

# Valencia Oaks

23822 Valencia Boulevard, Valencia CA

For Lease | Premier Office Space In Valencia



For More Information, Please Contact:

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# About **Valencia Oaks**



## Building Highlights:

- > Boutique “Jewel Box” Class “A” Office Building
- > Highly Visible Valencia Boulevard Location
- > Recently Renovated Common Areas
- > Valet and Covered Parking Available
- > Balconies on Select Suites
- > Immediate Occupancy



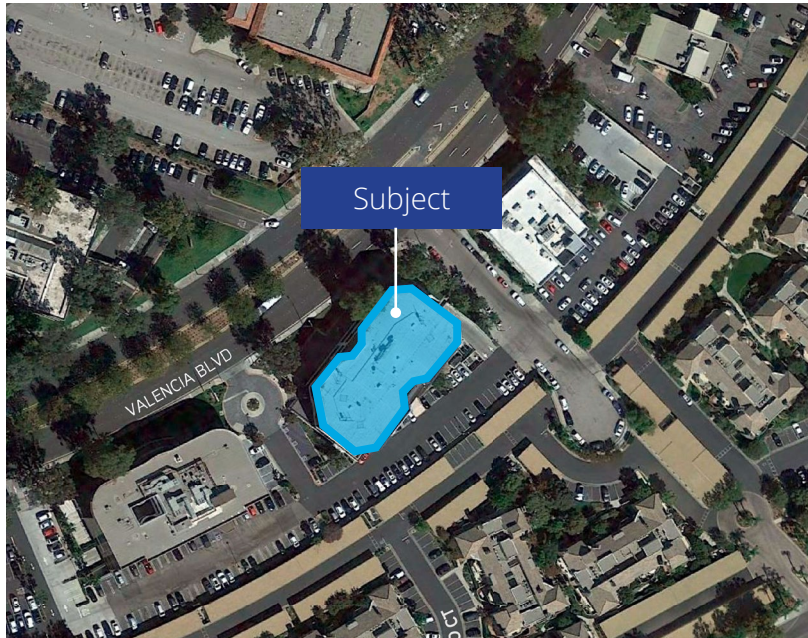
# Availabilities

| Suite # | Rsf   | Rate/Rsf   | Available   |
|---------|-------|------------|-------------|
| *305    | 1,179 | \$2.65 FSG | Immediately |
| *302    | 1,799 | \$2.65 FSG | Immediately |
| 102     | 3,680 | \$2.65 FSG | Immediately |
| 303     | 5,798 | \$2.65 FSG | 1/1/2027    |

\*Suites 302 & 305 are contiguous for 2,978 RSF

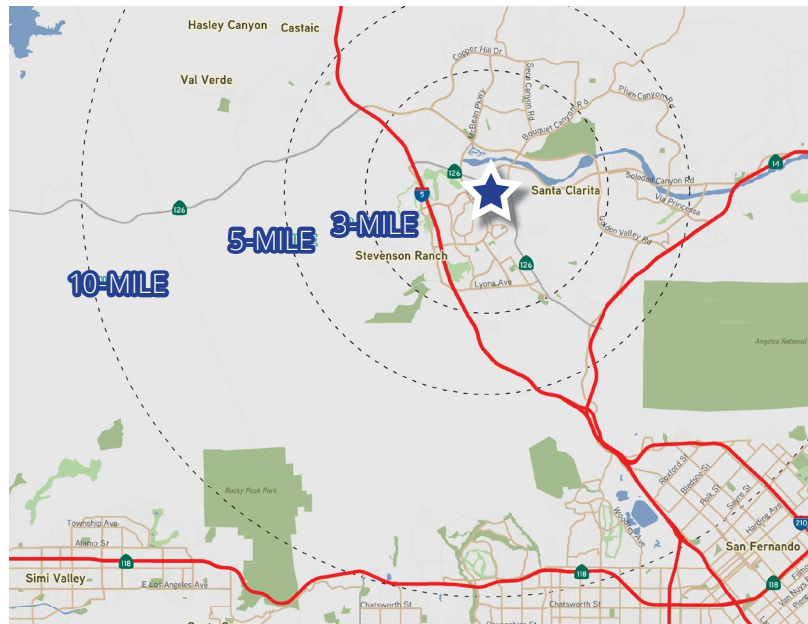


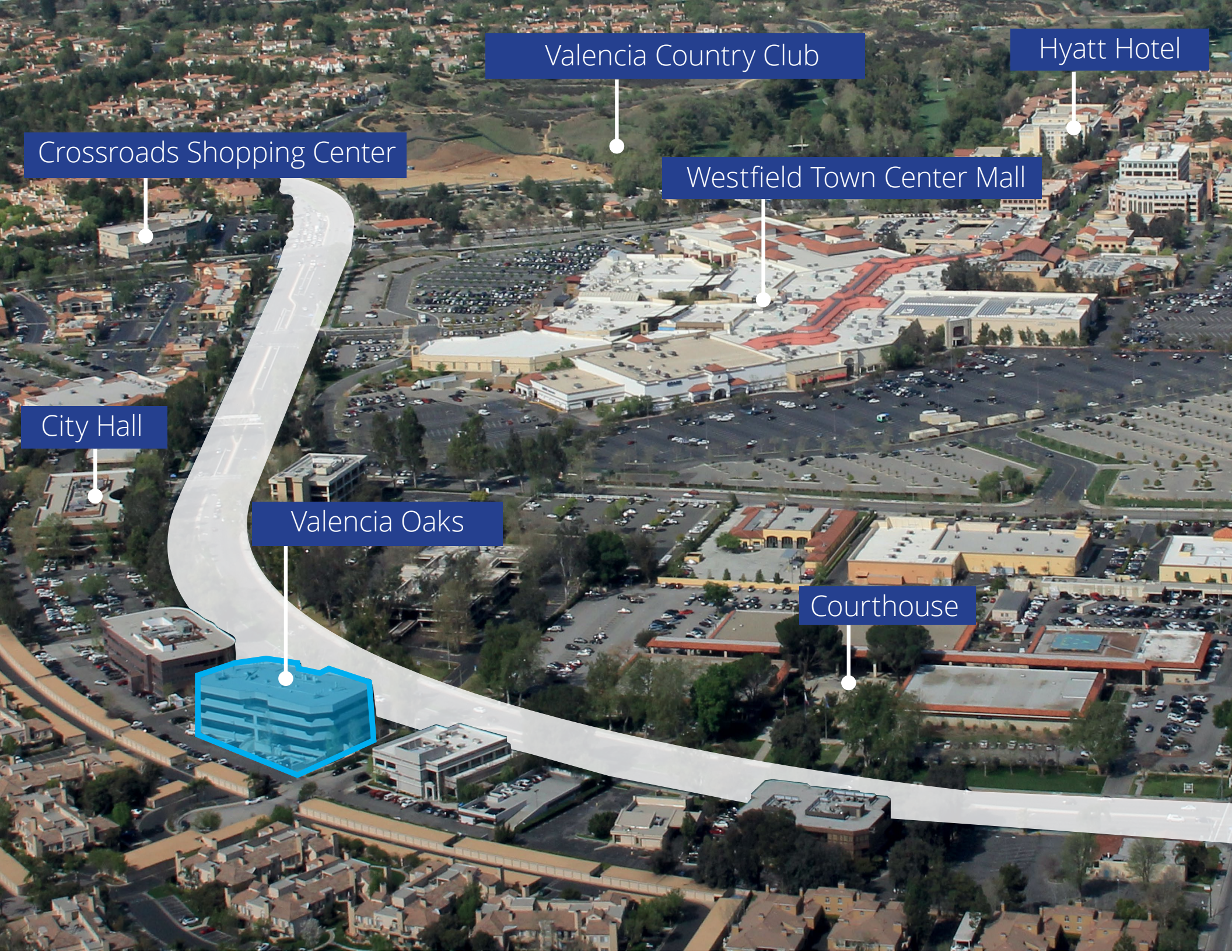
# Location



## Location Highlights:

- > Central Santa Clarita Valley Location
- > Walking Distance to Westfield Town Center Mall
- > Immediately Adjacent to City Hall and Courthouse
- > Close Proximity to Golden State (5) Freeway
- > Abundant Area Amenities (See Amenities Map)





Valencia Country Club

Hyatt Hotel

Crossroads Shopping Center

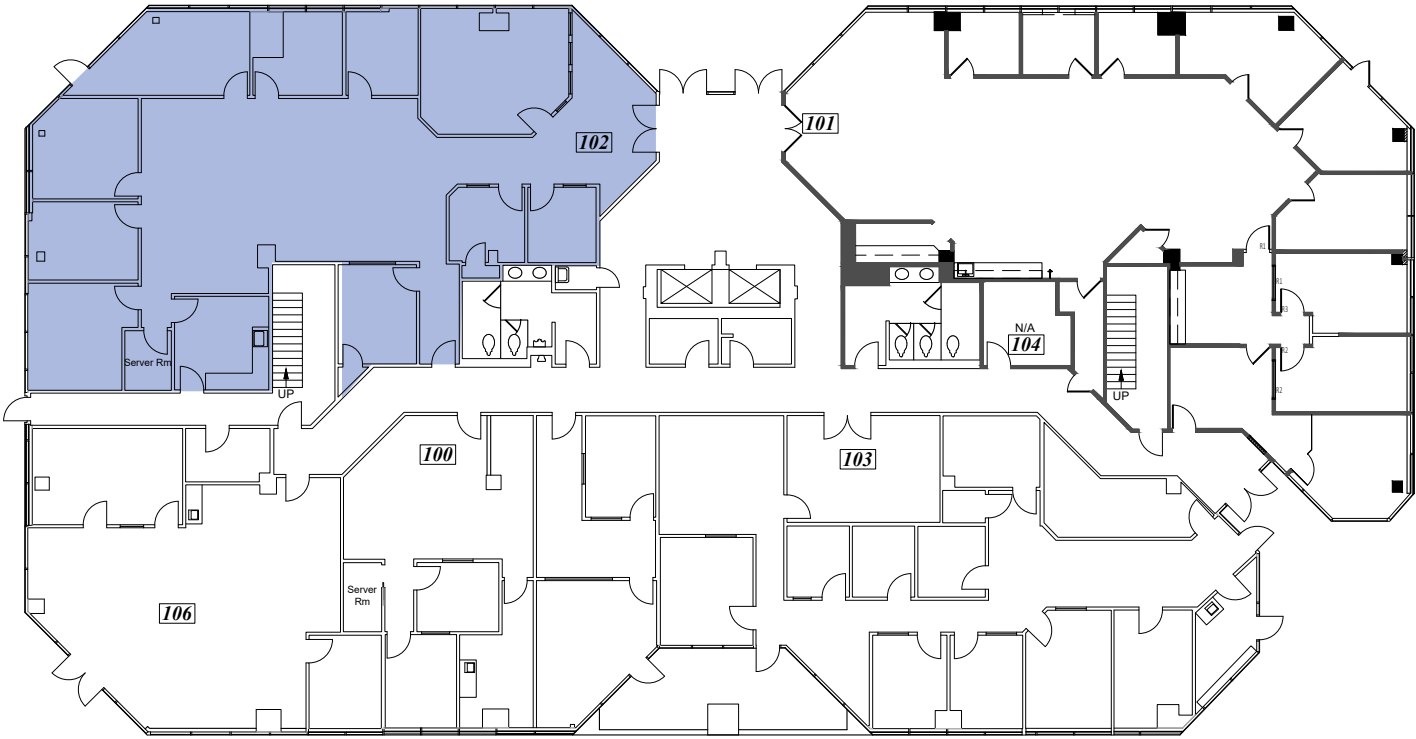
Westfield Town Center Mall

City Hall

Valencia Oaks

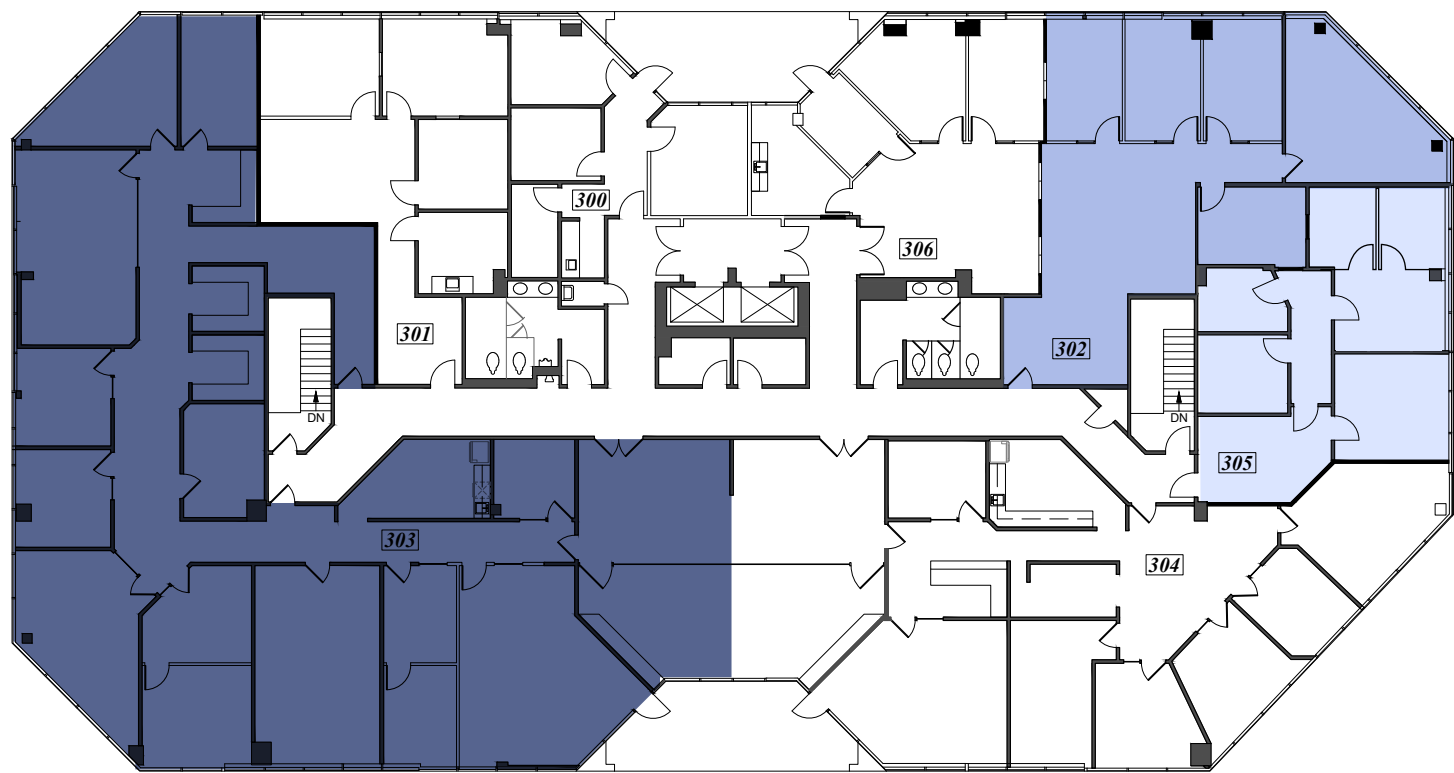
Courthouse

# Floor Plan - 1st Floor



| Suite | RSF   |
|-------|-------|
| 102   | 3,680 |

# Floor Plan - 3rd Floor



| Suite | RSF   |
|-------|-------|
| 305   | 1,179 |
| 302   | 1,799 |
| 303   | 5,798 |

\*Suites 302 & 305 are contiguous for 2,978 RSF