

FOR SALE OR LEASE

29033 AVENUE SHERMAN

VALENCIA, CA 91355

SUITE 201 - FLEX SPACE



STRATTONCRE.COM



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SUITE 201 – FLEX SPACE

FOR SALE

\$1,690,000 – \$282.61/SF

FOR LEASE

\$7,000/Mo. – \$1.17/SF/NNN
\$0.52/SF/Mo. Net Charges



Robert Stratton

CEO/President – DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com

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SUITE 201 - 5.980 SQ.FT.



OFFERING SUMMARY

29033 AVENUE SHERMAN

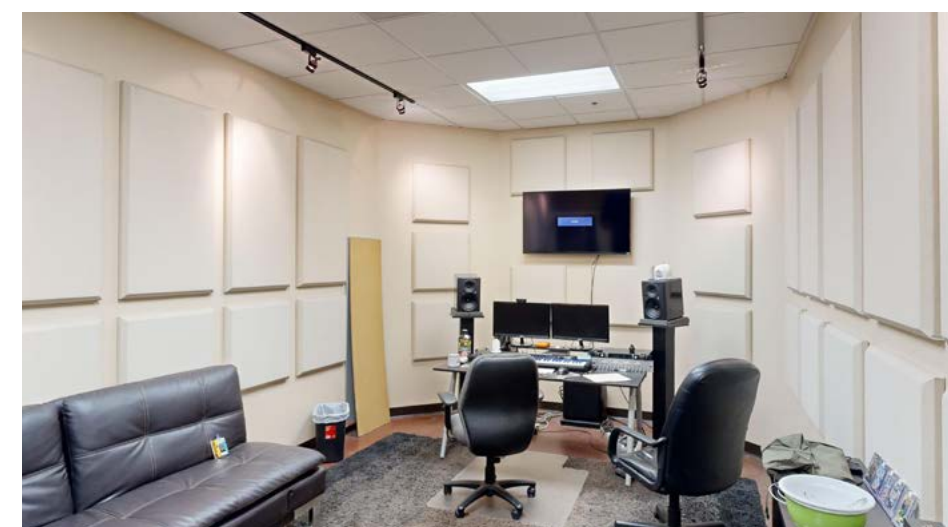
SUITE 201 - FLEX SPACE

Stratton Commercial Real Estate, Inc. is excited to present 29033 Avenue Sherman Suite #201, a premier 5,980 sq.ft. flex condominium available for sale or lease in the highly sought-after Avenue Sherman Business Park in Valencia, CA. Suite 201 stands out as the end cap unit at the front of the center, boasting a stunning build-out. The interior features a sophisticated two-story office space, complete with polished concrete floors and a sleek, glass-partitioned conference room. The open workspace design promotes collaboration, while the private upstairs offices provide a quiet retreat for focused work. The expansive warehouse space connected to the office area is free of columns, offering a massive 26-foot clear height that can accommodate a variety of business needs. A 12'x14' ground-level loading door ensures smooth and efficient loading and unloading operations. This property is ideal for businesses seeking a versatile and elegant space in a rapidly growing area. Don't miss the opportunity to elevate your operations at 29033 Avenue Sherman Suite #201. For more details and to schedule a viewing, please contact Robert Stratton.

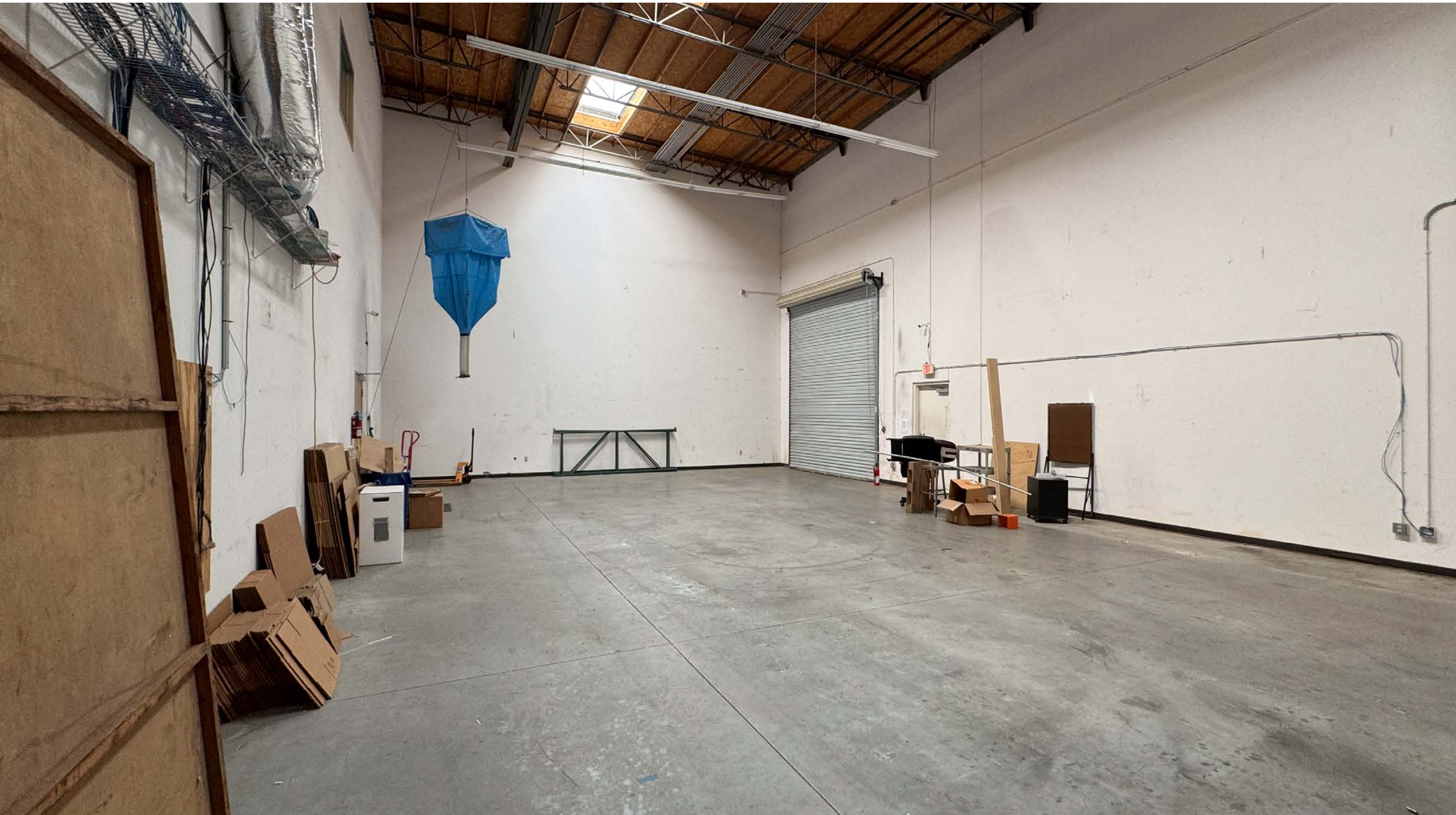
BUILDING SQ.FT	5,980±
FLOORS	2
GROUND LOADING	12' FT. X 14' FT
CLEAR HEIGHT	27' FT.
ZONING	BP







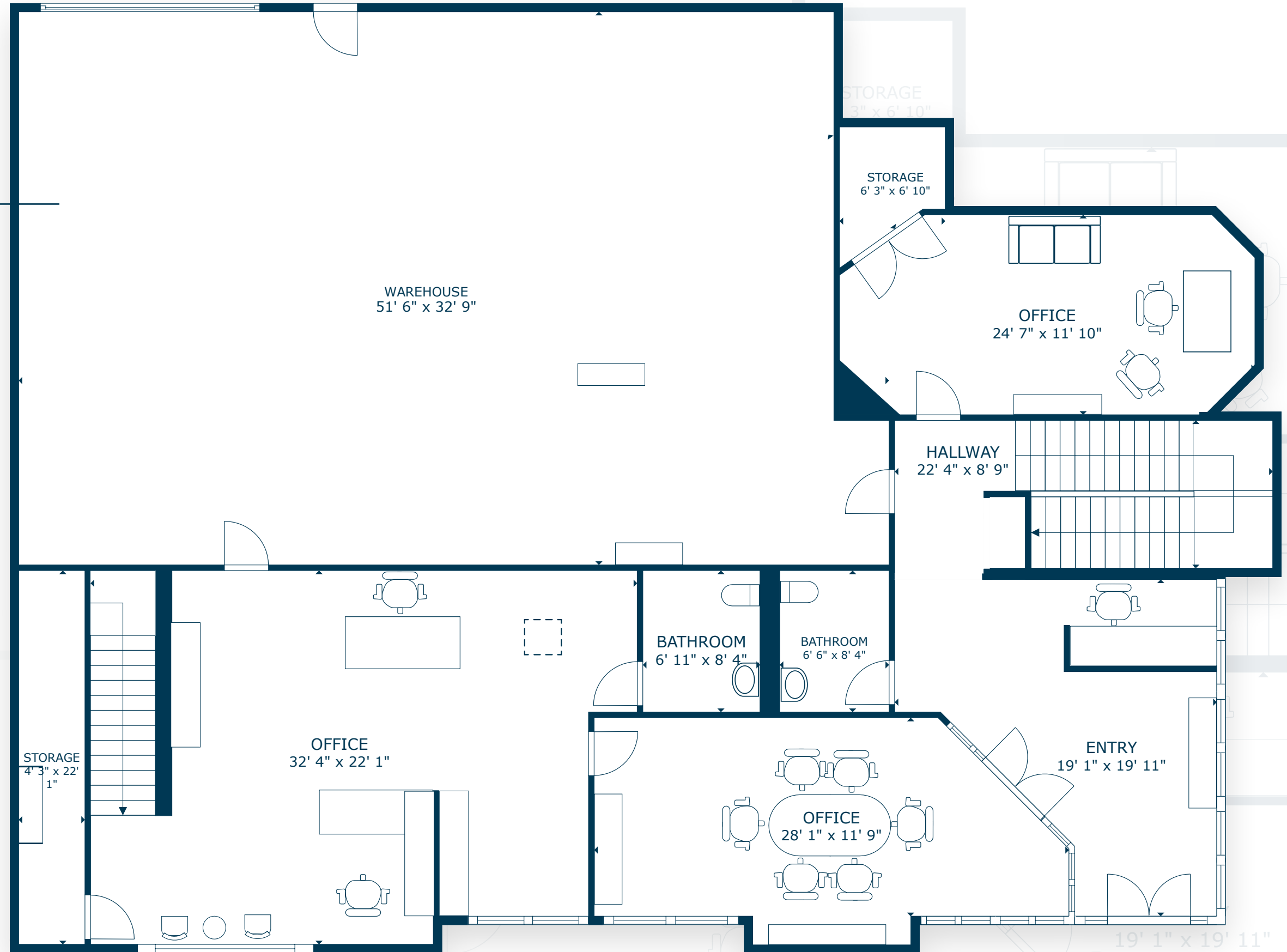




29033 AVENUE SHERMAN

SUITE 201

FLOOR PLAN FIRST FLOOR



SCAN, TAP or CLICK!

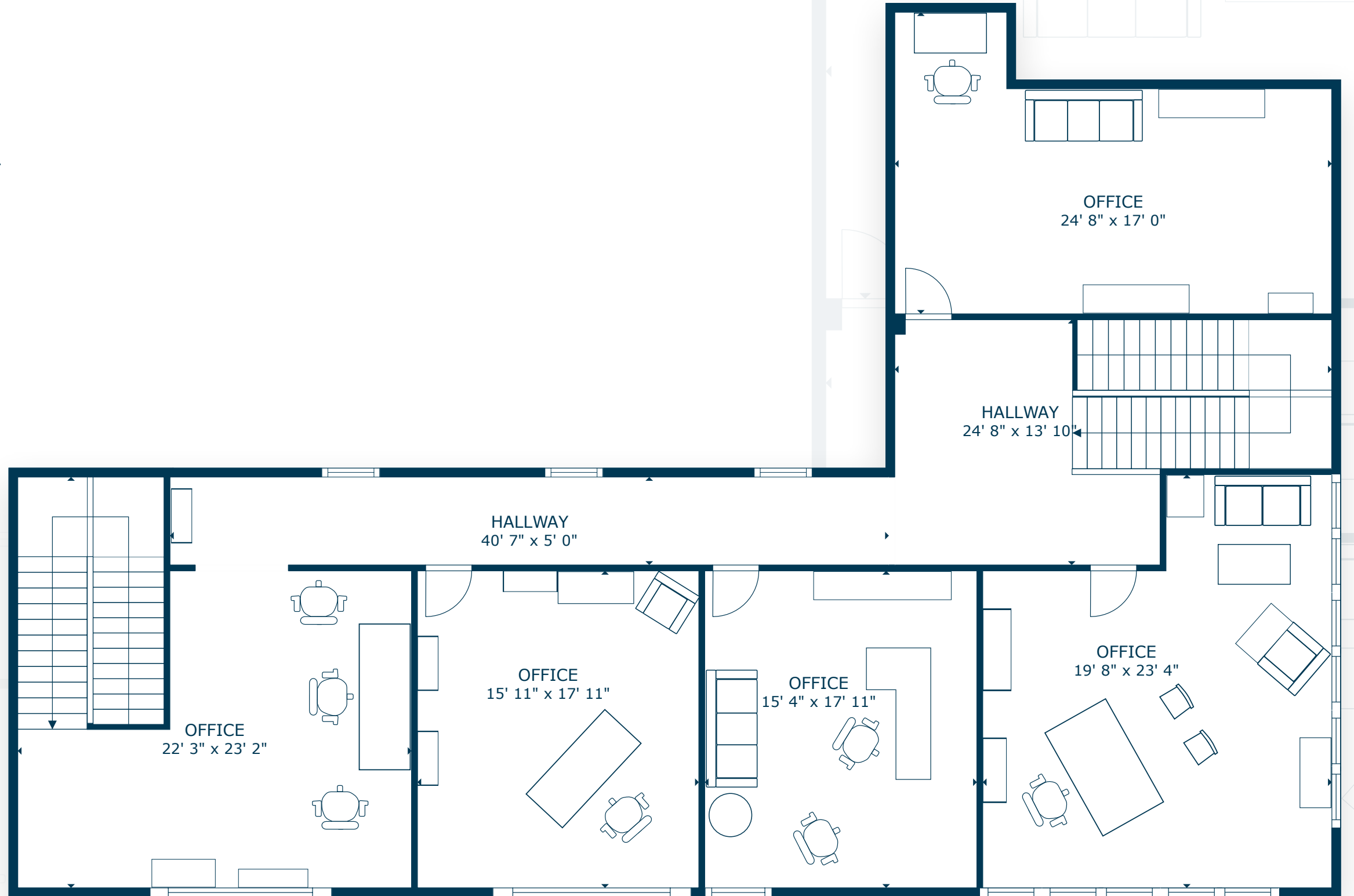
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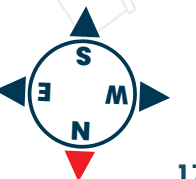
SUITE 201

FLOOR PLAN SECOND FLOOR



SCAN, TAP or CLICK!

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FOR MORE INFORMATION:



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