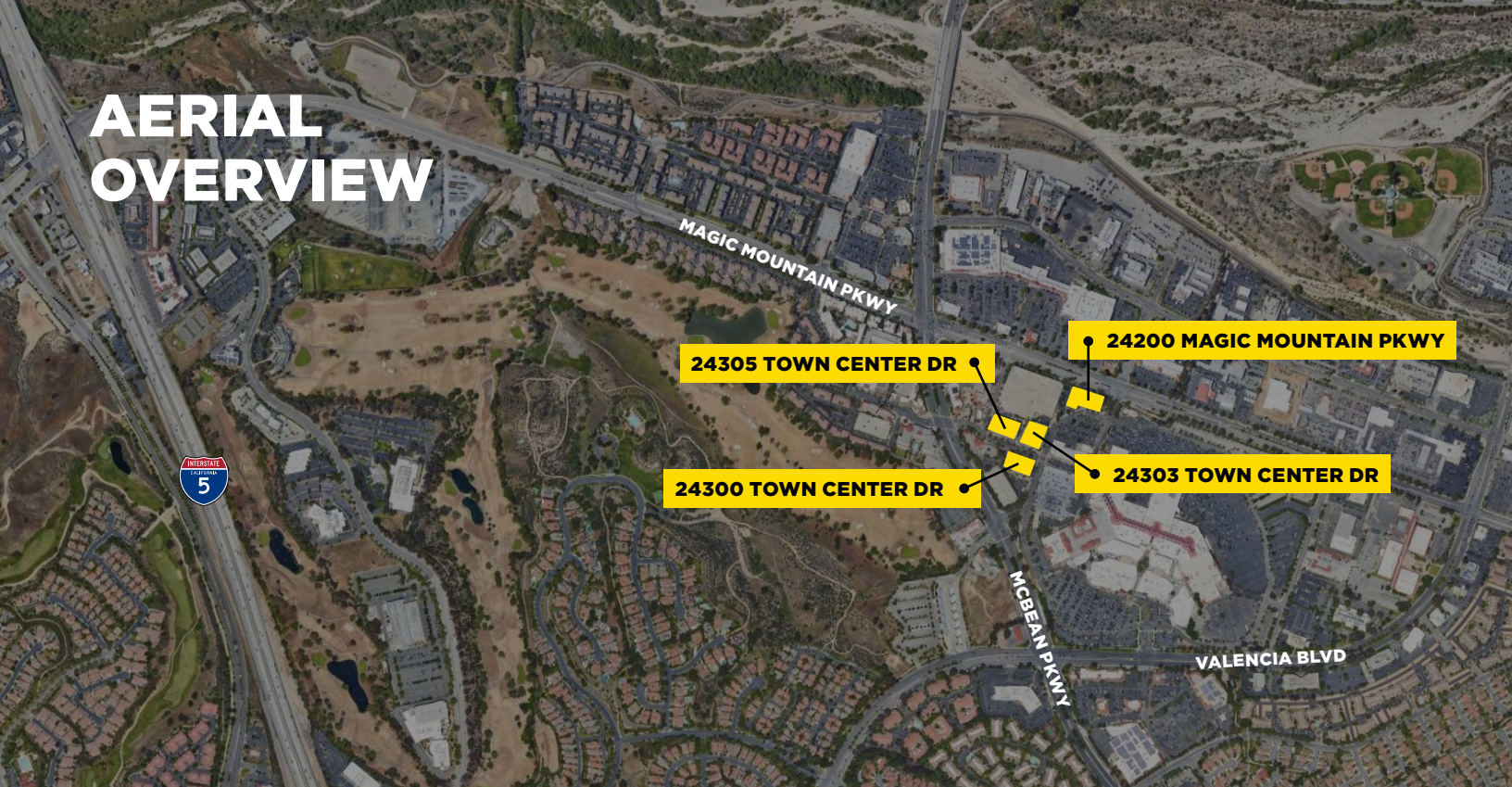


Valencia Town Center Campus

4 Building Campus, Up to 300K RSF
Available for Sublease Immediately
\$1.99/SF FSG Rental Rate



AERIAL OVERVIEW



24300 TOWN CENTER DR | 31,800 RSF



24305 TOWN CENTER DR | 90,617 RSF



24303 TOWN CENTER DR | 60,031 RSF



24200 MAGIC MOUNTAIN PKWY | 107,173 RSF



AVAILABLE SPACE

Up to 300K RSF



24300 TOWN CENTER DR

4,353 RSF

1st Floor

9,501 RSF

2nd Floor

17,945 RSF

3rd Floor

31,800 RSF

Total SF

24303 TOWN CENTER DR

20,378 RSF

2nd Floor

20,220 RSF

3rd Floor

19,433 RSF

4th Floor

60,031 RSF

Total SF

24305 TOWN CENTER DR

5,485 RSF

1st Floor

21,485 RSF

2nd Floor

21,272 RSF

3rd Floor

21,199 RSF

5th Floor

21,176 RSF

6th Floor

90,617 RSF

Total SF

24200 MAGIC MOUNTAIN PKWY

3,060 RSF

1st Floor

25,940 RSF

2nd Floor

26,095 RSF

3rd Floor

26,087 RSF

4th Floor

25,991 RSF

5th Floor

107,173 RSF

Total SF

PROJECT HIGHLIGHTS

-300,000 SF of high-performing office and retail space.

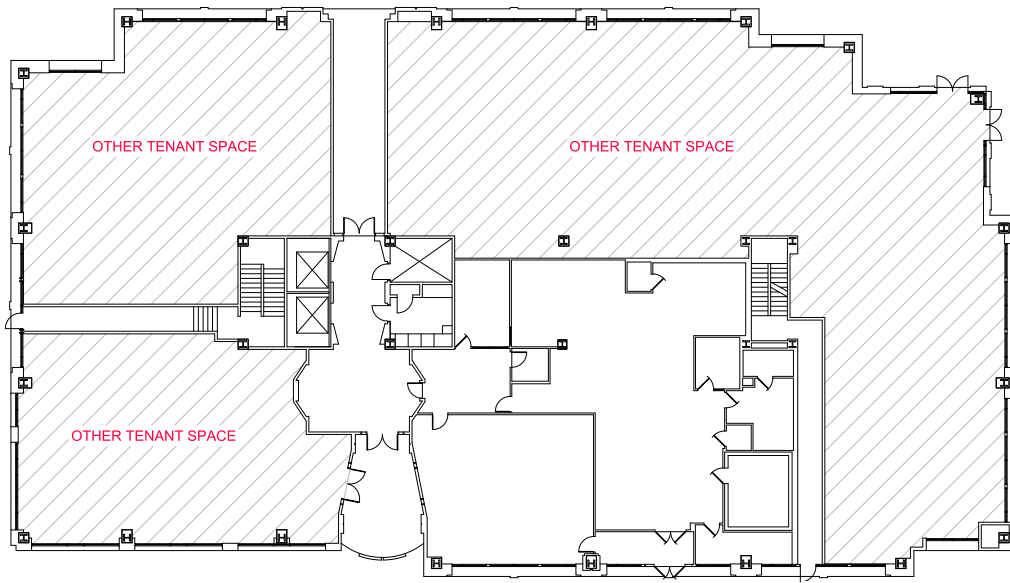
In-line with Westfield Valencia Town Center regional mall, the 244-room Hyatt Valencia & Santa Clarita Conference Center, a 12-screen Edwards Multiplex IMAX theater, 551 luxury apartment units, and a 57,000 SF athletic club.

- 4 "Class A" office buildings
- 4.00/1,000 free parking
- Lease term through 3/31/2026 (longer term available)

- Additional space may be available
- Furniture may be available
- 24200 Magic Mountain Pkwy occupied through 3/2026



1st Floor



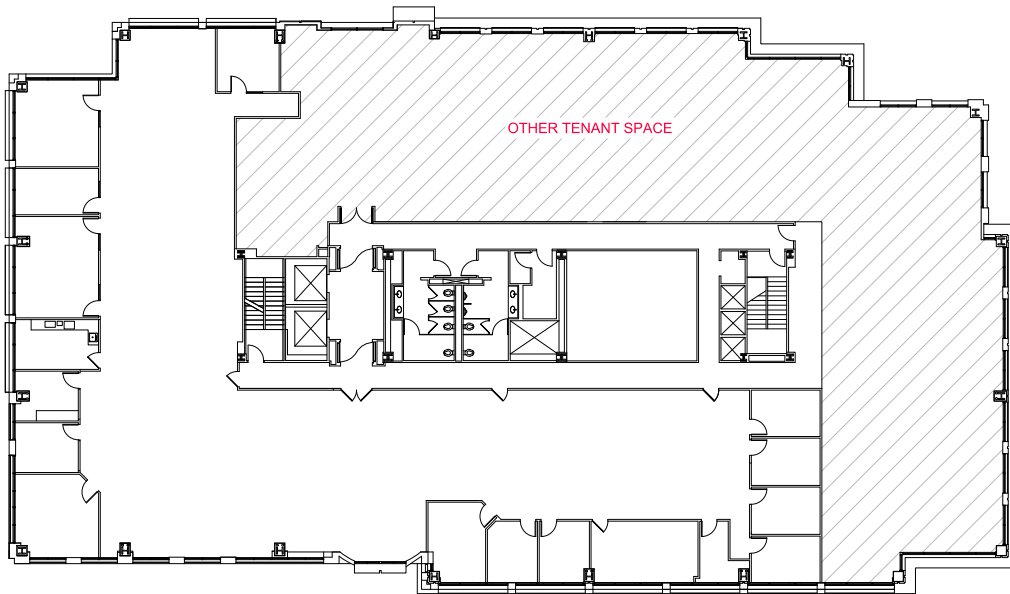
**24300
TOWN
CENTER
DR**

**24303
TOWN
CENTER
DR**

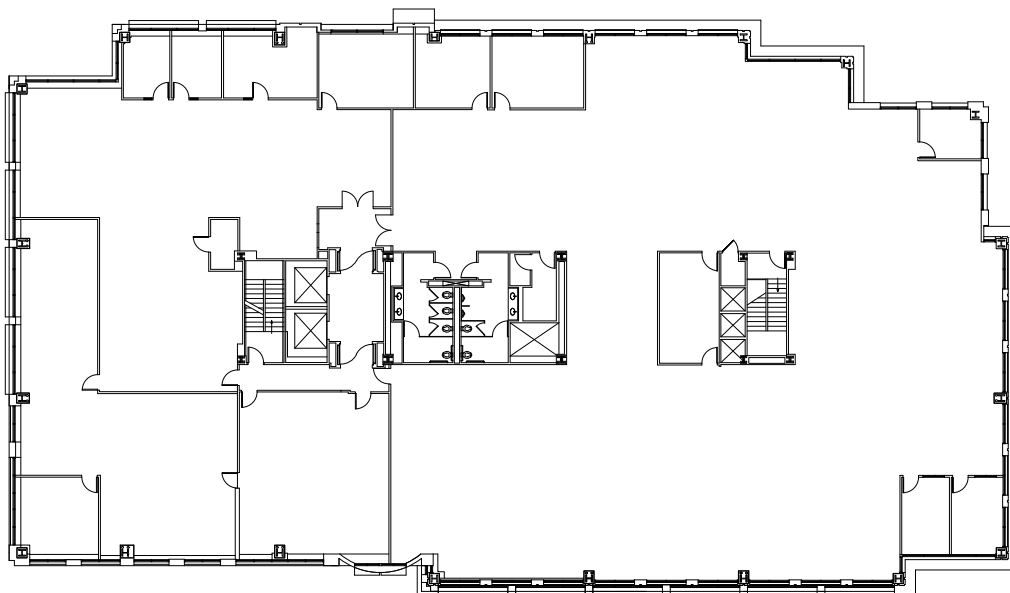
**24305
TOWN
CENTER
DR**

**24200
MAGIC
MOUNTAIN
PKWY**

2nd Floor



3rd Floor



24300
TOWN
CENTER
DR

24303
TOWN
CENTER
DR

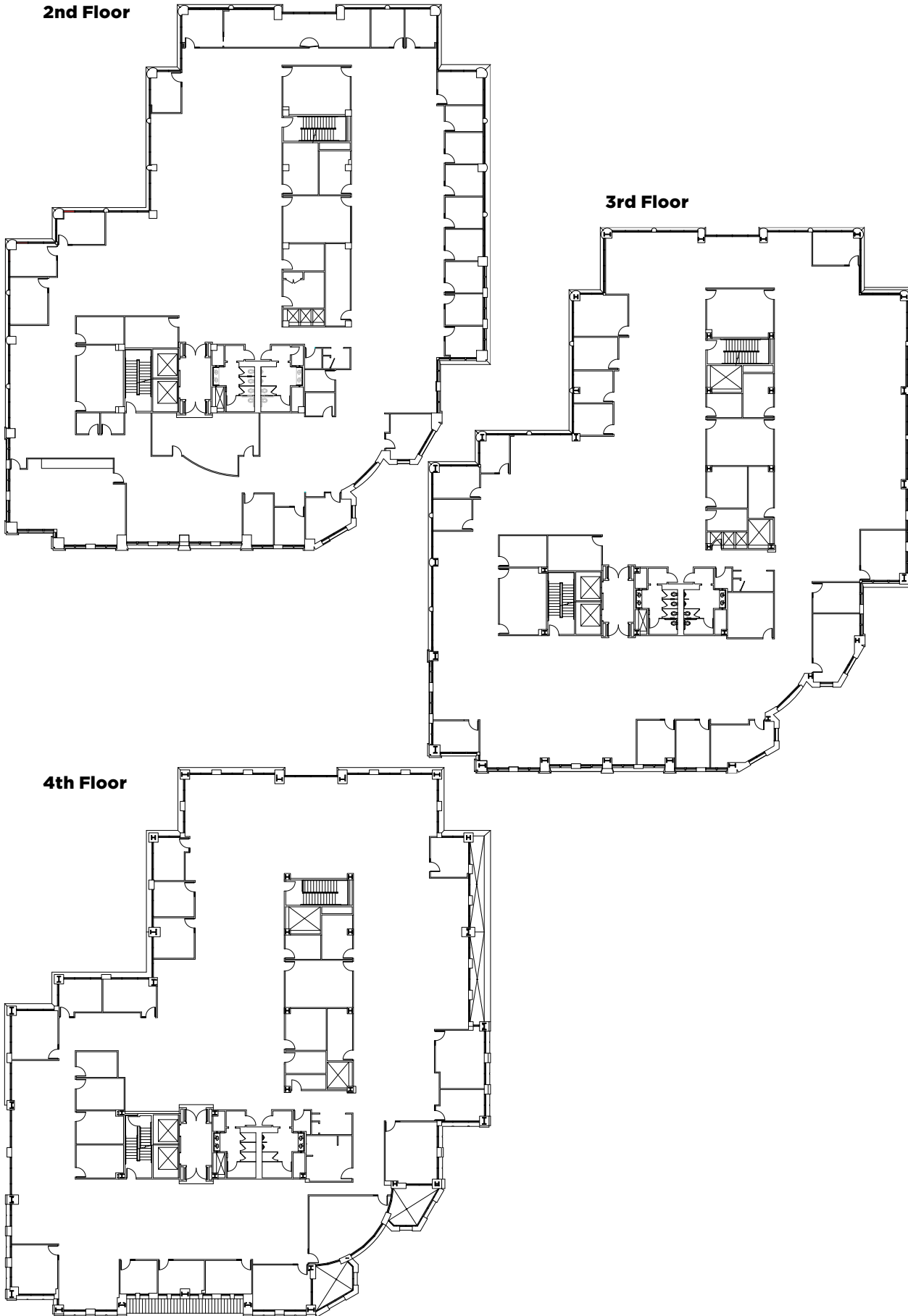
24305
TOWN
CENTER
DR

24200
MAGIC
MOUNTAIN
PKWY

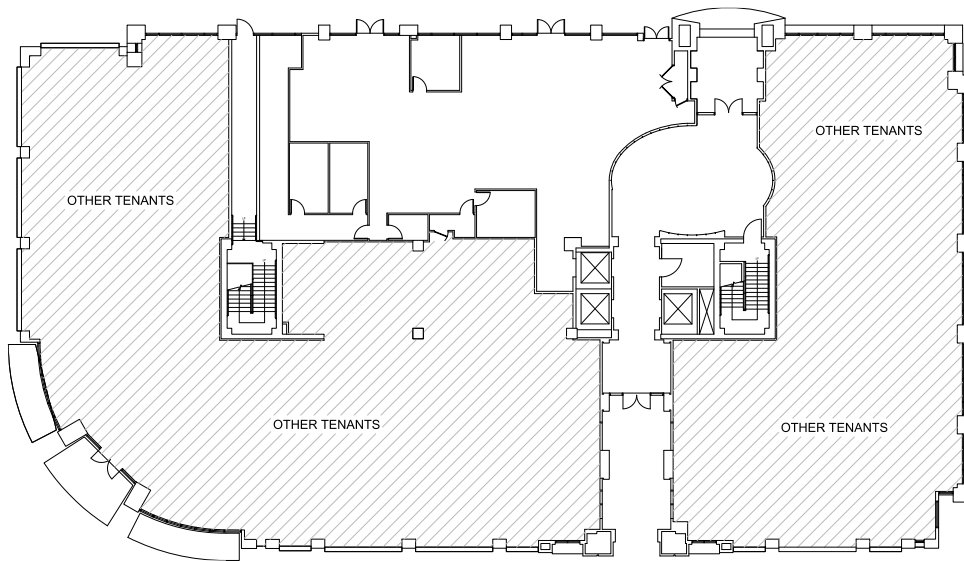
2nd Floor

3rd Floor

4th Floor



1st Floor



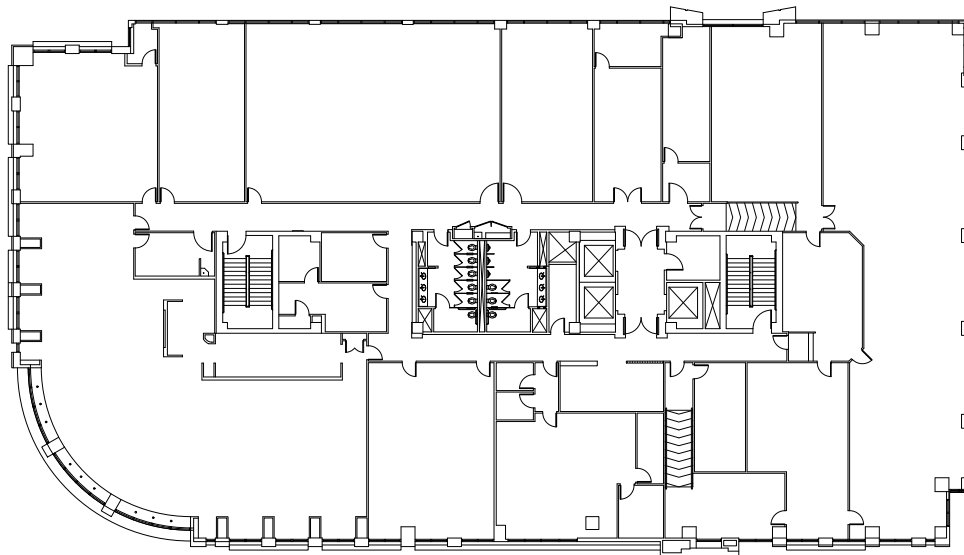
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TOWN
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24303
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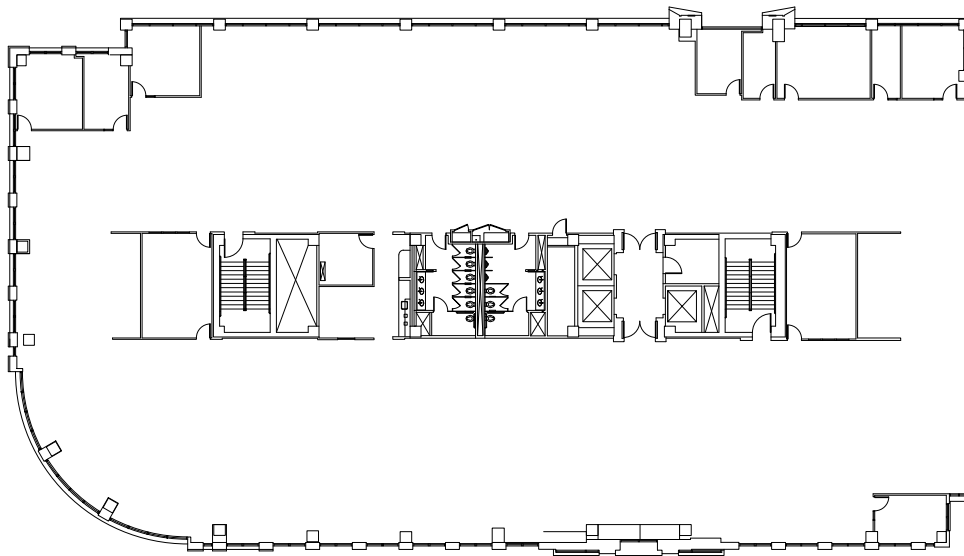
24305
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24200
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PKWY

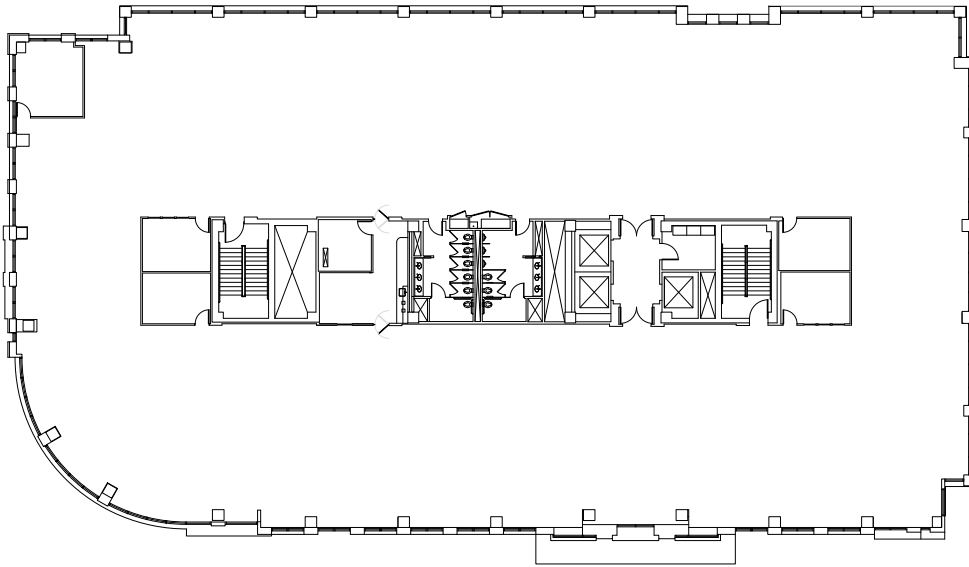
2nd Floor



3rd Floor



4th Floor



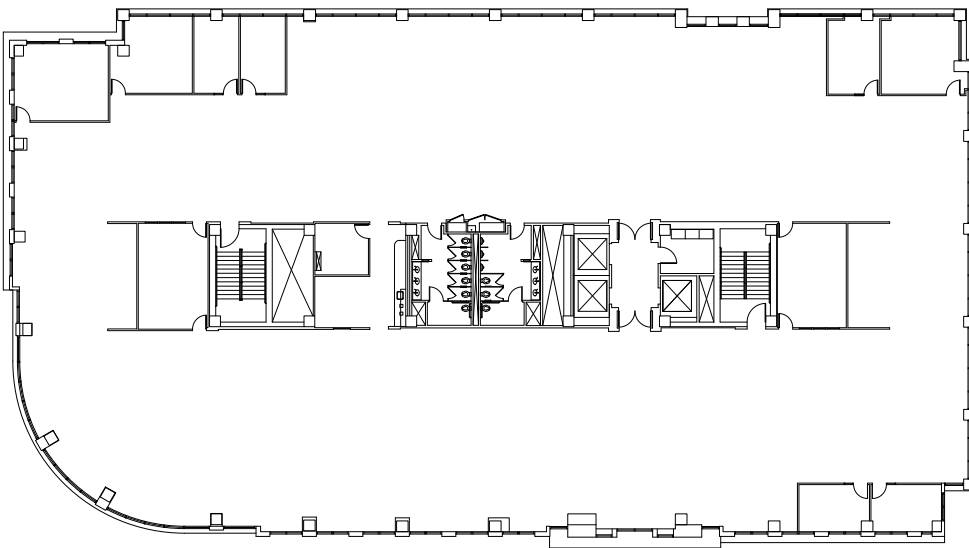
24300
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24303
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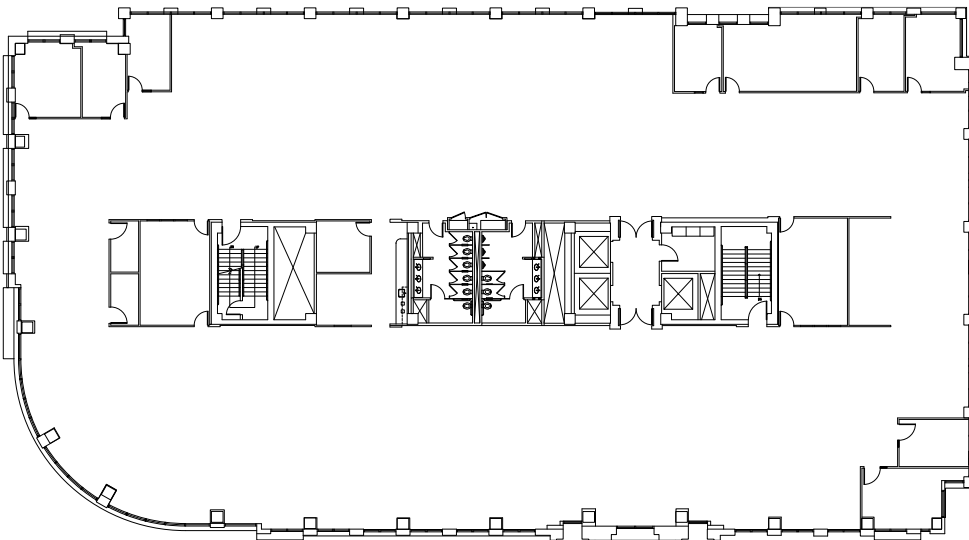
24305
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24200
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MOUNTAIN
PKWY

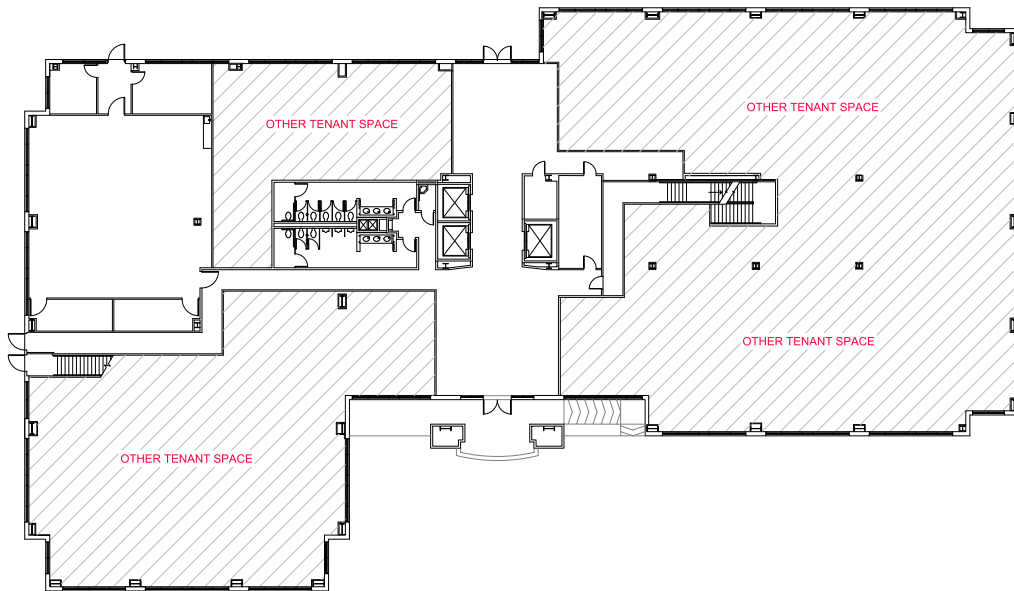
5th Floor



6th Floor



1st Floor



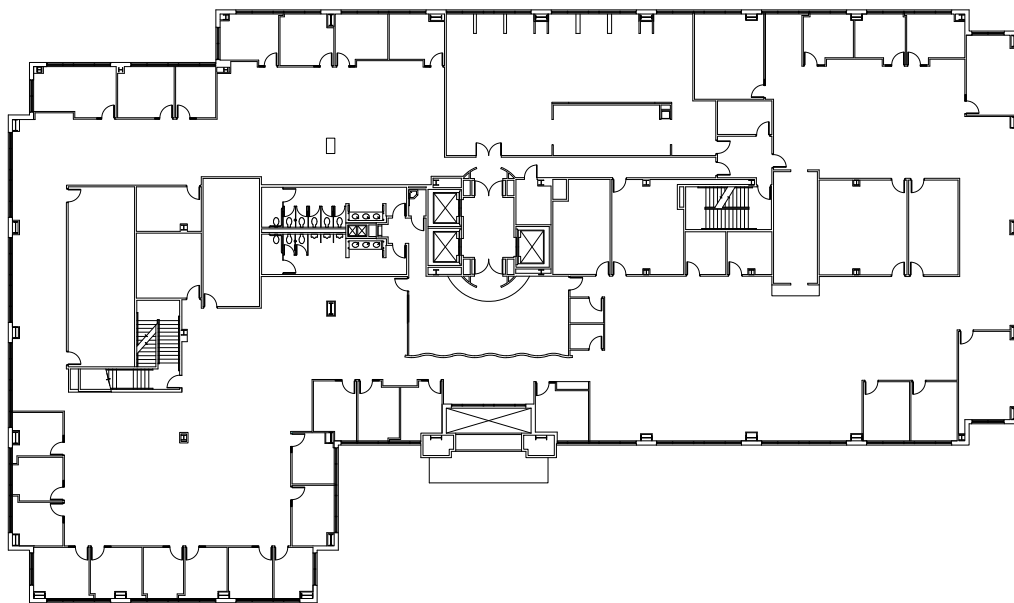
24300
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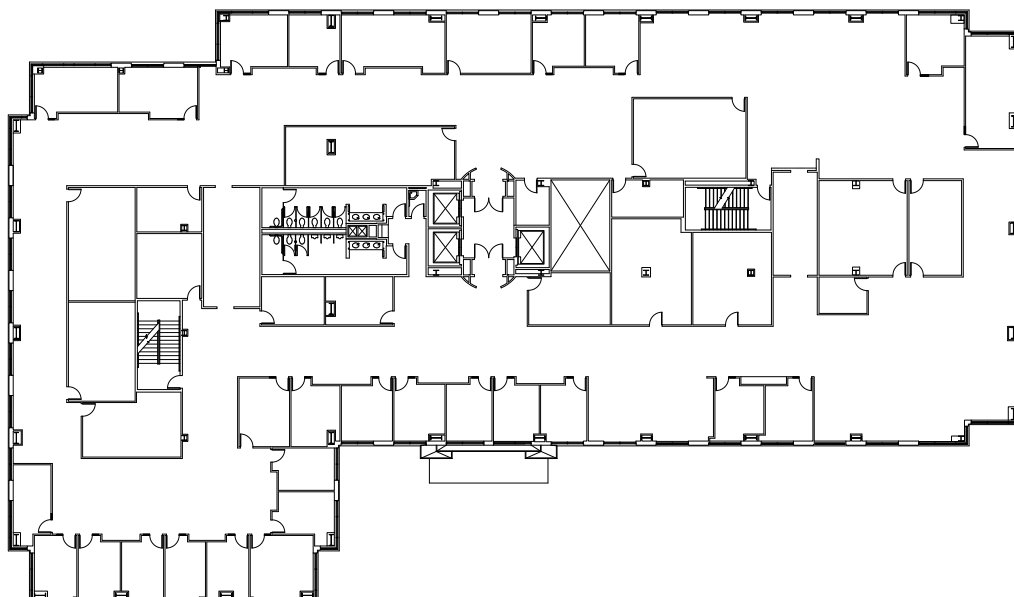
24305
TOWN
CENTER
DR

24200
MAGIC
MOUNTAIN
PKWY

2nd Floor



3rd Floor



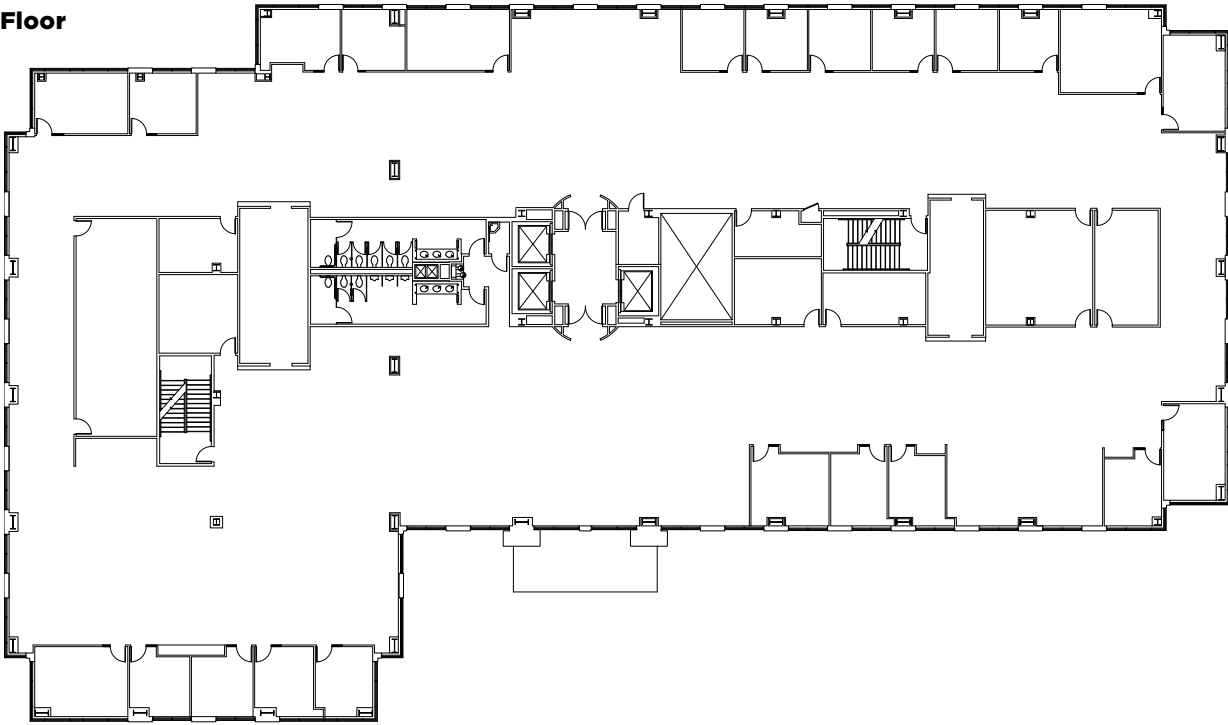
24300
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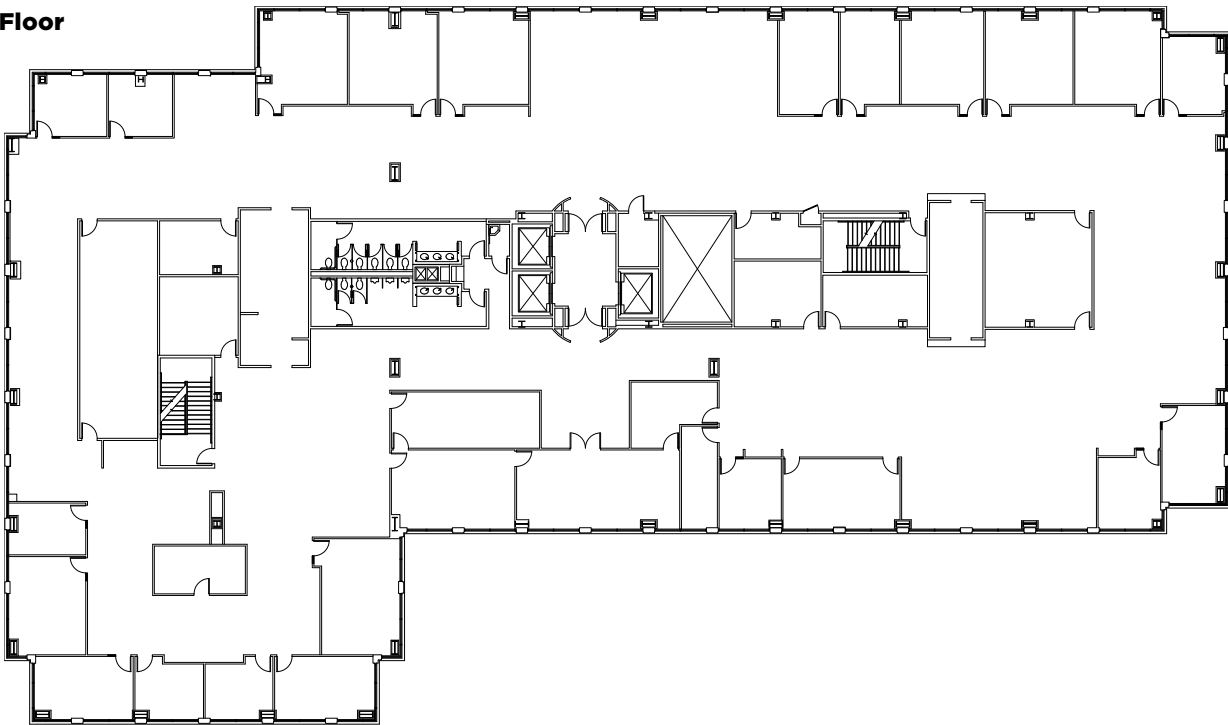
24305
TOWN
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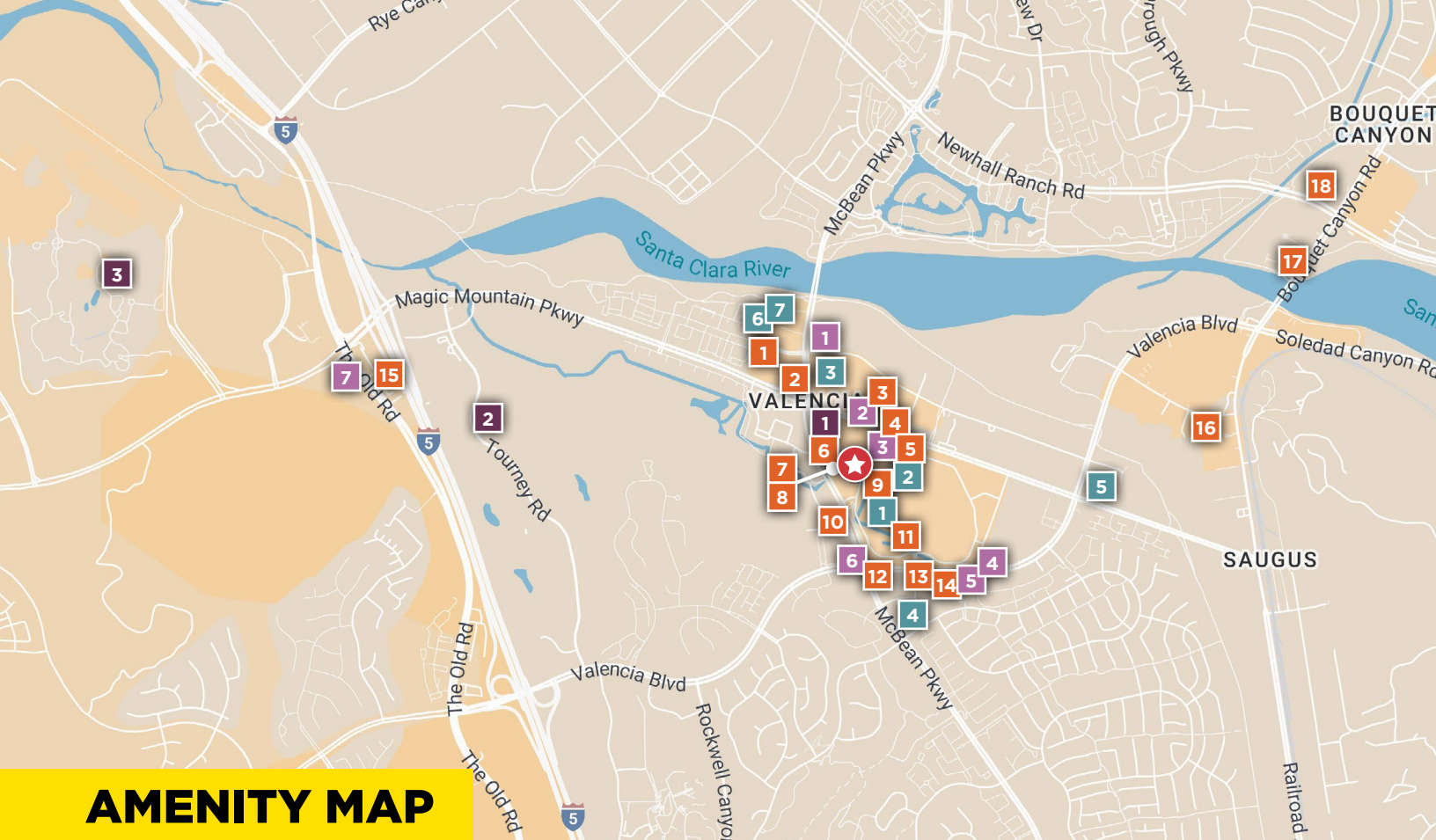
24200
MAGIC
MOUNTAIN
PKWY

4th Floor



5th Floor





AMENITY MAP

Food & Drink

- | | |
|---------------------------|-------------------------|
| 1. Peet's Coffee | 10. Starbucks |
| 2. Olive Garden | 11. Lazy Dog Restaurant |
| 3. Sprouts | 12. Corner Bakery |
| 4. Mimi's Cafe | 13. Islands |
| 5. Chick-Fil-A | 14. Whole Foods |
| 6. Chipotle | 15. In-N-Out Burger |
| 7. BJ's Restaurant | 16. Stonefire Grill |
| 8. Larsen's Steakhouse | 17. In-N-Out Burger |
| 9. The Cheesecake Factory | 18. Trader Joe's |

Shopping

- | | |
|--------------------------------|-------------------|
| 1. Macy's Valencia Town Center | 4. Barnes & Noble |
| 2. Target | 5. Nordstrom Rack |
| 3. Kohl's | 6. T.J. Maxx |

Services

1. USPS
2. Wells Fargo Bank
3. City National Bank
4. Bank of America
5. Chase
6. Shell
7. Chevron

Entertainment

1. Regal Edwards Cinema
2. Valencia Country Club
3. Six Flags Magic Mountain

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