



FOR LEASE | 723 SF
HIGH-IMAGE CLASS "A" OFFICE

27433 Tourney Road | Valencia, CA 91355

AVAILABLE FOR IMMEDIATE OCCUPANCY

MATT SREDEN

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No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

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Features & Highlights

PROPERTY FEATURES

- Professional Class-A Office Building
- Top Building Signage (Ask for Details)
- Elevator Served
- Fiber Optic Internet Available
- Corporate Image with Impressive Lobby
- Outside Break Area with Water Fountain & Lavish Landscape
- Free & Abundant Parking Spaces
- Professionally Managed



LOCATION HIGHLIGHTS

- Prime Valencia Location with Excellent Demographics
- Close proximity to Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping and Golf Country Clubs
- Located on Corporate Row between Valencia Blvd and Magic Mountain Parkway with immediate access to and from Interstate 5 Freeway On/Off Ramps
- Easy access to most parts of the Santa Clarita Valley with Immediate Access to I-5 Freeway Onramp



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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 661.306.9600

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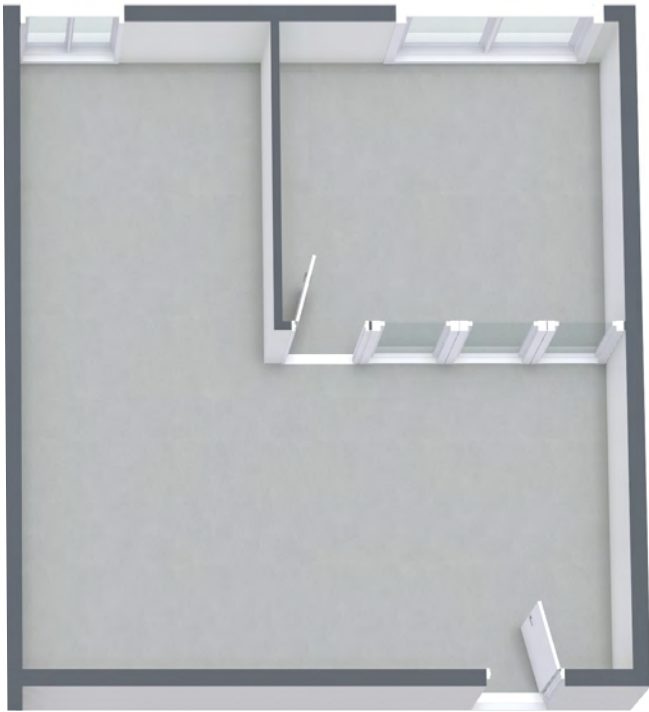
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Available Suite

SUITE #	SIZE (SF)	NOTES
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220	723 SF	
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		Efficient layout featuring 1-2 windowed / glass office, open bullpen, and reception area. Flexible floor plan allows for the addition of a second windowed office to further enhance functionality. Great natural light throughout and conveniently located adjacent to the stairs and elevator.
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[CLICK HERE FOR
ADDITIONAL PHOTOS](#)

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SUBJECT PROPERTY

Valencia | FIVE POINT.



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SUBJECT PROPERTY



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Demographics

AREA AMENITIES & DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	8,604	75,918	162,024
Estimated Households	3,413	28,313	55,217



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$169,944	\$172,121	\$170,359
Median Household Income	\$136,210	\$127,595	\$131,779



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	916	5,233	8,895
Total Employees	8,042	53,859	83,655



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