

# Valencia Oaks

23822 Valencia Boulevard, Valencia CA

For Lease | Premier Office Space In Valencia



For More Information, Please Contact:

**Kevin Fenenbock**

Senior Executive Vice President  
Lic. 01165115  
661.253.5204  
kevin.fenenbock@colliers.com

**Colliers**

6324 Canoga Ave  
Suite 100  
Woodland Hills, CA 91367  
www.colliers.com



# 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



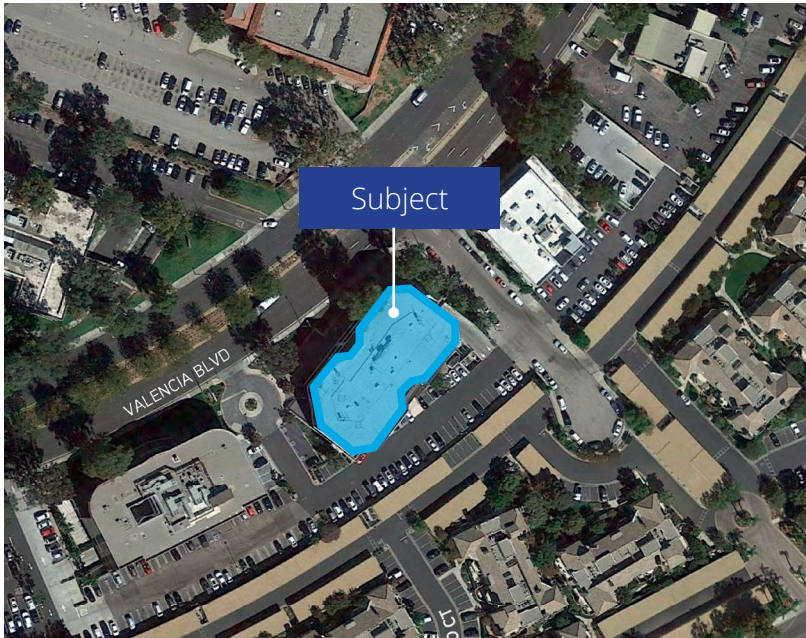
# Availabilities

Suite #	Rsf	Rate/Rsf	Available
*305	1,179	\$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 302 & 305 are contiguous for 2,978 RSF

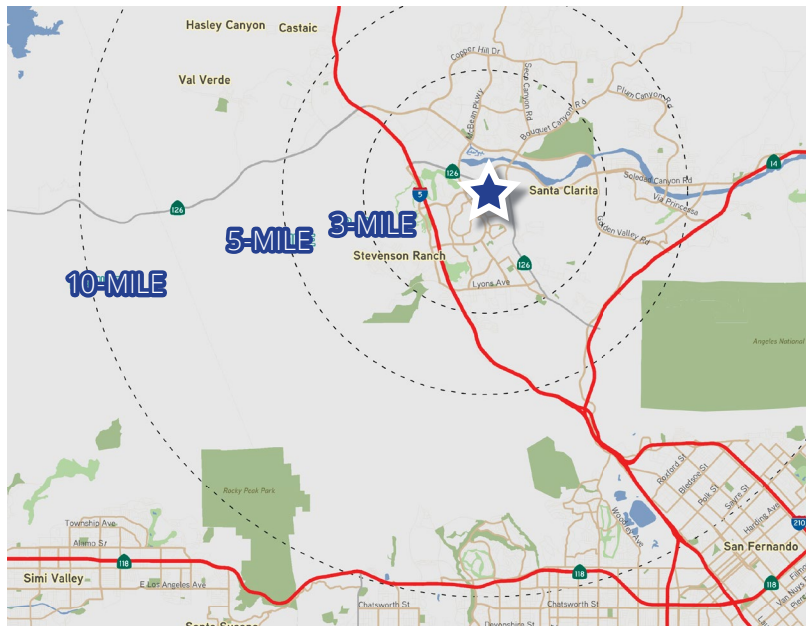


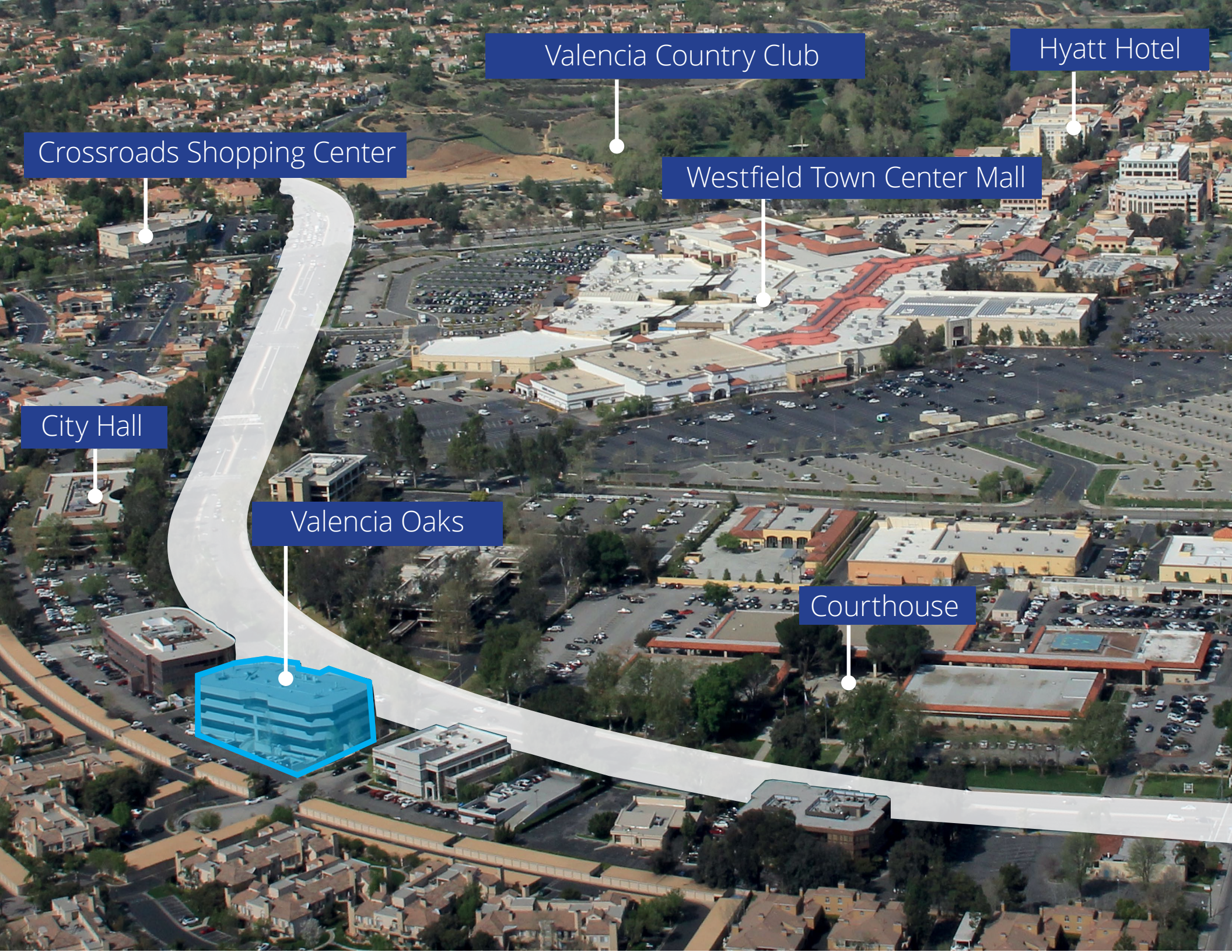
# Location



## 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

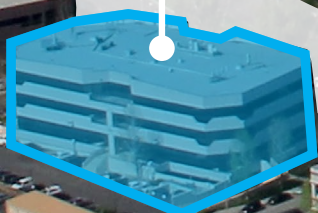
Crossroads Shopping Center

Westfield Town Center Mall

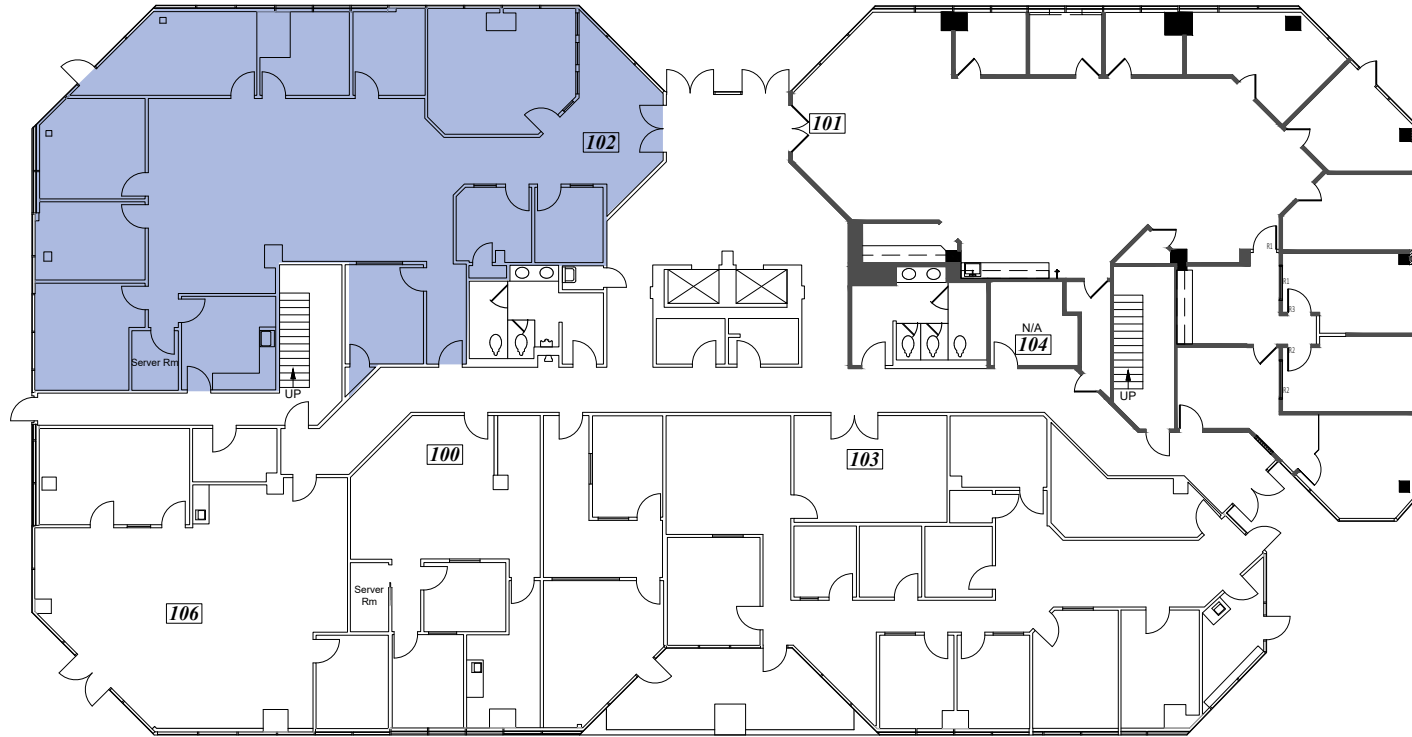
City Hall

Valencia Oaks

Courthouse

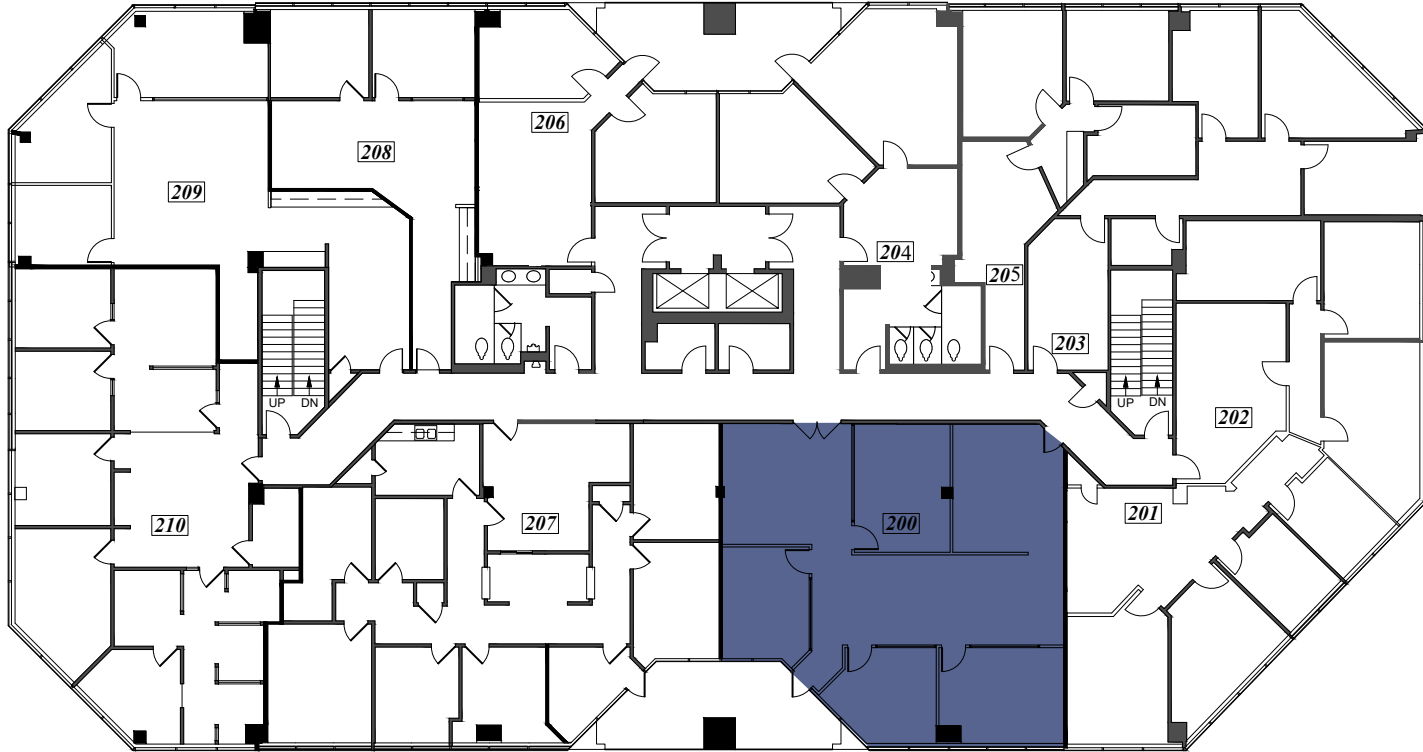


# Floor Plan - 1st Floor



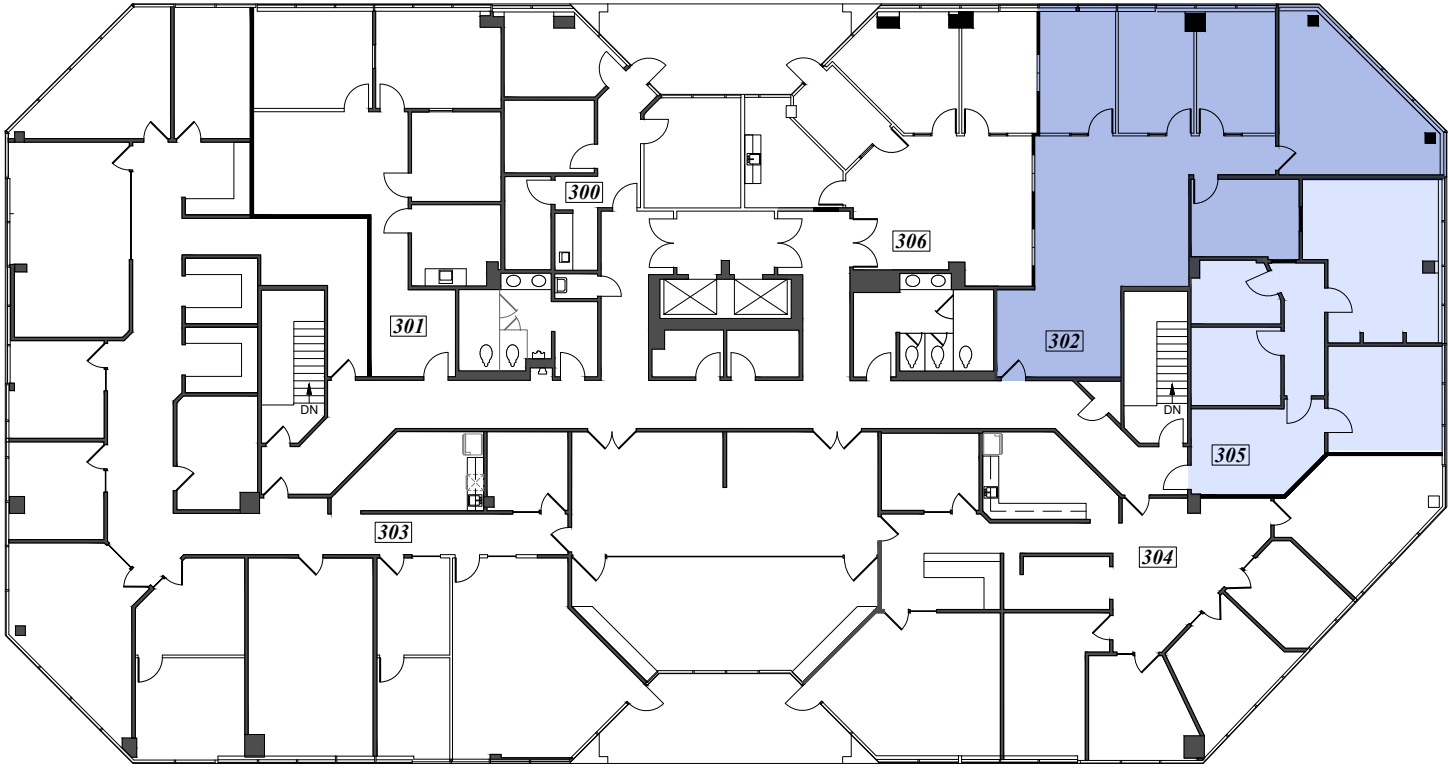
Suite	RSF
102	3,680

# Floor Plan - 2nd Floor



Suite	RSF
200	1,905

# Floor Plan - 3rd Floor



Suite	RSF
305	1,179
302	1,799

\*Suites 302 & 305 are contiguous for 2,978 RSF