



VALENCIA
ATRIUM

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



FOR LEASE | CLASS-A OFFICE BUILDING

SPEC SUITES | 1,290 - 2,270 SF AVAILABLE NOW

28494 Westinghouse Place | Valencia | CA 91355

YAIR HAIMOFF, SIOR
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Features



PROPERTY FEATURES

- Class-A Office Building
- Spec Suites with well Designed Layouts
- Newly Renovated Common Area Restrooms and Suites
- Separately Metered Utilities, 24/7 Tenant Controlled HVAC
- Extensive Front and Rear Office Window Line Throughout the Property
- Dual Elevator Served
- Ample Open Parking
- Vehicle Charging Stations
- Magnificent Atrium Setting with Lush Landscape & Waterfalls

AVAILABLE SUITES

SUITE	SIZE	FEATURES
104	1,510 RSF	4 offices, conference room, reception area, corner suite
112	1,720 RSF	Large open room with two (2) entry/exit doors. Build-to-suit option with a 5-year lease term. (Spec)
211	2,270 RSF	8 offices, conference room, open area (Spec)
306	2,270 RSF	8 offices, conference room, open area (Spec)
309	1,290 RSF	Three (3) window offices, kitchenette/workroom & reception area



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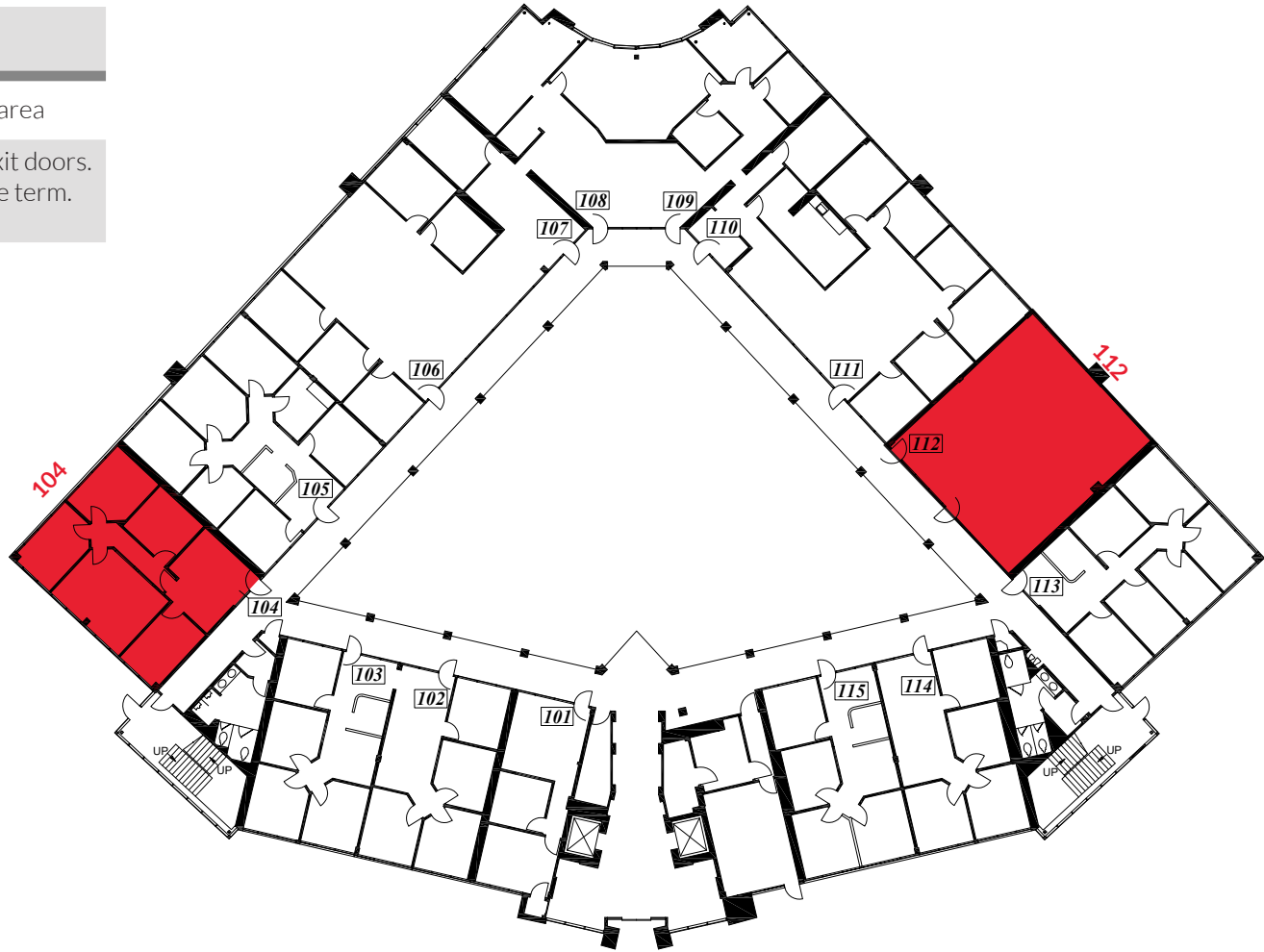
1,290 - 2,270 SF

Available Suites



1ST FLOOR SITE PLAN

Suite #	Size (RSF)	Notes
104	1,510	4 offices, conference room, reception area
112	1,720	Large open room with two (2) entry/exit doors. Build-to-suit option with a 5-year lease term. (Spec)



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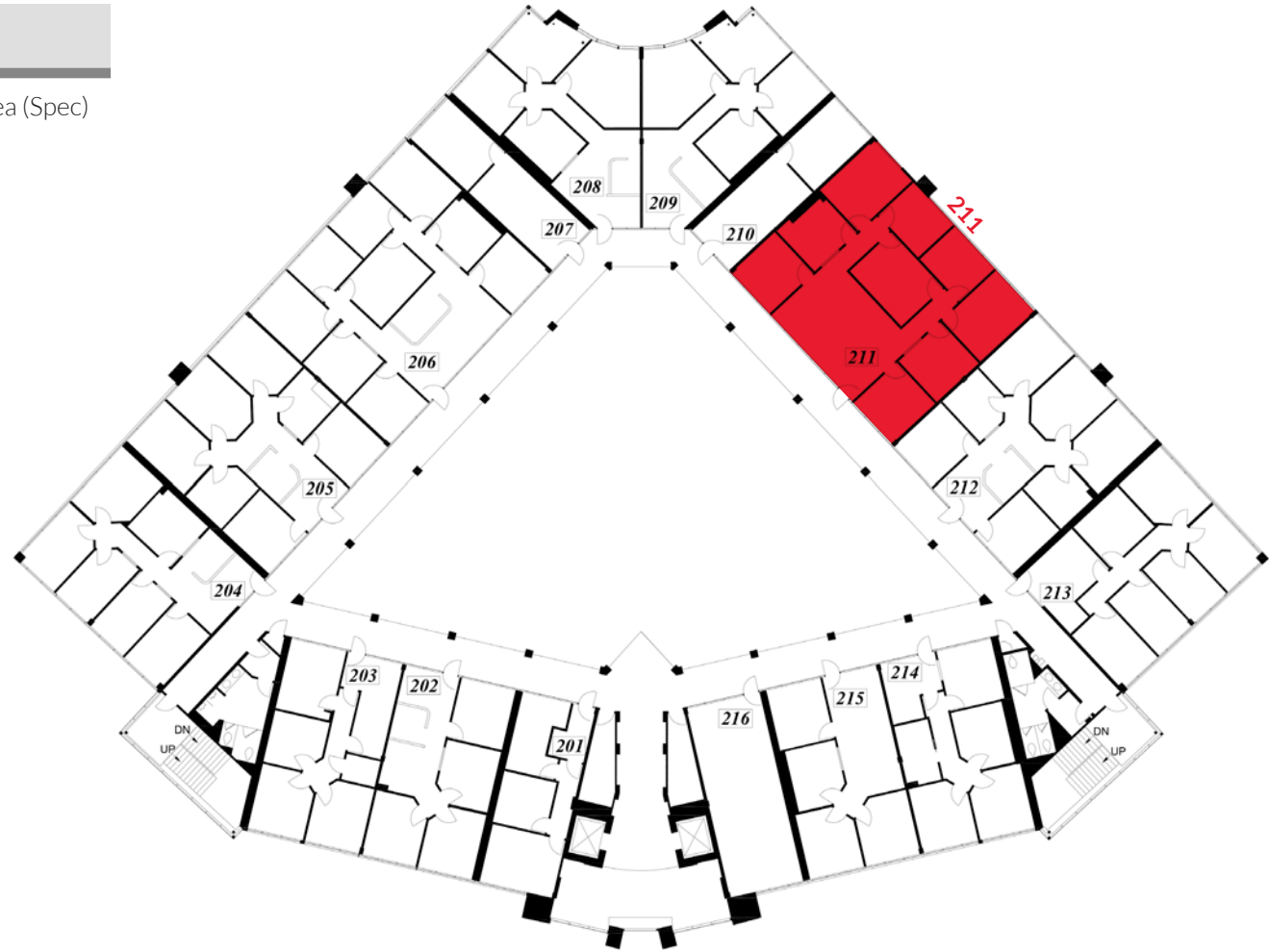
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Available Suites



2ND FLOOR SITE PLAN

Suite #	Size (RSF)	Notes
211	2,270	8 offices, conference room & open area (Spec)



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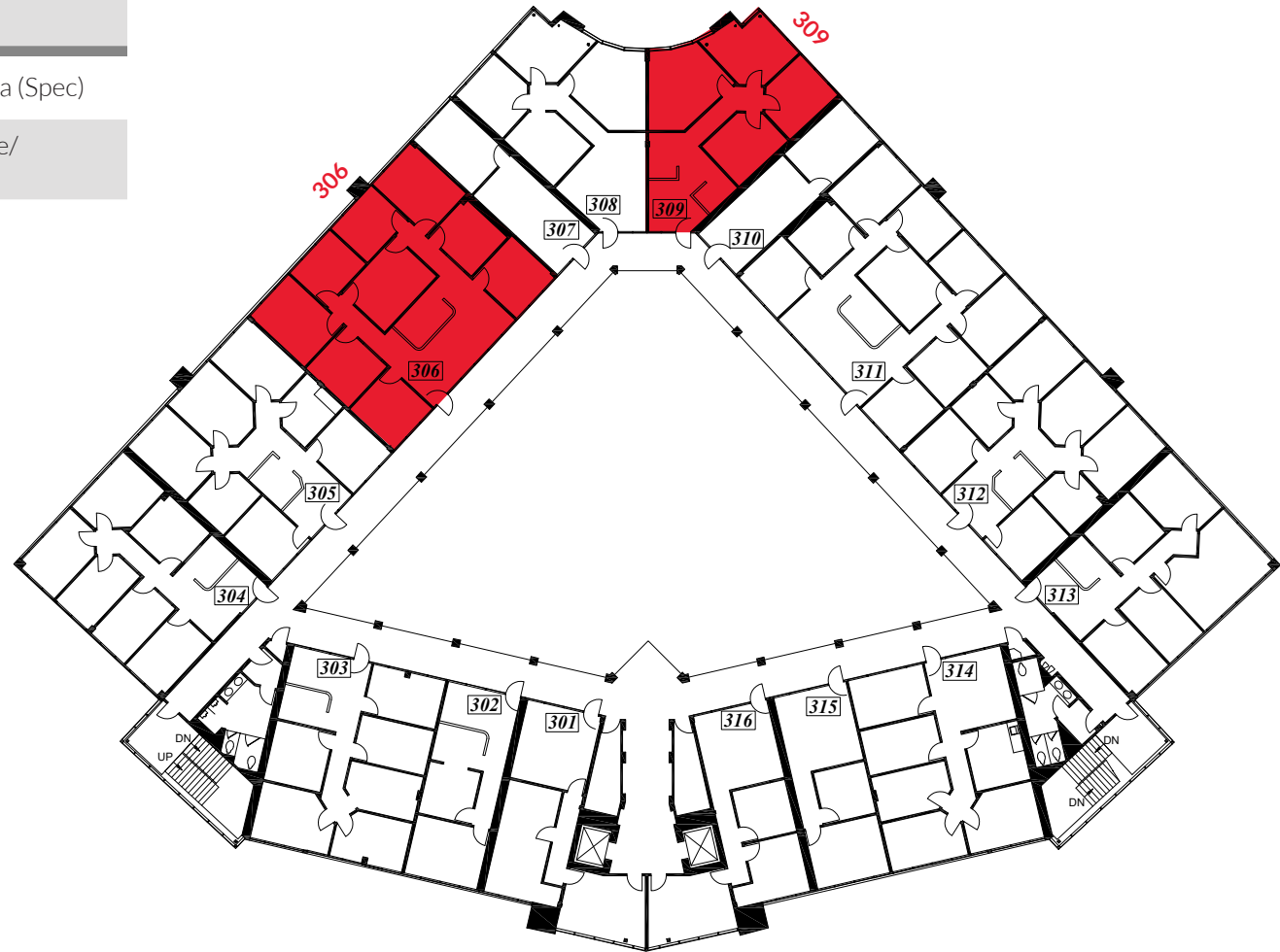
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Available Suites



3RD FLOOR SITE PLAN

Suite #	Size (RSF)	Notes
306	2,270	8 offices, conference room, open area (Spec)
309	1,290	Three (3) window offices, kitchenette/ workroom & reception area



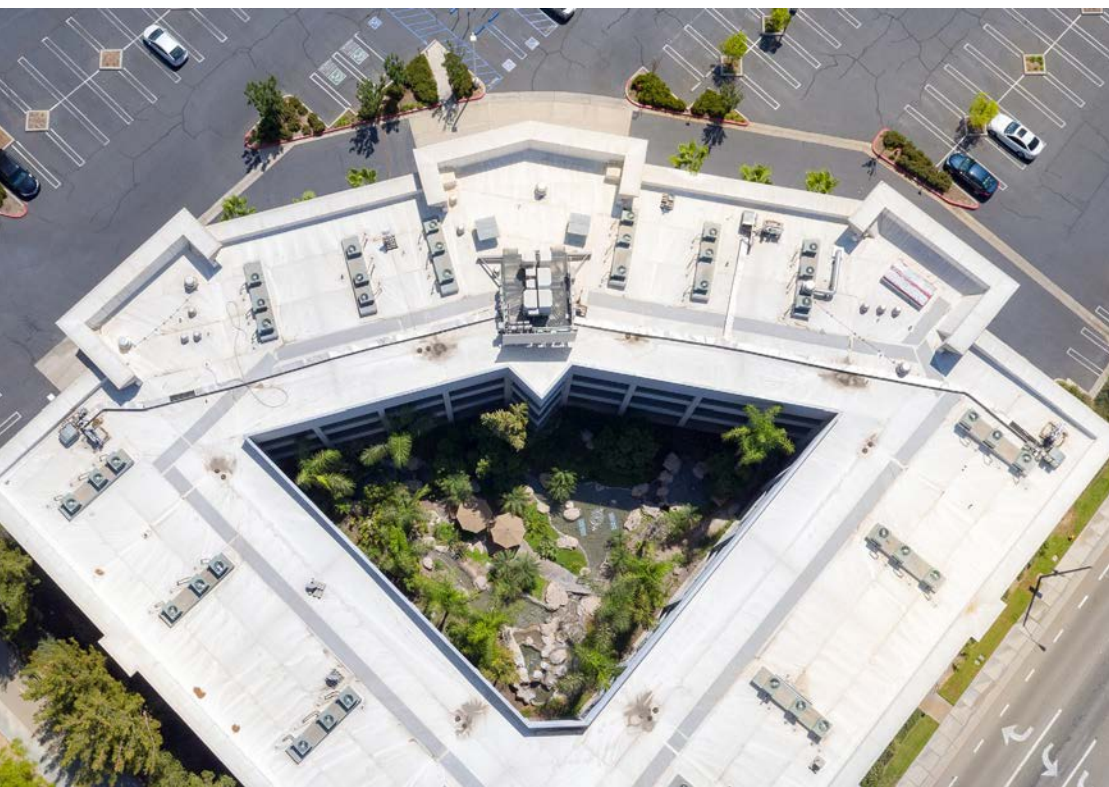
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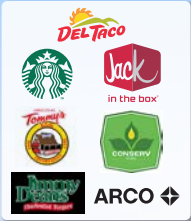
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VALENCIA ATRIUM



WESTRIDGE
STEVENS RANCH



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