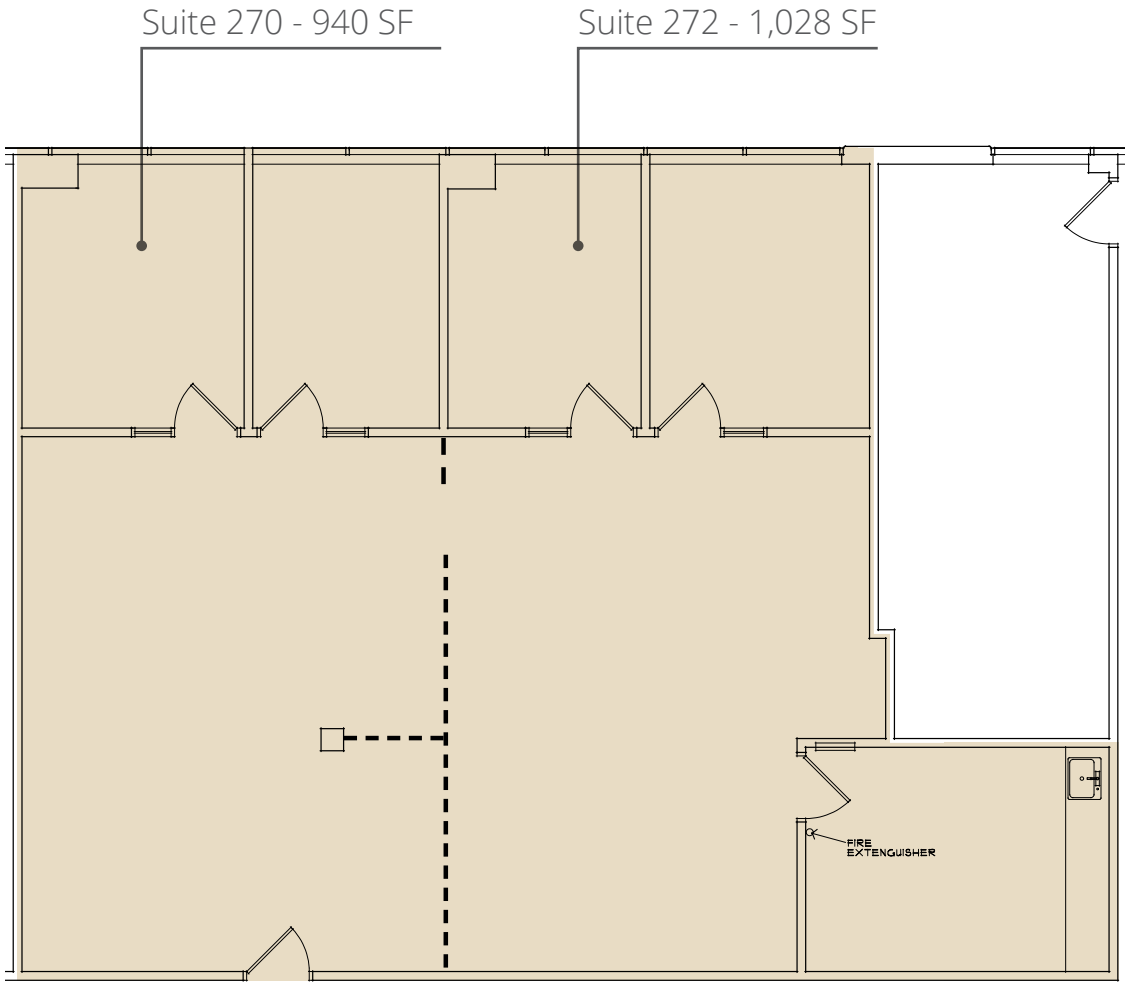
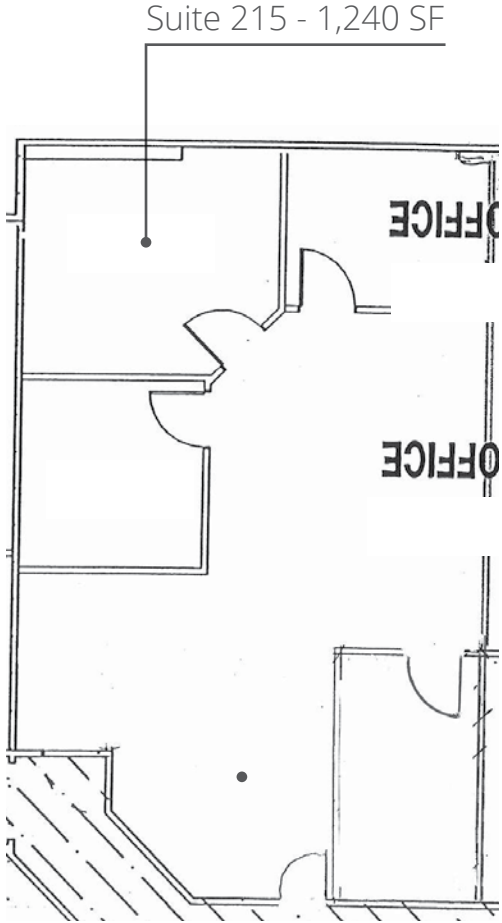
Suite	SF	Rate/SF	Available
215	1,240	\$2.45 FSG	Immediately
270	940	\$2.45 FSG	1/1/2025
272	1,028	\$2.45 FSG	1/1/2025
270 & 272	1,968	\$2.45 FSG	1/1/2025
280	1,565	\$2.45 FSG	Immediately



Floor Plans - Bldg. 25020

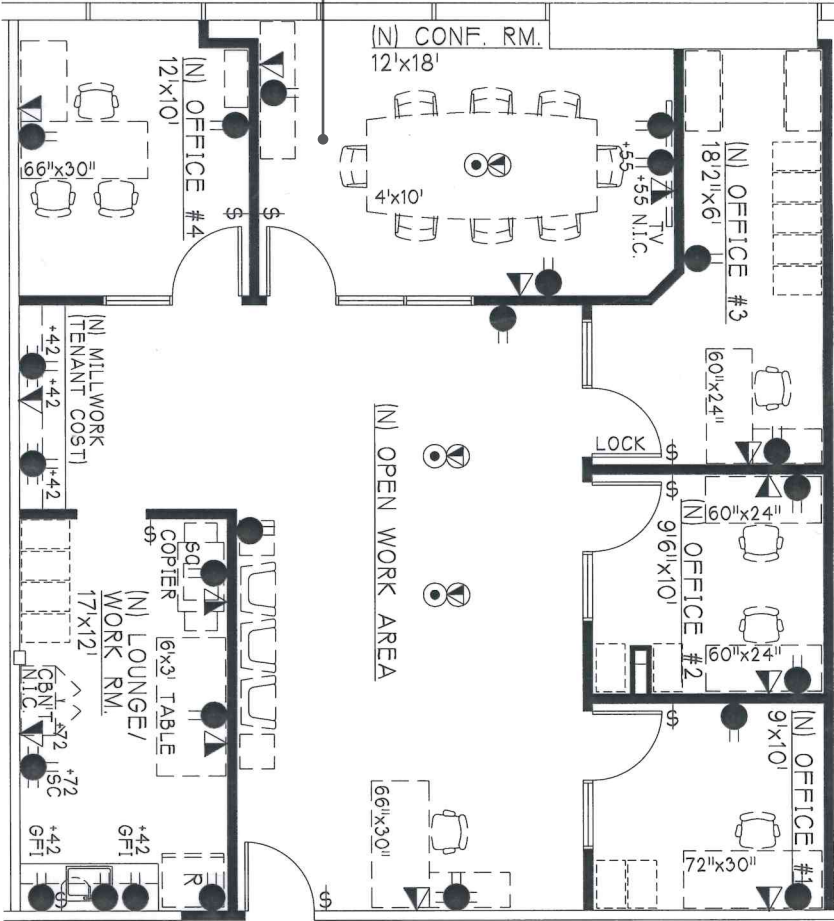


Floor Plans - Bldg. 25060



Floor Plans - Bldg. 25060

Suite 280 - 1,565 SF



Pizza Hut
SUBWAY
Ralphs
Bank of America

Marriott
EMBASSY SUITES
HOTELS

Jack
in the box
Starbucks

UNITED STATES
POSTAL SERVICE

COMMUNITY BANK

Scooters Jungle

Walmart

CHASE
Office
DEPOT
JUICE IT UP!

Little Caesars
Wendy's
CHIPOTLE
MEXICAN BUREL
PANDA EXPRESS
Starbucks

Carl's Jr.
7
ELEVEN

usbank
Smart&Final
LA|FITNESS.
menchie's
NiGize
Lifestyle Cafe
The Coffee Bean
& Tea Leaf
the Habit
BURGER GRILL

SUBWAY

Tommy's
Starbucks
Shell
Jack
in the box
DEL TACO
ARCO

CROSSFIT
FIT CANYON

THE HOME
DEPOT
Jack
in the box

The Paseo Club
Valencia

NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS
SUBWAY
Domino's

Panera
BREAD

HARBOR FREIGHT TOOLS
DOLLAR TREE
sears
99¢
only
McDonald's

Six Flags

Hilton

Starbucks
Denny's
Best Western
Holiday Inn
Express

NORDSTROM
1 RACK
Be HomeGoods
Happy
McDonald's

BIG 5
SPORTING GOODS
SPROUTS
FARMERS MARKET
ULTA
REBEAUTY
TARGET

Wendy's
Chevron
Red Lobster

Valencia
Country
Club

FATBURGER
Starbucks
Bank of America

KAISER
PERMANENTE
KOHLS
WHOLE
FOODS
MARKET

Henry Mayo
Newhall Hospital

JCPenney
SUBWAY
The Coffee Bean
& Tea Leaf
Starbucks

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