

FOR SALE OR LEASE

29033
AVENUE SHERMAN

VALENCIA, CA 91355

SUITE 201 - FLEX SPACE





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FOR SALE

\$1,750,000 – \$292.64/SF

FOR LEASE

\$7,000/Mo. – \$1.17/SF/NNN

\$0.52/SF/Mo. Net Charges



Robert Stratton

CEO/President – DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SUITE 201 - 5,980 SQ.FT.



OFFERING SUMMARY

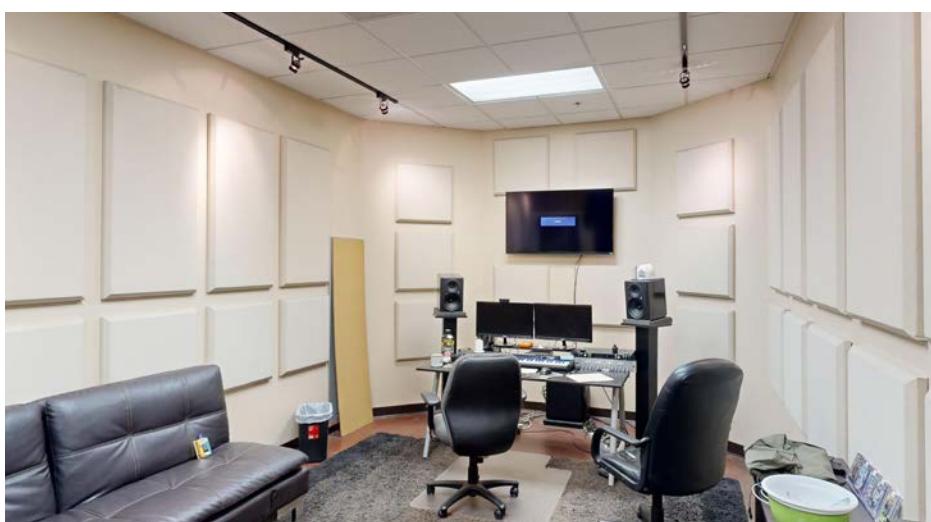
29033 AVENUE SHERMAN SUITE 201 – FLEX SPACE

Stratton Commercial Real Estate, Inc. is excited to present 29033 Avenue Sherman Suite #201, a premier 5,980 sq.ft. flex condominium available for sale or lease in the highly sought-after Avenue Sherman Business Park in Valencia, CA. Suite 201 stands out as the end cap unit at the front of the center, boasting a stunning build-out. The interior features a sophisticated two-story office space, complete with polished concrete floors and a sleek, glass-partitioned conference room. The open workspace design promotes collaboration, while the private upstairs offices provide a quiet retreat for focused work. The expansive warehouse space connected to the office area is free of columns, offering a massive 26-foot clear height that can accommodate a variety of business needs. A 12'x14' ground-level loading door ensures smooth and efficient loading and unloading operations. This property is ideal for businesses seeking a versatile and elegant space in a rapidly growing area. Don't miss the opportunity to elevate your operations at 29033 Avenue Sherman Suite #201. For more details and to schedule a viewing, please contact Robert Stratton.

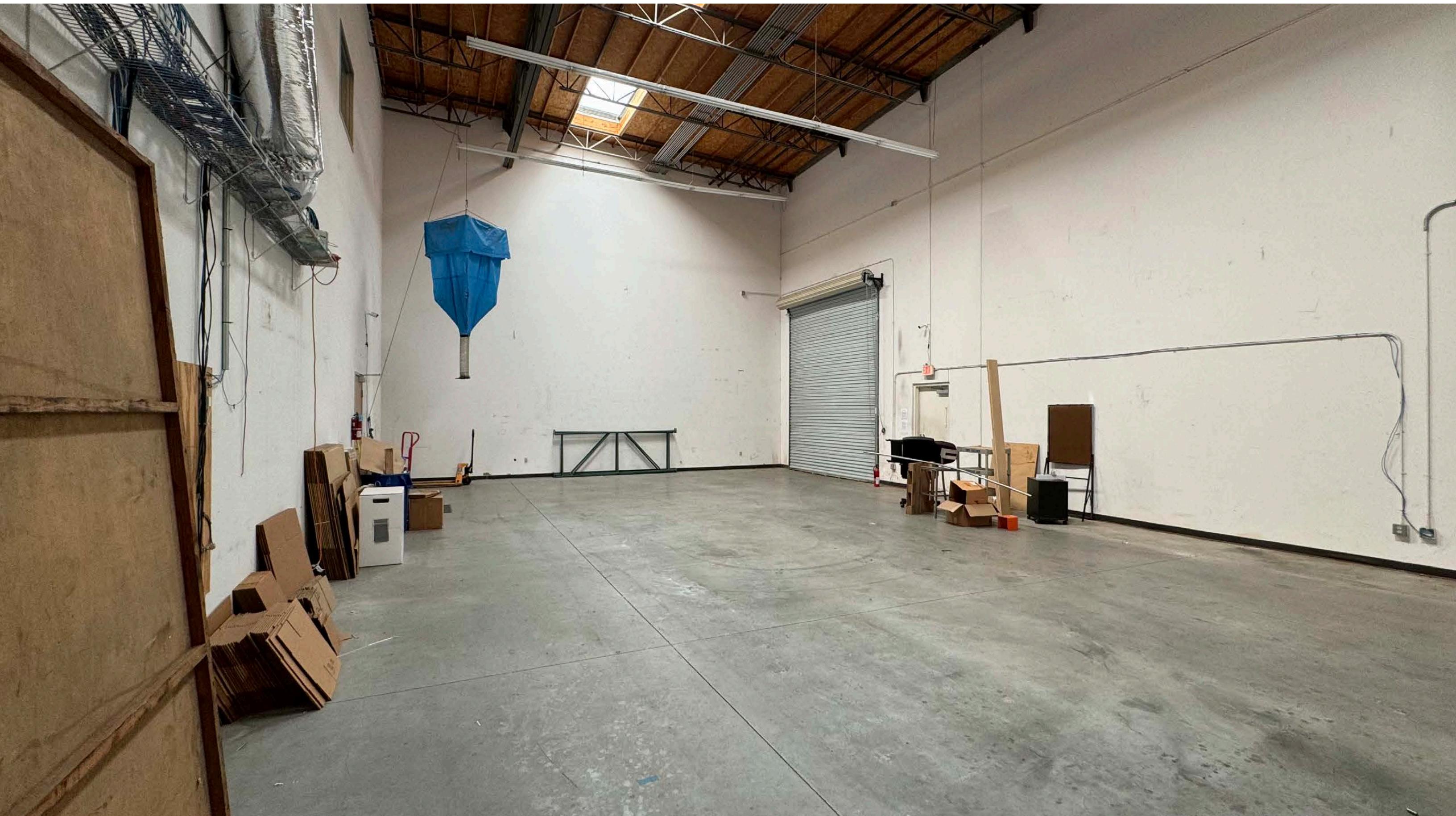
BUILDING SQ.FT	5,980±
FLOORS	2
GROUND LOADING	12' FT. X 14' FT
CLEAR HEIGHT	27' FT.
ZONING	BP







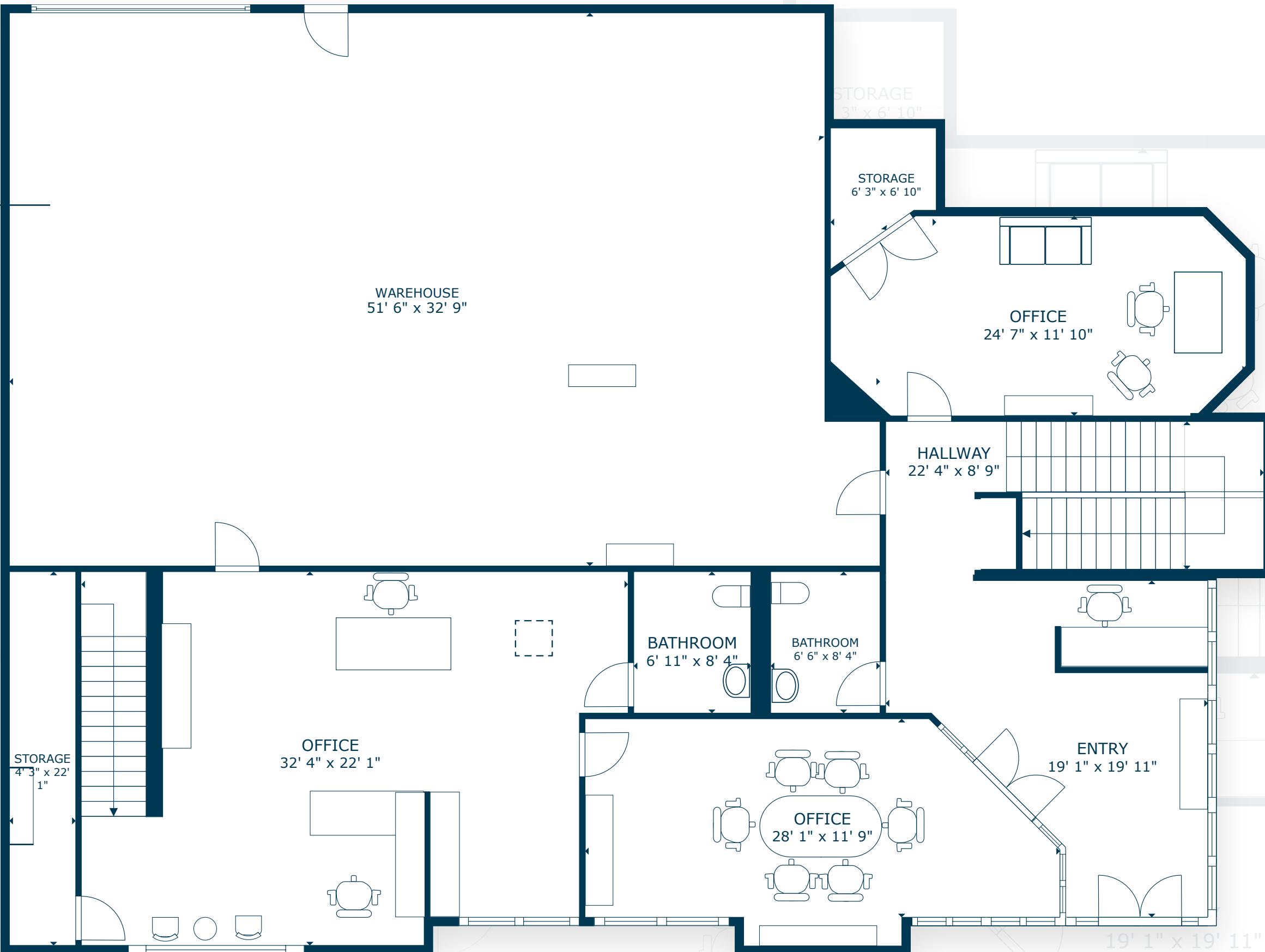




29033 AVENUE SHERMAN

SUITE 201

FLOOR PLAN FIRST FLOOR



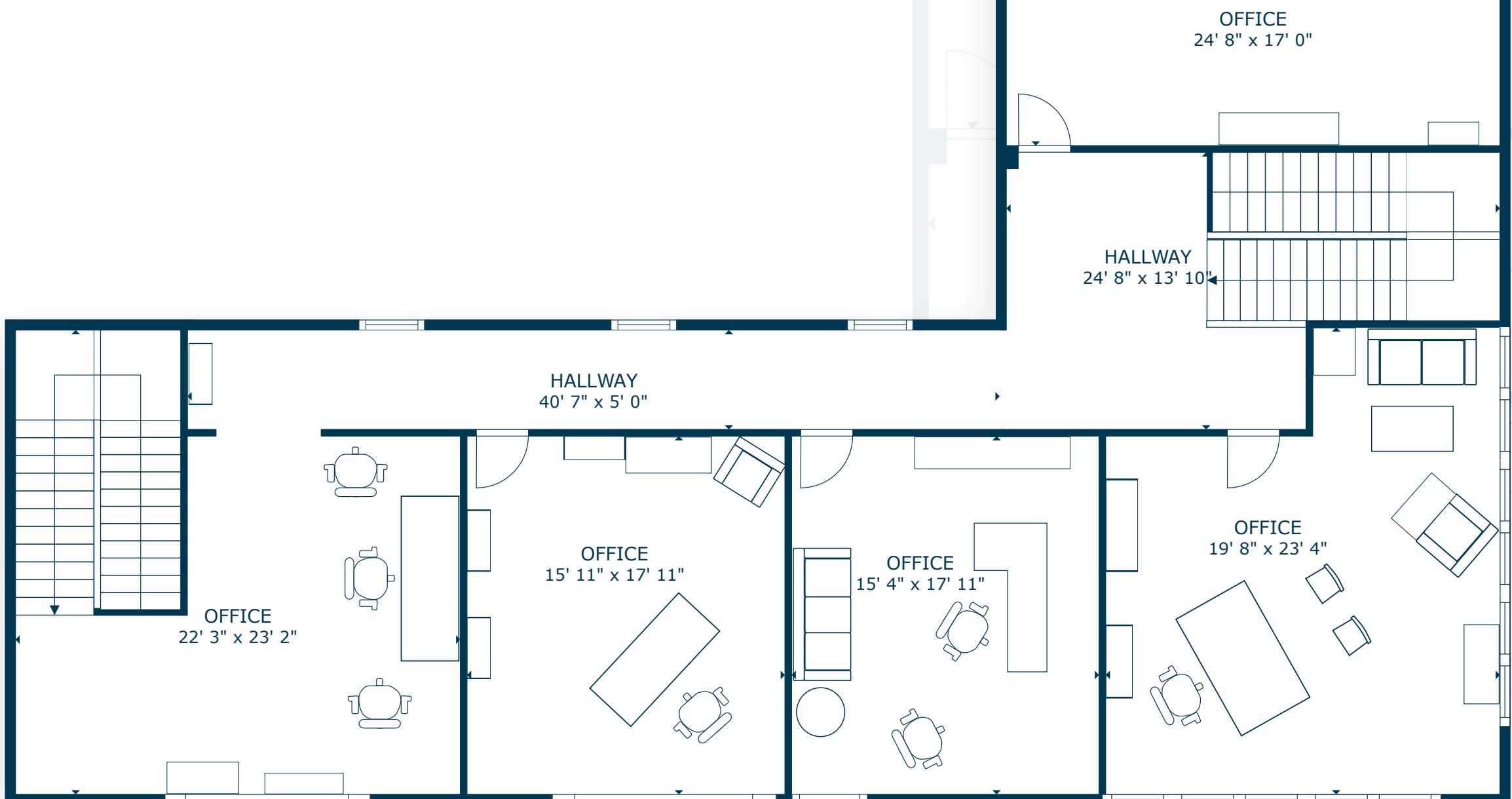
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29033 AVENUE SHERMAN

SUITE 201

FLOOR PLAN SECOND FLOOR



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FOR MORE INFORMATION:



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