



25115 AVENUE STANFORD

VALENCIA, CALIFORNIA

For more information,
please contact:

RICHARD RAMIREZ

First Vice President
+1 818 907 4639
richard.ramirez@cbre.com

CRAIG PETERS

Vice Chairman
+1 818 907 4616
craig.peters@cbre.com

CBRE

FOR LEASE: 612 SF - 1,720 SF
SUITES AVAILABLE IMMEDIATELY

25115 AVENUE STANFORD
VALENCIA, CALIFORNIA



SPACE FEATURES

- :: Fiber Internet available!!!
- :: Full Service Gross leases
- :: Expansive windowline
- :: Extensively landscaped interior courtyard
- :: Available covered parking
- :: Outdoor break area
- :: Close proximity to retail amenities
- :: Easy access to I-5 and Hwy 126

BUILDING FEATURES

- :: **Year Built:** 1983
- :: **Elevators:** 2
- :: **Restrooms:** 2 per building per floor
- :: **Zoning:** SCBP
- :: **Parking:** 4.3/1,000

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SITE PLAN



BUILDING A

SUITE	SIZE (SF)	ASKING RATE*	NOTES
318	1,720	\$2.20	± Five (5) offices, bullpen & large private balcony. Suite renovation recently completed

BUILDING B

SUITE	SIZE (SF)	ASKING RATE*	NOTES
125	1,537	\$2.10	Three (3) offices, lobby, bullpen & storage
135	1,701	\$2.10	Two (2) offices, kitchen & open bullpen
240	612	\$2.10	One (1) private office & bullpen. Recently renovated, move-in ready

*Full Service Gross/Square Foot/Month

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FLOOR PLAN: 1ST FLOOR



BUILDING B

SUITE	SIZE (SF)	NOTES
125	1,537	Three (3) offices, lobby, bullpen & storage
135	1,701	Two (2) offices, kitchen & open bullpen

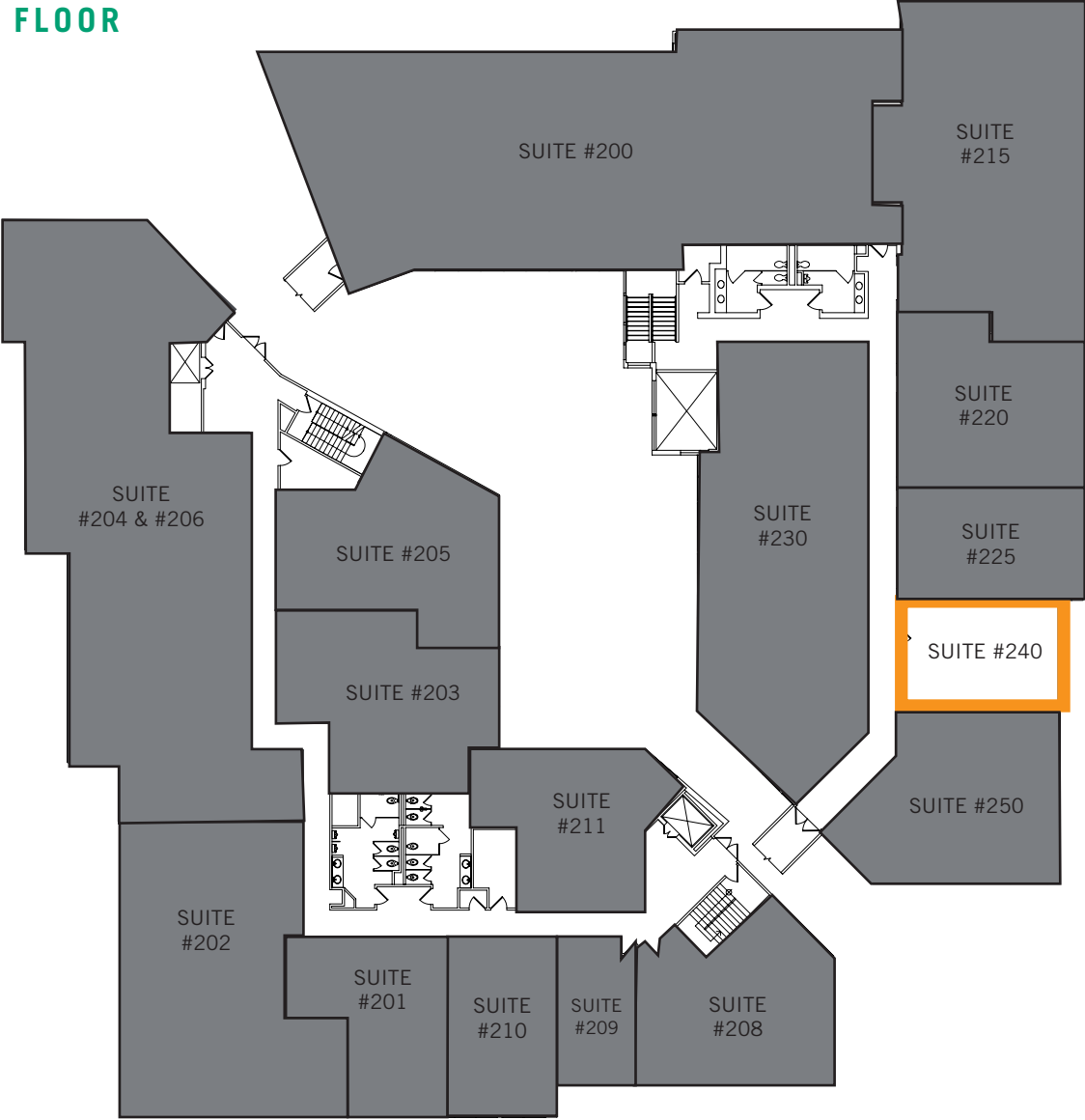
BUILDING A

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FLOOR PLAN: 2ND FLOOR

BUILDING A



BUILDING B

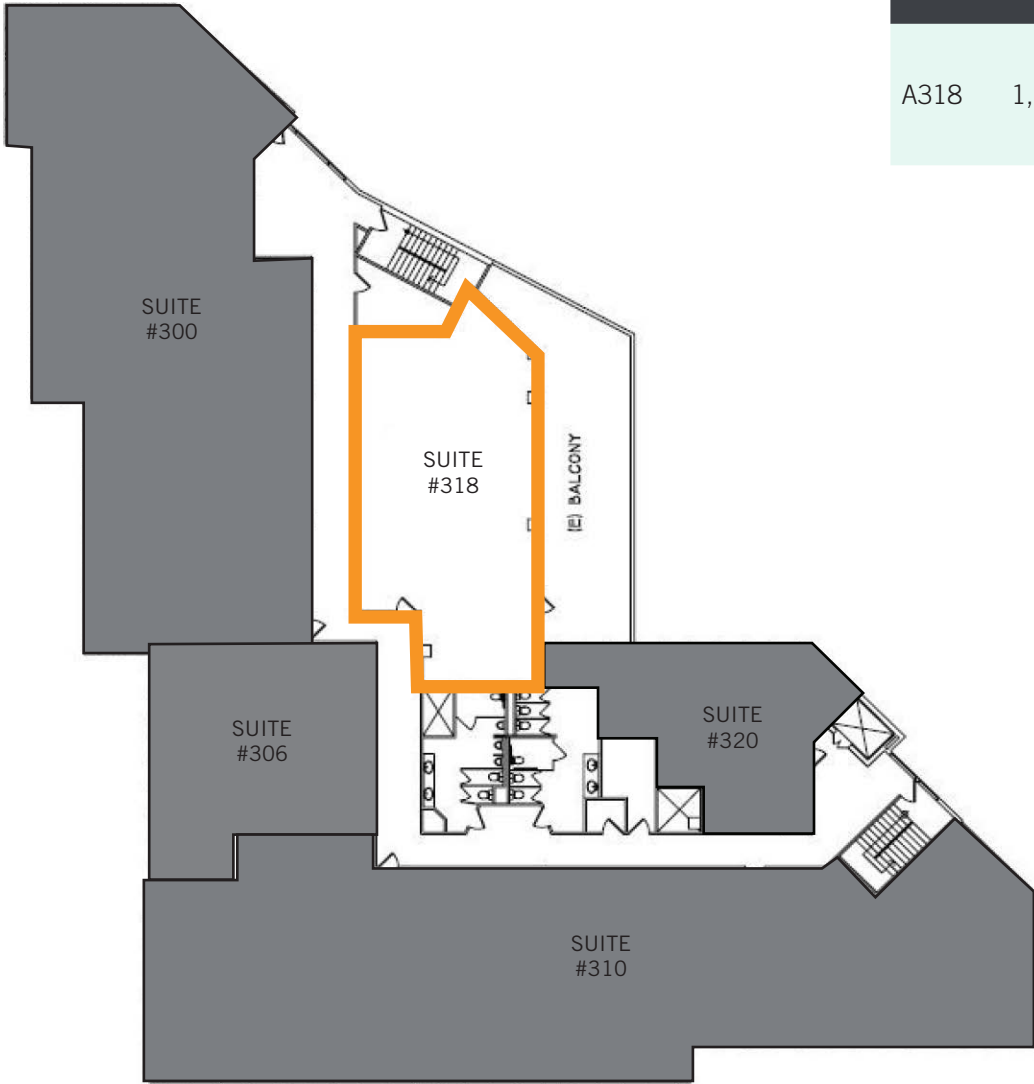
SUITE	SIZE (SF)	NOTES
B240	612	One (1) private office & bullpen. Recently renovated, move-in ready

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BUILDING A
FLOOR PLAN: 3RD FLOOR

SUITE	SIZE (SF)	PRICE	NOTES
A318	1,720	\$2.20 FSG	± Five (5) offices, bullpen & large private balcony. Suite renovation recently completed

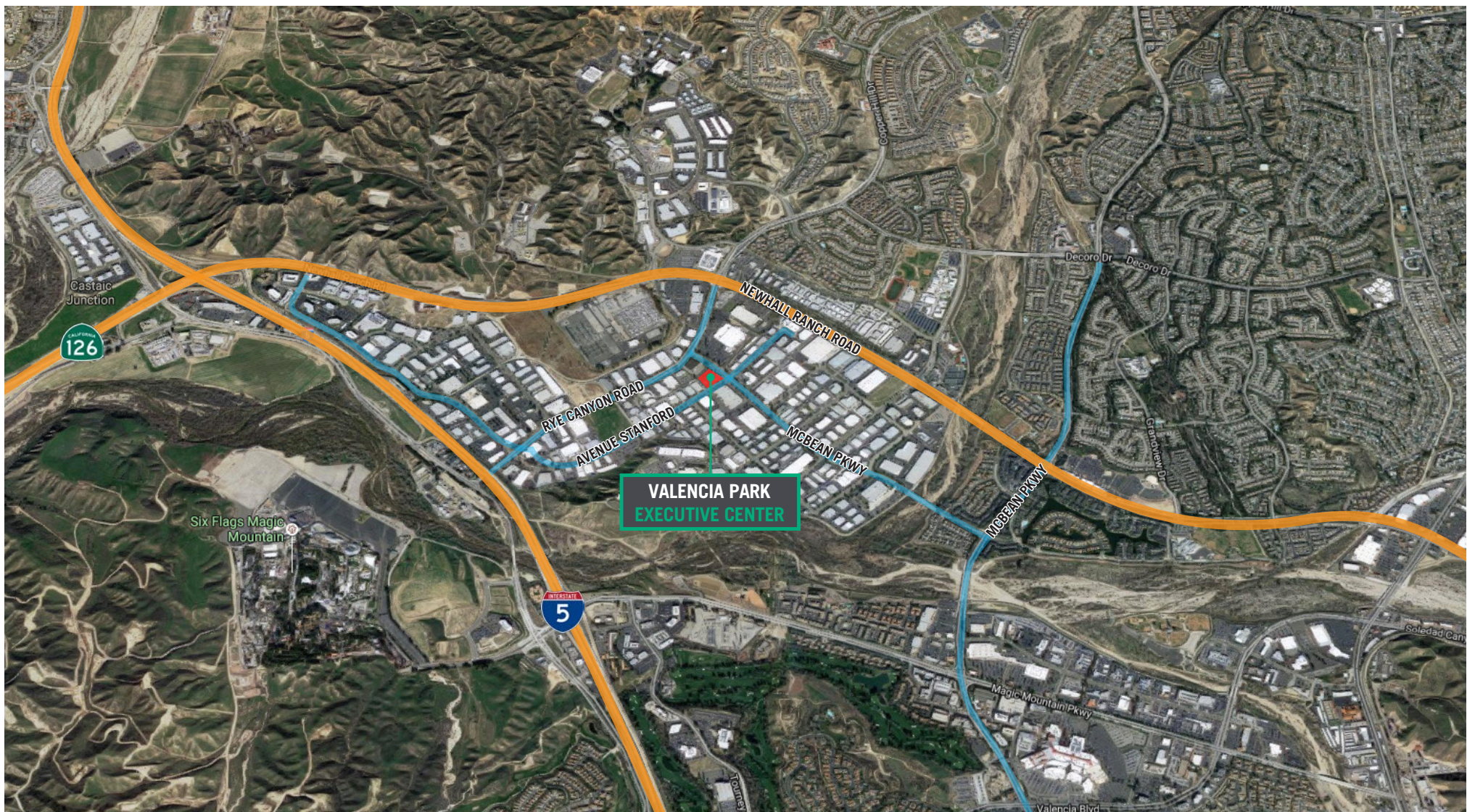


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PROPERTY AERIAL



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