

NOW LEASING BUILDING III

Valencia Corporate Plaza

Valencia, California



LOCATION: 28480 AVENUE STANFORD

PARKING: 4 PER 1,000

NUMBER OF FLOORS: 3

FINISHED CEILING HEIGHT: 9' 0"

AMENITIES: WORKOUT FACILITIES, CAFETERIA, AFTER HOURS KEY CARD ACCESS

CONSTRUCTION DETAILS:

EXTERIOR: MARBLE AND GRANITE EXTERIOR WITH HIGH-PERFORMANCE GLASS

INTERIOR: RAISED, WHITE OAK WOOD PANELS, COFFERED CEILINGS AND A LOBBY FINISHED WITH SLATE AND MARBLE FLOORING

SITE: 11.8 ACRE, CLASS A OFFICE COMPLEX LOCATED IN VALENCIA WITH NORTHBOUND AND SOUTHBOUND ACCESS TO INTERSTATE 5 AND NEARBY ACCESS TO HIGHWAY 126.

AREA DESCRIPTION: VALENCIA IS LOCATED WITHIN THE CITY OF SANTA CLARITA, 35 MILES FROM DOWNTOWN LOS ANGELES. SANTA CLARITA IS THE FOURTH LARGEST CITY WITHIN LOS ANGELES COUNTY AND BOASTS THE HIGHEST GROWTH RATE AND LOWEST UNEMPLOYMENT RATE OF ANY OF LA COUNTY'S CITIES WITH MORE THAN 150,000 PEOPLE.

Note: While the information contained herein is from the sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by American Assets.

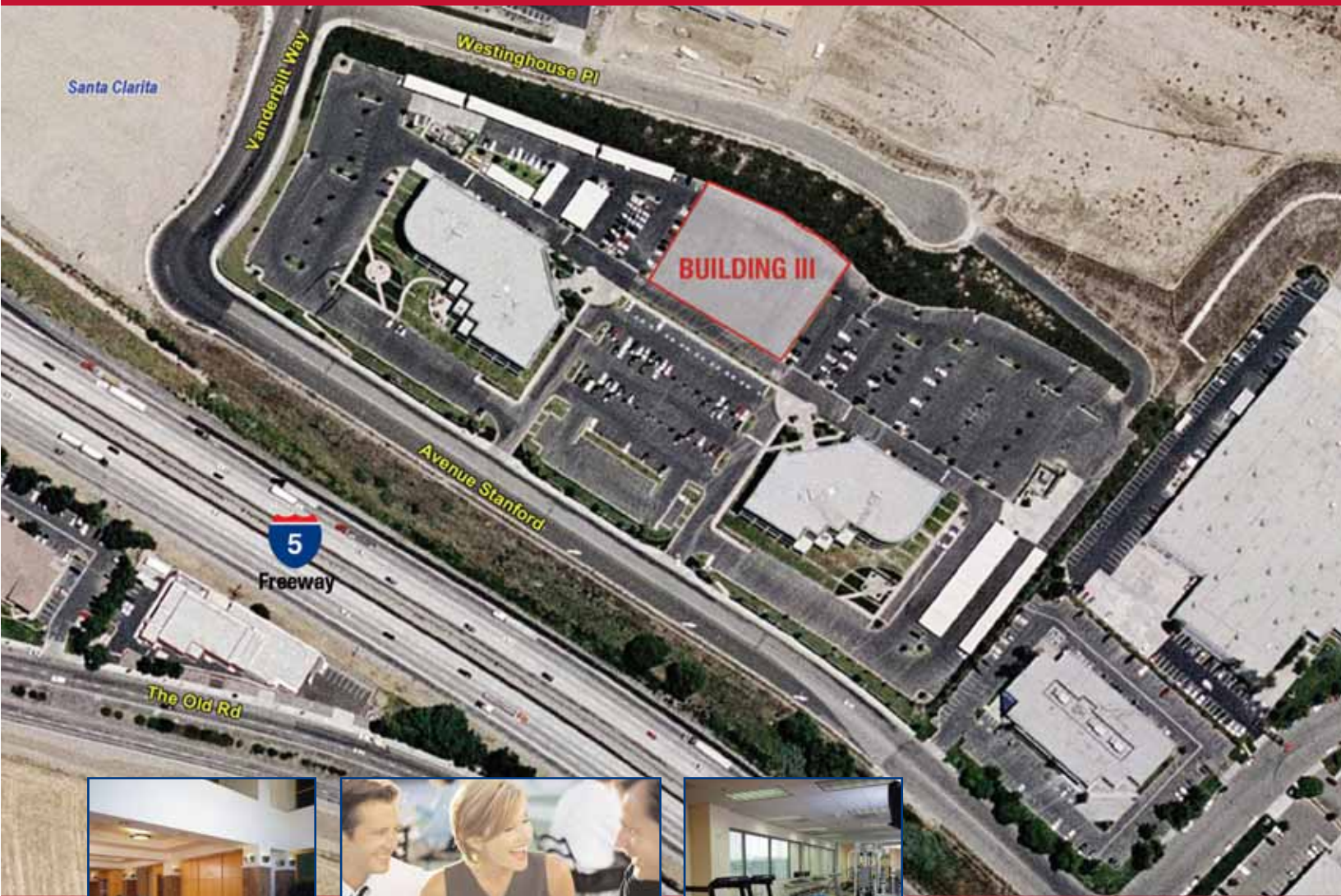
Corporate Office: 11455 El Camino Real, Suite 200 ▲ San Diego, CA 92130 ▲ (ph) 858.350.2600 (fax) 858.350.2620

www.americanassets.com

NOW LEASING BUILDING III

Valencia Corporate Plaza

Valencia, California



FOR LEASING INFORMATION:

James Durfey American Assets
858.350.2742
jdurfey@americanassets.com



Jim Lindvall Grubb & Ellis
818.332.2047
jim.lindvall@grubb-ellis.com

Linda Lee Grubb & Ellis
213.596.2277
linda.lee@grubb-ellis.com

Ryan House Grubb & Ellis
818.332.2032
ryan.house@grubb-ellis.com



Corporate Office: 11455 El Camino Real, Suite 200 ▲ San Diego, CA 92130 ▲ (ph) 858.350.2600 (fax) 858.350.2620

www.americanassets.com