

Valencia Oaks

23822 Valencia Boulevard

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

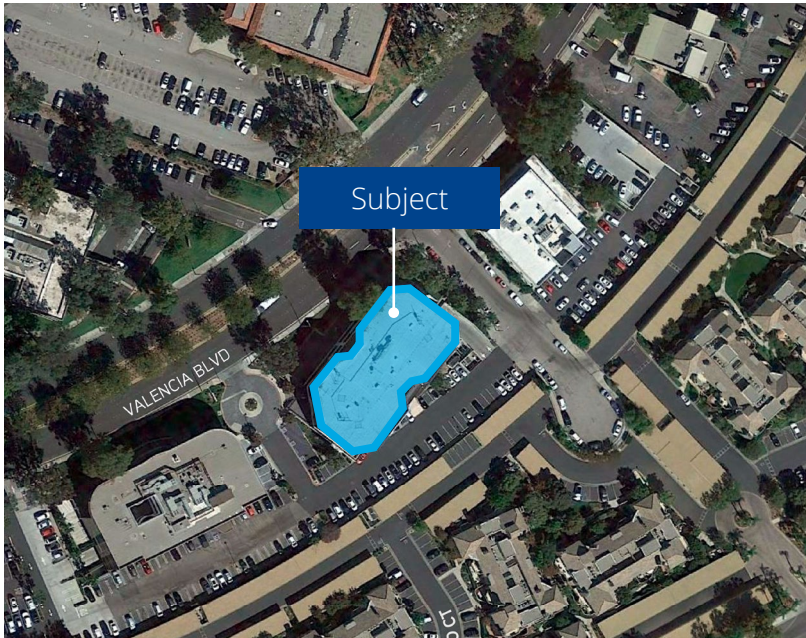
Suite #	Rsf	Rate/Rsf	Available
*206	845	\$2.65 FSG	Immediately
*208	910	\$2.65 FSG	Immediately
205	962	\$2.65 FSG	Immediately
**209	1,533	\$2.65 FSG	Immediately
302	1,799	\$2.65 FSG	Immediately
200	1,905	\$2.65 FSG	Immediately
102	3,680	\$2.65 FSG	Immediately

*Suites 206 & 208 are Contiguous for a total of 1,755 RSF

**Suites 208 & 209 are contiguous for a total of 2,443 RSF



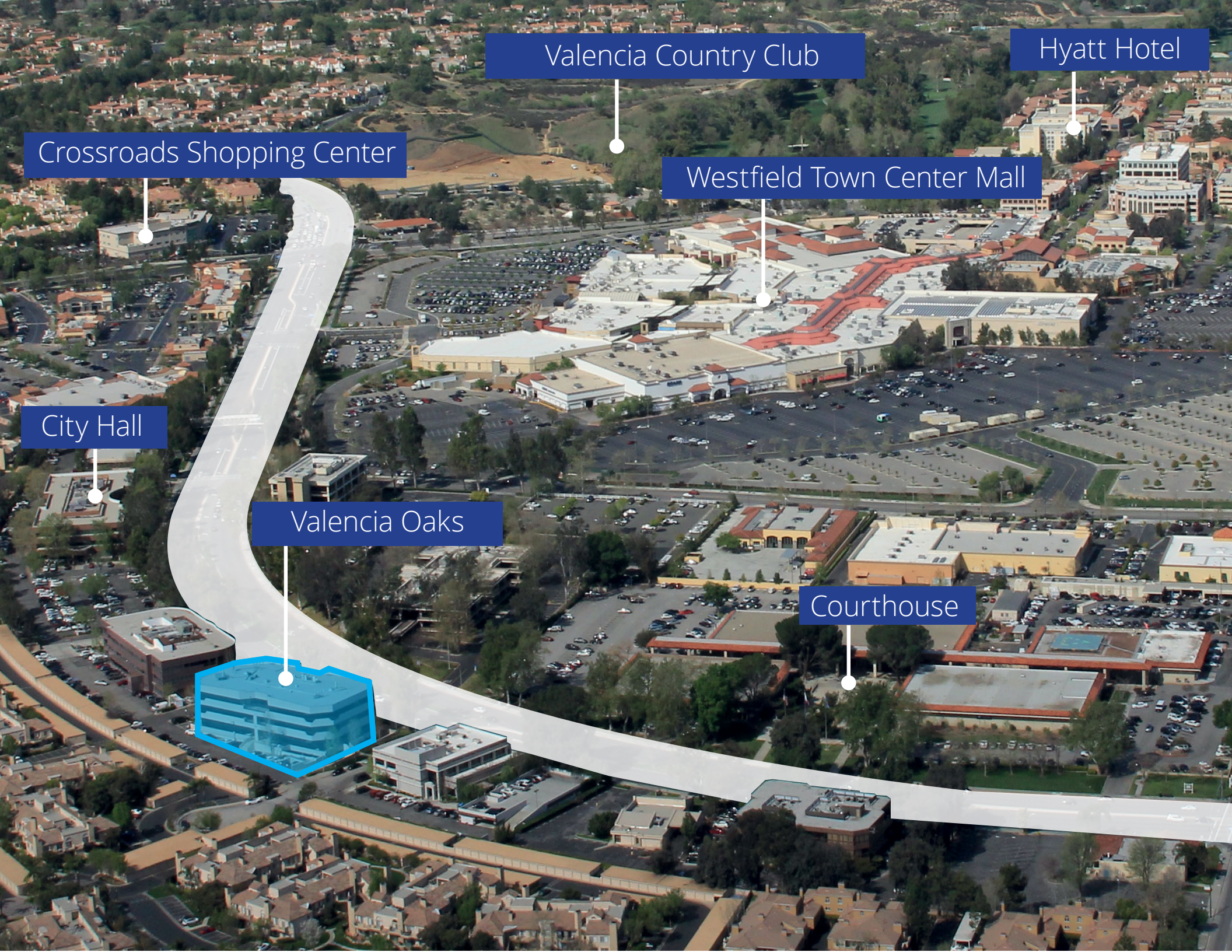
Location



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

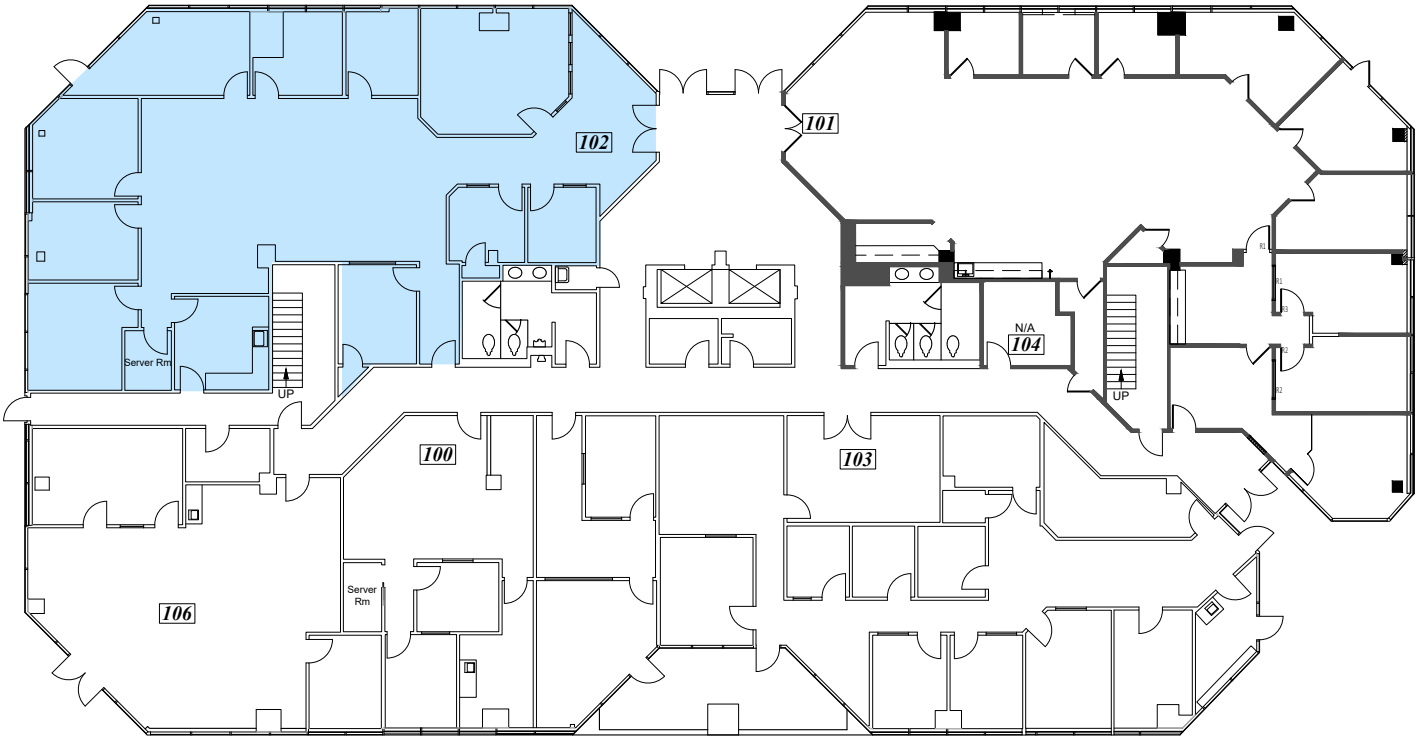
Westfield Town Center Mall

City Hall

Valencia Oaks

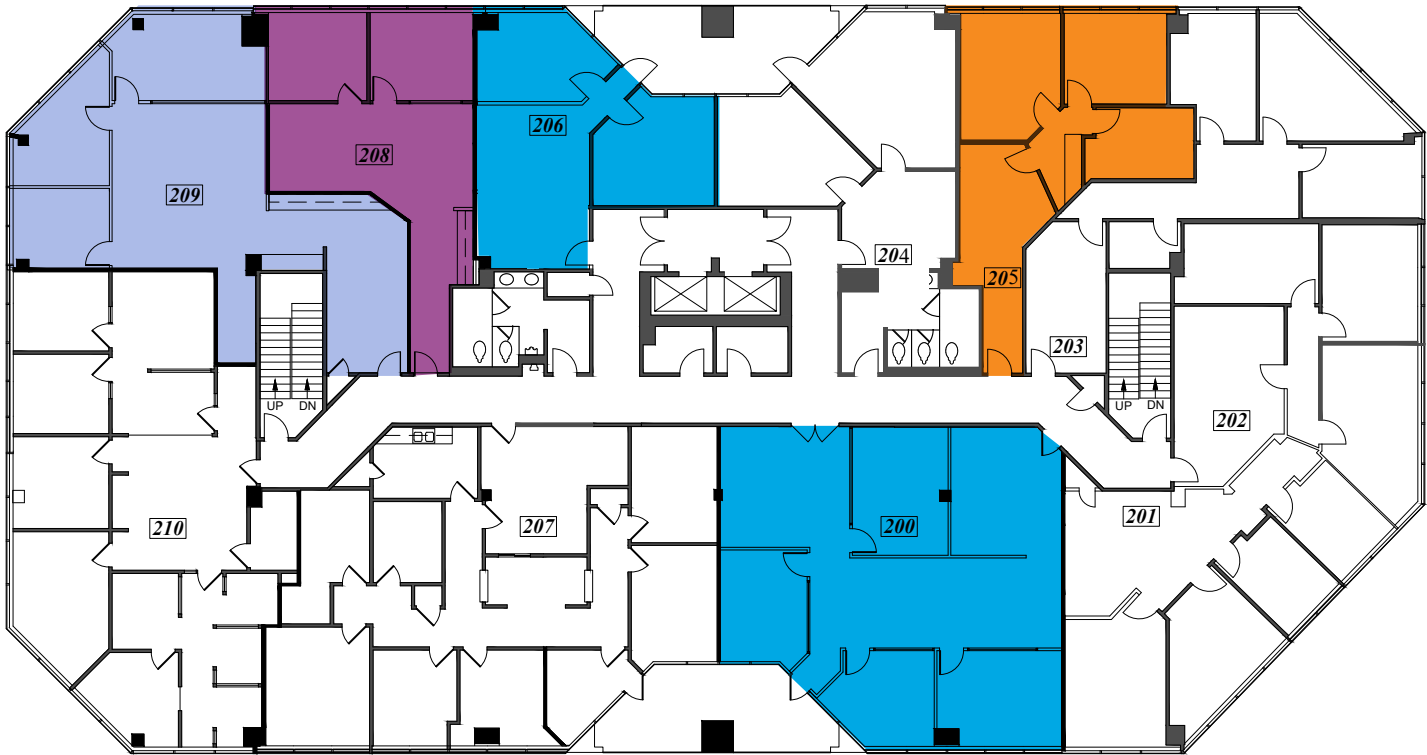
Courthouse

Floor Plan - 1st Floor



Suite	RSF
102	3,680

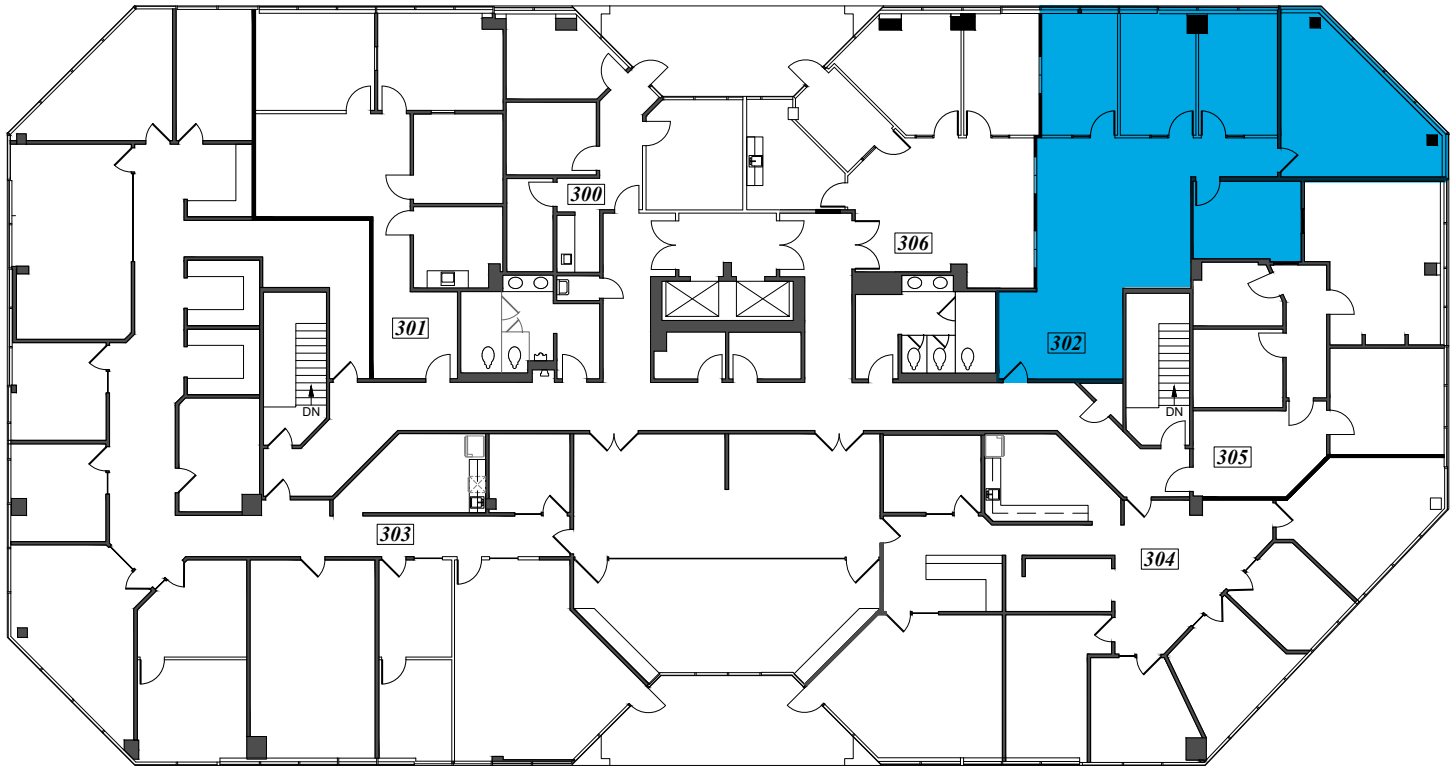
Floor Plan - 2nd Floor



	Suite	RSF
	*206	845
	*208	910
	205	962
	**209	1,533
	200	1,905

*Suites 206 & 208 are Contiguous for a total of 1,755 RSF
**Suites 208 & 209 are contiguous for a total of 2,443 RSF

Floor Plan - 3rd Floor - Potential Layout



Suite	RSF
302	1,799