

TOURNEY PLACE

27451 & 27433 TOURNEY ROAD, VALENCIA, CA 91355 | VALENCIA CORPORATE CENTER



604 SF - 3,400 SF HIGH IMAGE OFFICE SUITES AVAILABLE FOR LEASE

CBRE
CB RICHARD ELLIS

CRAIG PETERS
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OVERVIEW

CAMPUS PLAN

27451 TOURNEY

27433 TOURNEY

LOCATION

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EXIT



PROPERTY FEATURES

- High image, office suites available for lease
- Close proximity to retail services including: Valencia Town Center, Town Center Drive, Spectrum Club, Hyatt Valencia Hotel and Santa Clarita Conference Center
- Recreation opportunities including: Valencia Country Club, The Greens, TPC Stadium Golf Course, and 25 miles of paseos and pedestrian walkways
- Immediate access to Interstate 5 Freeway via Valencia Boulevard and Magic Mountain Parkway within 20 minutes of eight major freeways
- 10 minutes from the San Fernando Valley and within 35 minutes of Los Angeles, Glendale and Pasadena
- Easy access to Burbank Airport (20 minutes) and LAX (40 minutes)

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OVERVIEW	CAMPUS PLAN	27451 TOURNEY	27433 TOURNEY	LOCATION	PRINT ALL	EXIT
		BUILDING SPECS				
		1ST FLOOR PLAN	2ND FLOOR PLAN			

PROPERTY:	27451 Tourney Road Valencia, CA 91355	RESTROOMS:	Mens: 2T + 1U + 2L per floor Womens: 3T + 2L per floor
AVAILABLE:	7,076 SF Divisible to 763 SF	ELEVATORS:	One (1) hydraulic lift cab 3500lb capacity
NUMBER OF FLOORS:	Two (2) Floors	ELECTRICAL:	Main switchgear 800 Amps 277/480 Volt
TYPICAL FLOOR SIZE:	10,366 SF	ZONING:	BP - Business Park
LEASE RATE:	\$2.75 FSG - \$2.85 FSG (including in suite janitorial)	PARKING:	4 cars per 1,000 RSF Additional parking available
CEILING HEIGHT:	9' - 0" Finished Ceiling Height		



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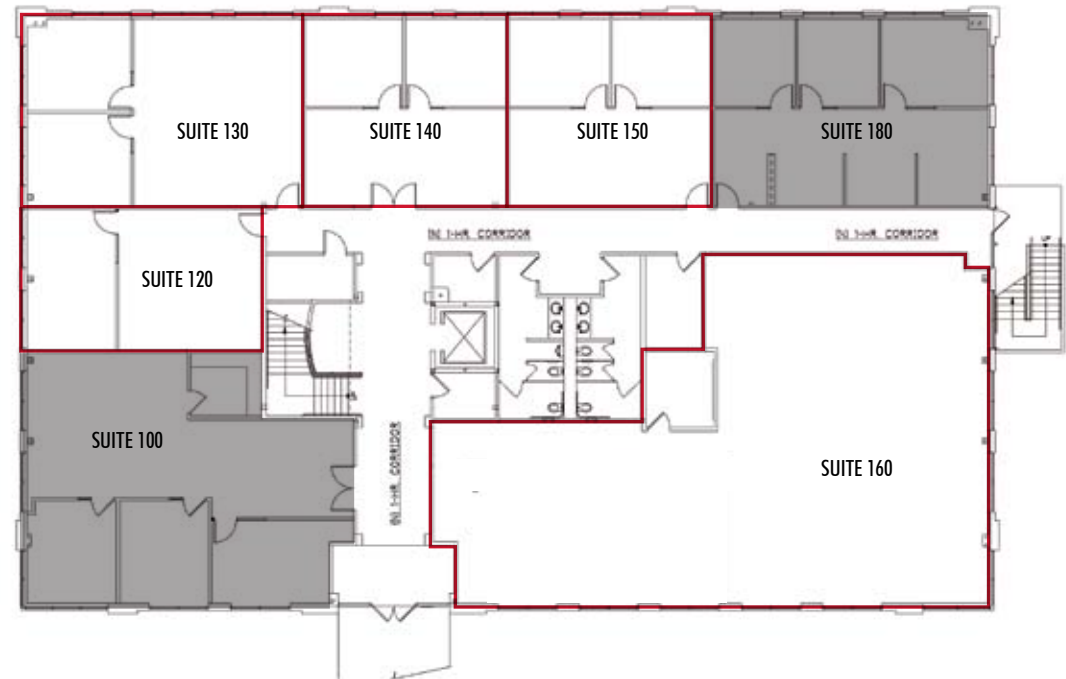
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BUILDING SPECS

1ST FLOOR PLAN

2ND FLOOR PLAN

SUITE #	RSF	LEASE RATE
100	1,706 RSF	LEASED
120	763 RSF	\$2.85 FSG
130	1,191 RSF	\$2.75 FSG
140	865 RSF	\$2.85 FSG
150	865 RSF	\$2.85 FSG
160	3,392 RSF	\$2.75 FSG
180	1,190 RSF	LEASED



■ = LEASED □ = AVAILABLE

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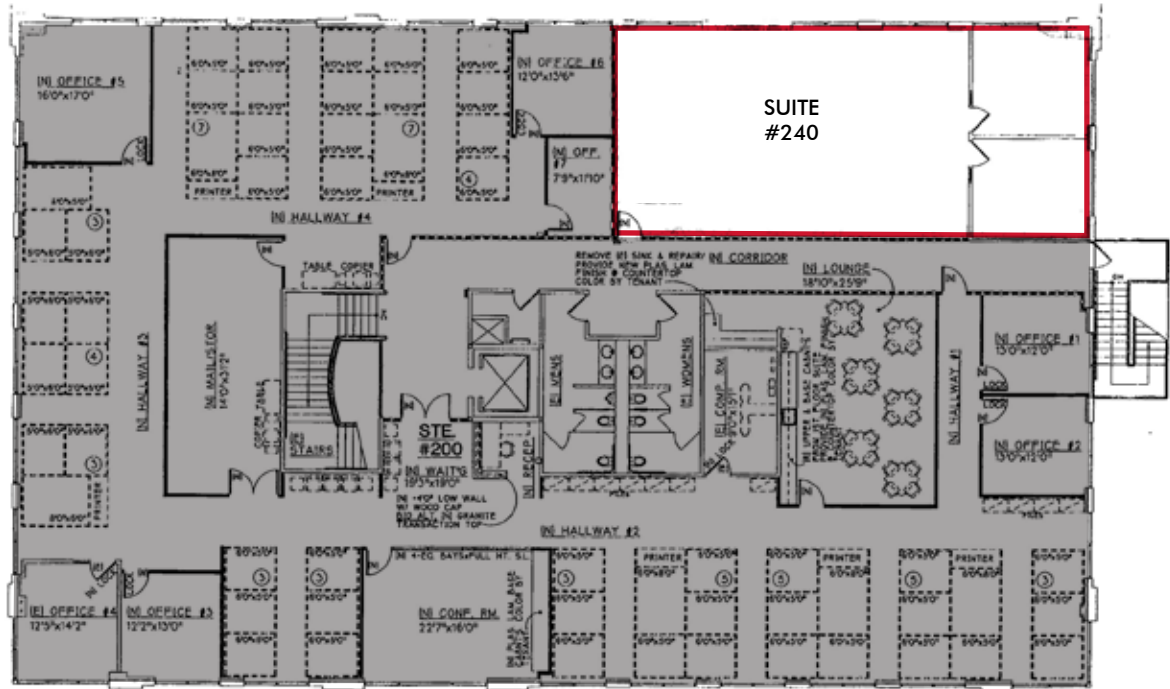
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		BUILDING SPECS				
		1ST FLOOR PLAN	2ND FLOOR PLAN			

SUITE #	RSF	LEASE RATE
200	10,366 RSF	LEASED
240	1,804 RSF	\$2.75 FSG

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			1ST FLOOR PLAN	2ND FLOOR PLAN		

PROPERTY:	27433 Tourney Road Valencia, CA 91355	RESTROOMS:	Mens: 2T + 1U + 2L per floor Womens: 3T + 2L per floor
AVAILABLE:	Suite 160 - 1,355 SF Suite 250 - 604 SF Suite 270 - 1,076 SF	ELEVATORS:	One (1) hydraulic lift cab 3500lb capacity
NUMBER OF FLOORS:	Two (2) Floors	ELECTRICAL:	Main switchgear 800 Amps 277/480 Volt
LEASE RATE:	\$2.75 FSG - \$2.95 FSG (including in suite janitorial)	ZONING:	BP - Business Park
CEILING HEIGHT:	9' - 0" Finished Ceiling Height	PARKING:	4 cars per 1,000 RSF Additional parking available



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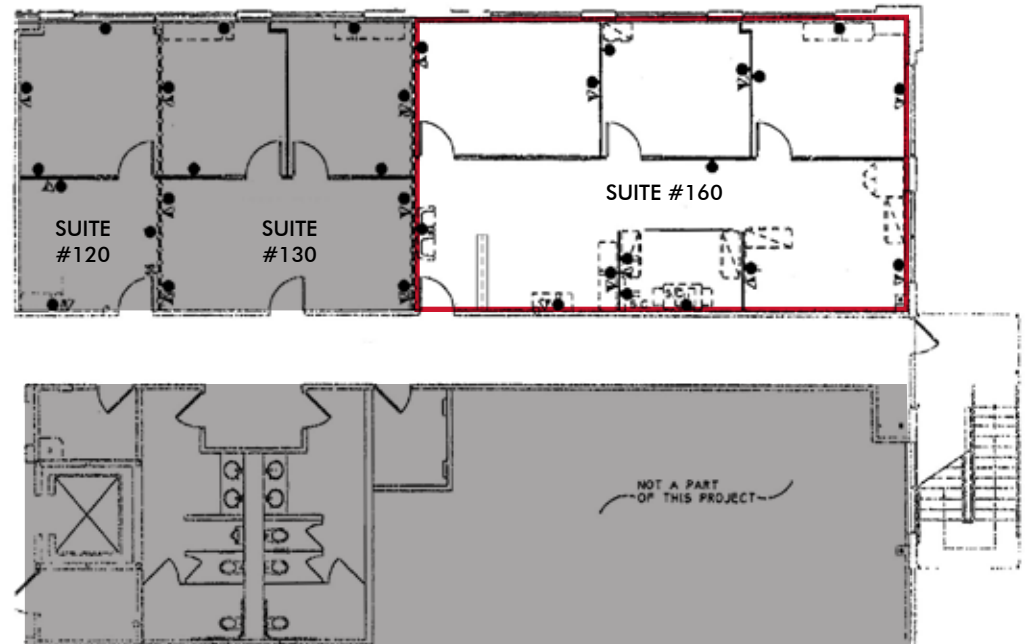
BUILDING SPECS

1ST FLOOR PLAN

2ND FLOOR PLAN

SUITE #	RSF	LEASE RATE
160	1,355 RSF	\$2.75 FSG (including janitorial)

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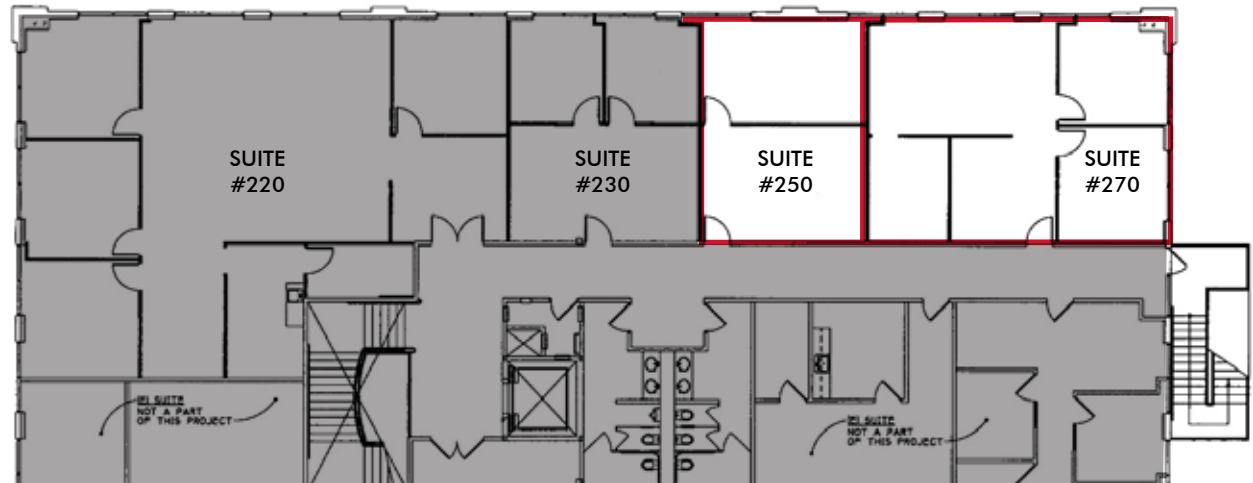
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BUILDING SPECS

1ST FLOOR PLAN

2ND FLOOR PLAN

SUITE #	RSF	LEASE RATE
250	604 RSF	\$2.95 FSG (including janitorial)
270	1,076 RSF	\$2.75 FSG (including janitorial)



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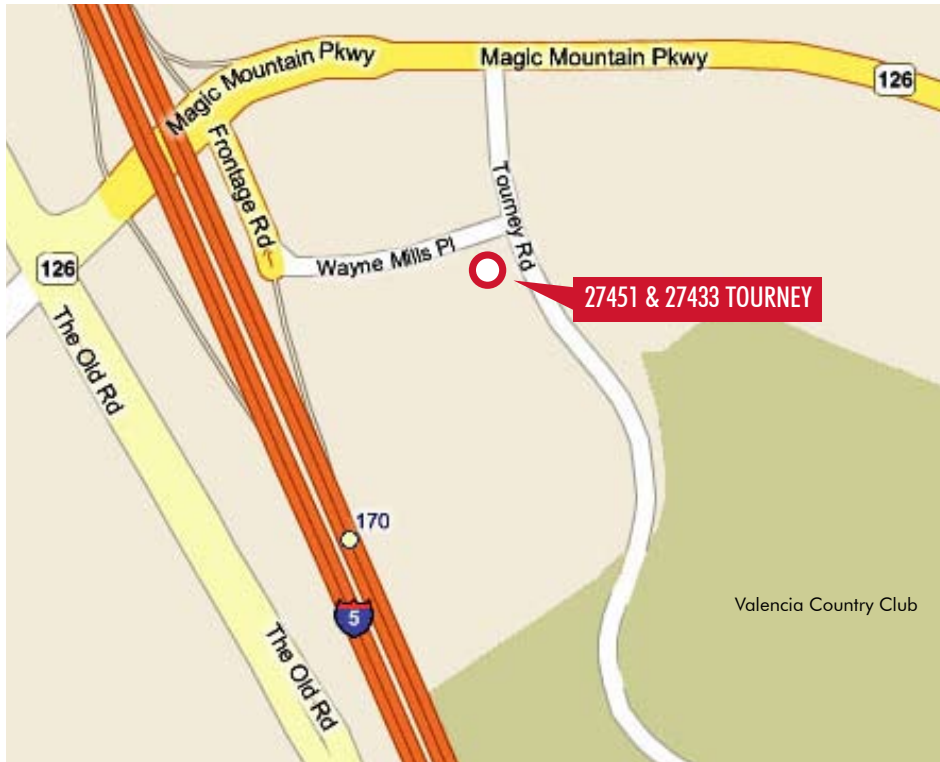
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