

**25510-25530**

AVENUE STANFORD

**UNITS 104, 211 & 302**

**25520**



**\$1.45/SF/MO FOR THE FIRST 6 MONTHS**

**CBRE**

# PROPERTY INFORMATION

- > New Ownership, Substantial Renovations Underway
- > Professionally Managed
- > Vacant & Available Now
- > Grade Level Loading
- > Immediate Access to I-5 Freeway
- > Close to Retail Amenities & Valencia Town Center
- > Parking Available

## 25510 - Unit 104

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

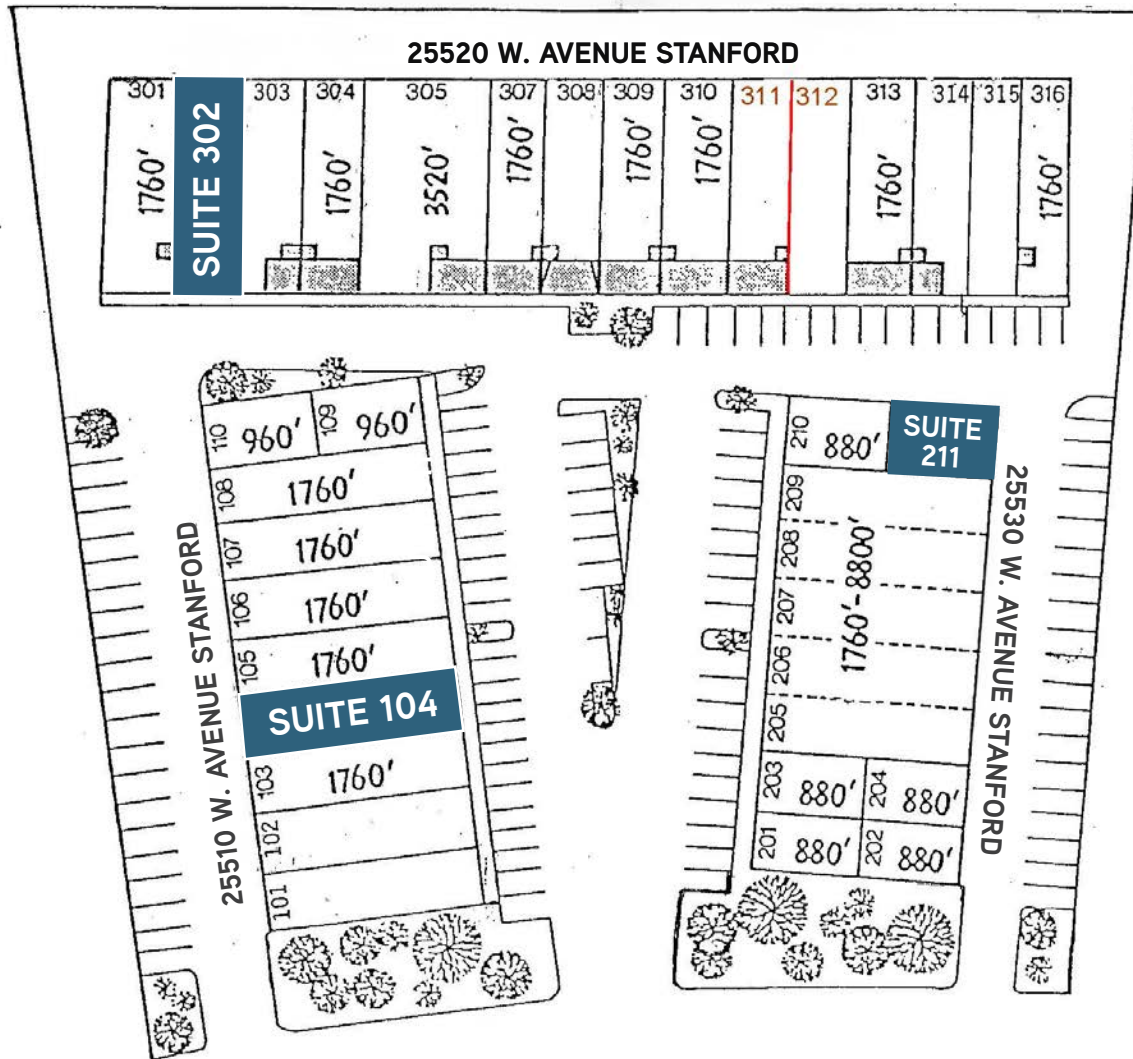
## 25520 - Unit 302

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

## 25530 - Unit 211

Size (SF)	880 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$2.05 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	88 SF
Power	100 A, 120/208 V
Restrooms	1

# SITE PLAN





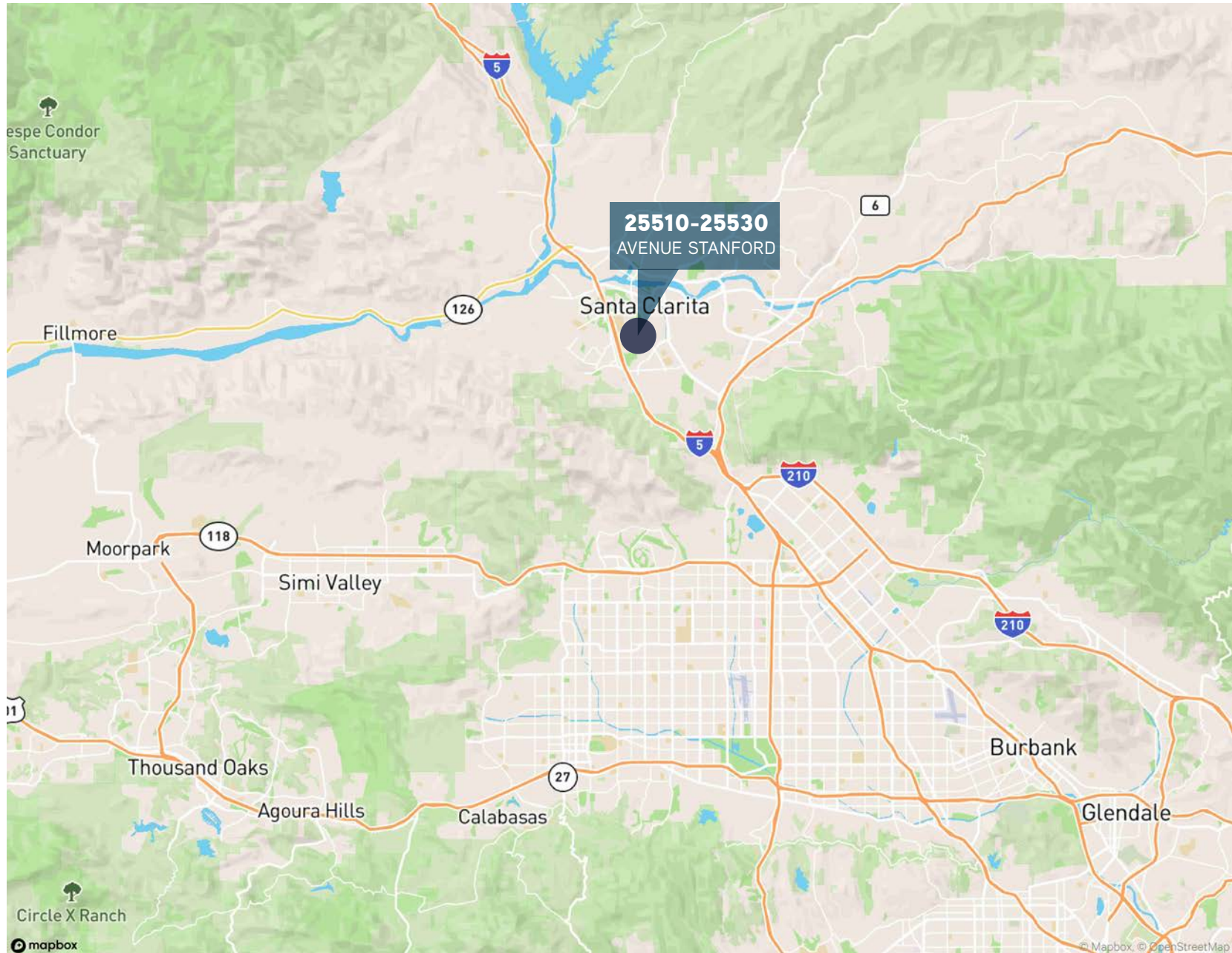
**INTERIOR PHOTOS**



# AMENITIES MAP



# REGIONAL MAP



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### UNITS 104, 211 & 302



#### LEASING CONTACTS

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**CBRE**

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