



Unit 200

28212 Kelly Johnson Pkwy, Valencia, CA 91355

FOR SALE OR LEASE



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Unit 200

\$2,550,000

Position your business for success in this exceptional opportunity to own a professional medical office suite in the heart of Valencia's premier medical and business corridor. Suite 200 consists of approximately 6,077 RSF and currently occupied by a wound care practice, offering an ideal setup for a variety of professional or medical users. The suite is located on the second floor and features a well-designed floor plan with high ceilings, abundant natural light, glass-lined private offices, a spacious conference room, reception area, kitchen, and numerous interior upgrades throughout. Additional building amenities include dual elevator access, controlled entry, and a premium location within the complex. This high-image office/medical property is strategically positioned in the heart of Valencia, within the City of Santa Clarita, and offers convenient access to major amenities including Valencia Town Center, Henry Mayo Newhall Hospital, the Hyatt Regency and Conference Center, restaurants, hotels, fitness centers, golf courses, Six Flags...

For more information visit:

<https://www.loopnet.com/Listing/28212-Kelly-Johnson-Pkwy-Valencia-CA/40501601/>

For Lease

Asking Rate: \$2.30 NNN

Term: 2-5 Years

Parking: 4.61 / 1,000

For Sale

Price: \$2,550,000

Property Type: Office

Property Subtype: Medical

Building Class: B

Sale Type: Investment or Owner User

Lot Size: 5.41 AC

Gross Building Area: 6,077 SF

Rentable Building Area: 6,077 SF

No. Stories: 1

Year Built: 2006

Tenancy: Single

Parking Ratio: 4.61/1,000 SF

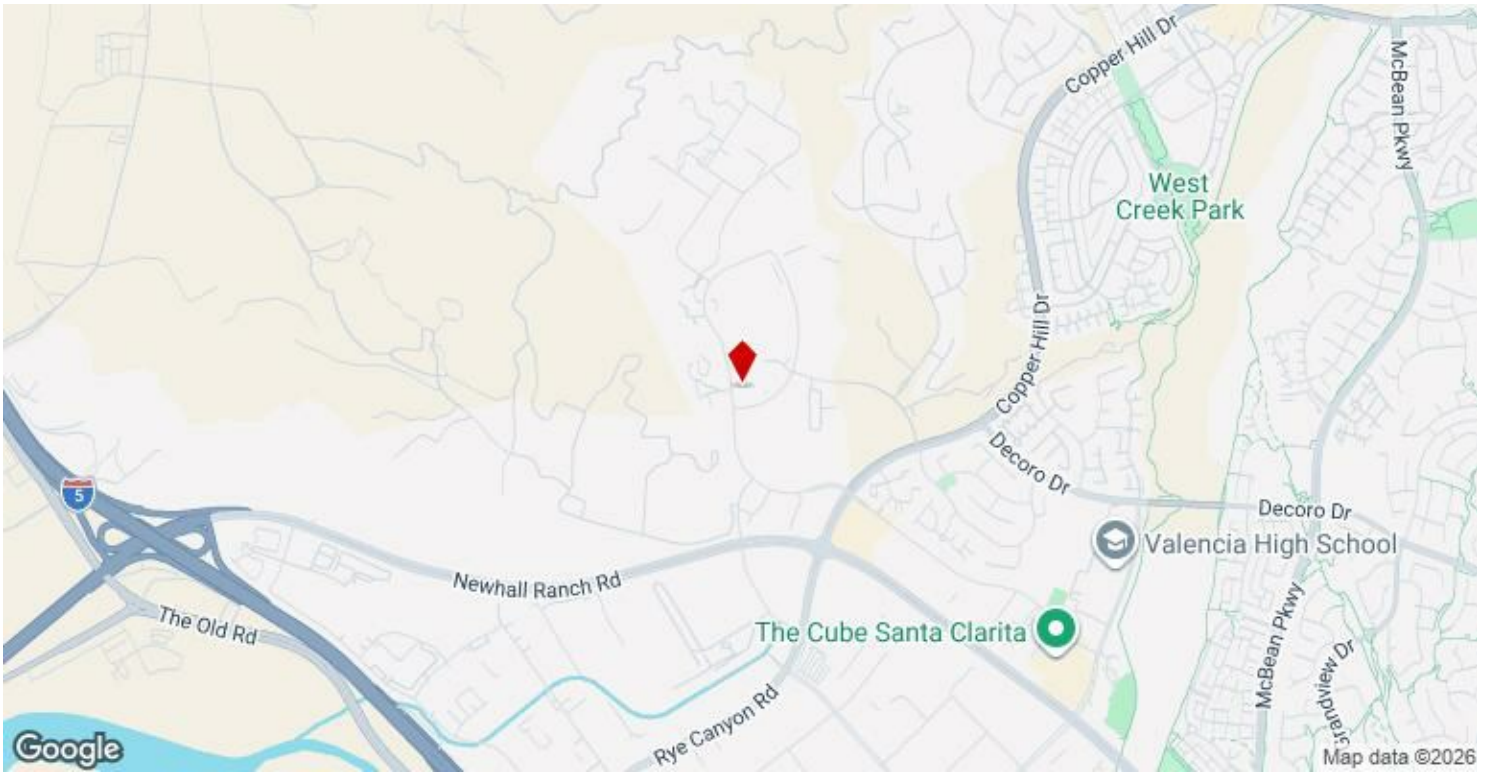
Zoning Description: SCBP

APN / Parcel ID: 2866-047-147

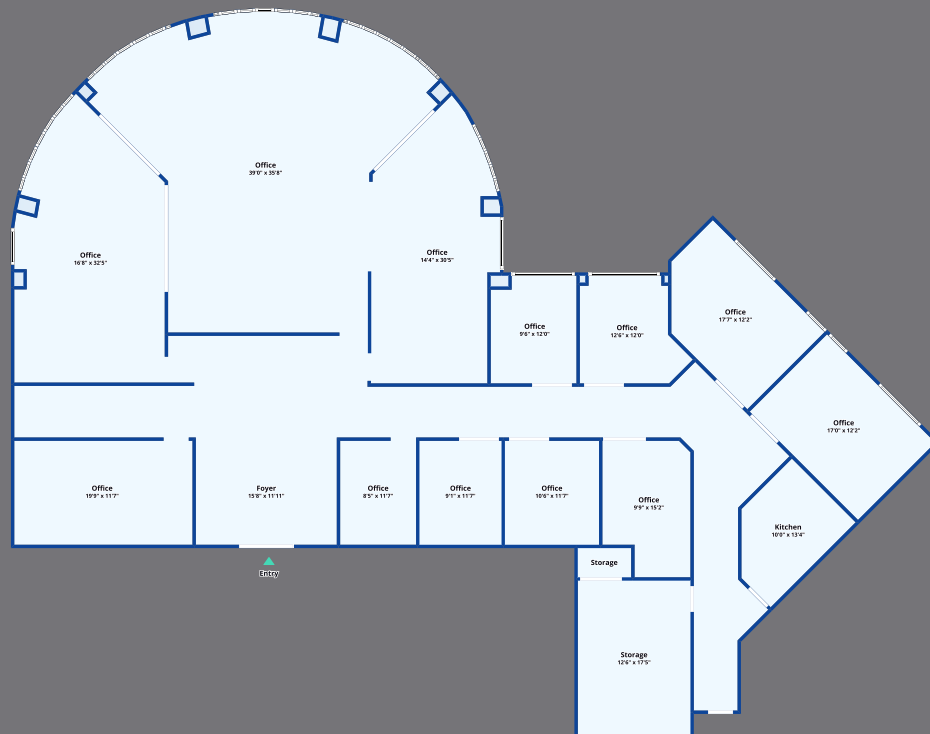
Walk Score ®: 50 (Fairly friendly)



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FLOOR PLAN

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

