



FOR SALE/LEASE | 3,584 SF (ADDITIONAL 1,500+ SF OF BONUS MEZZANINE NOT INCLUDED IN TOTAL SF)
HIGH-IMAGE FACILITY | PRESTIGIOUS SPECTRUM BUSINESS CENTER LOCATION

28466 Constellation Road, Valencia, CA

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
DRE License #01414758

ANDREW GHASSEMI
Senior Vice President
661.212.3956
DRE License #01963548

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, 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

FOR SALE/LEASE | HIGH-IMAGE FACILITY | PRESTIGIOUS SPECTRUM BUSINESS CENTER LOCATION

3,584 SF (ADDITIONAL 1,500+ SF OF BONUS MEZZANINE NOT INCLUDED IN TOTAL SF)

Features and Highlights

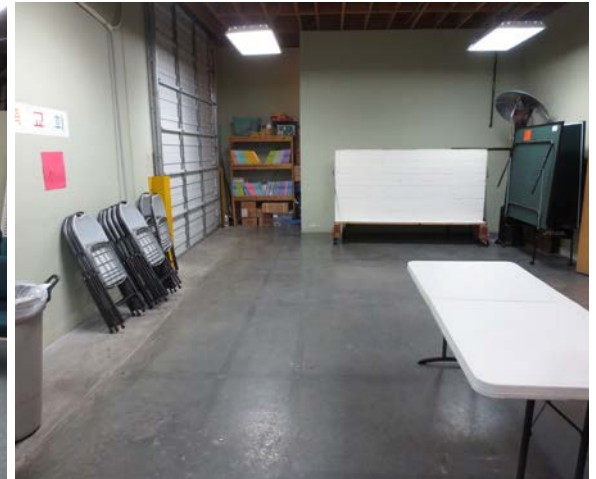
PROPERTY FEATURES

- High-Image Facility
- Prominent Location Within The Business Park w/Street Visibility
- Bonus 1,500+/- SF not Included in Total SF
- Existing Instructional Use – Tutoring Center
- Open & Bright Office Layout
- Potential Building Signage
- End-Cap Building with Extensive & Wraparound Window Line
- Beautiful Panoramic Views of Magic Mountain & the Santa Clarita Valley



LOCATION HIGHLIGHTS

- Situated Within the Prestigious Spectrum Business Center
- Close Proximity to Valencia Town Center Amenities, Restaurants, Hyatt Hotel and Conference Center, Golf Courses, Daycare Centers and Health/Fitness Centers
- Located in Prime Valencia Location Within the City of Santa Clarita Jurisdiction
- Quickly Accessed from Anywhere in the Submarket and Features Easy Access to 5, 126 and 14 Freeway Onramps



YAIR HAIMOFF, SIOR

Executive Managing Director
yhaimoff@spectrumcre.com
818.203.5429

DRE License #01414758

ANDREW GHASSEMI

Senior Vice President
aghassemi@spectrumcre.com
661.212.3956

DRE License #01963548

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, 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

FOR SALE/LEASE | HIGH-IMAGE FACILITY | PRESTIGIOUS SPECTRUM BUSINESS CENTER LOCATION

3,584 SF (ADDITIONAL 1,500+ SF OF BONUS MEZZANINE NOT INCLUDED IN TOTAL SF)

Available Suite

1st Floor

2nd Floor



YAIR HAIMOFF, SIOR

Executive Managing Director
yhaimoff@spectrumcre.com
818.203.5429

DRE License #01414758

ANDREW GHASSEMI

Senior Vice President
aghassemi@spectrumcre.com
661.212.3956

DRE License #01963548

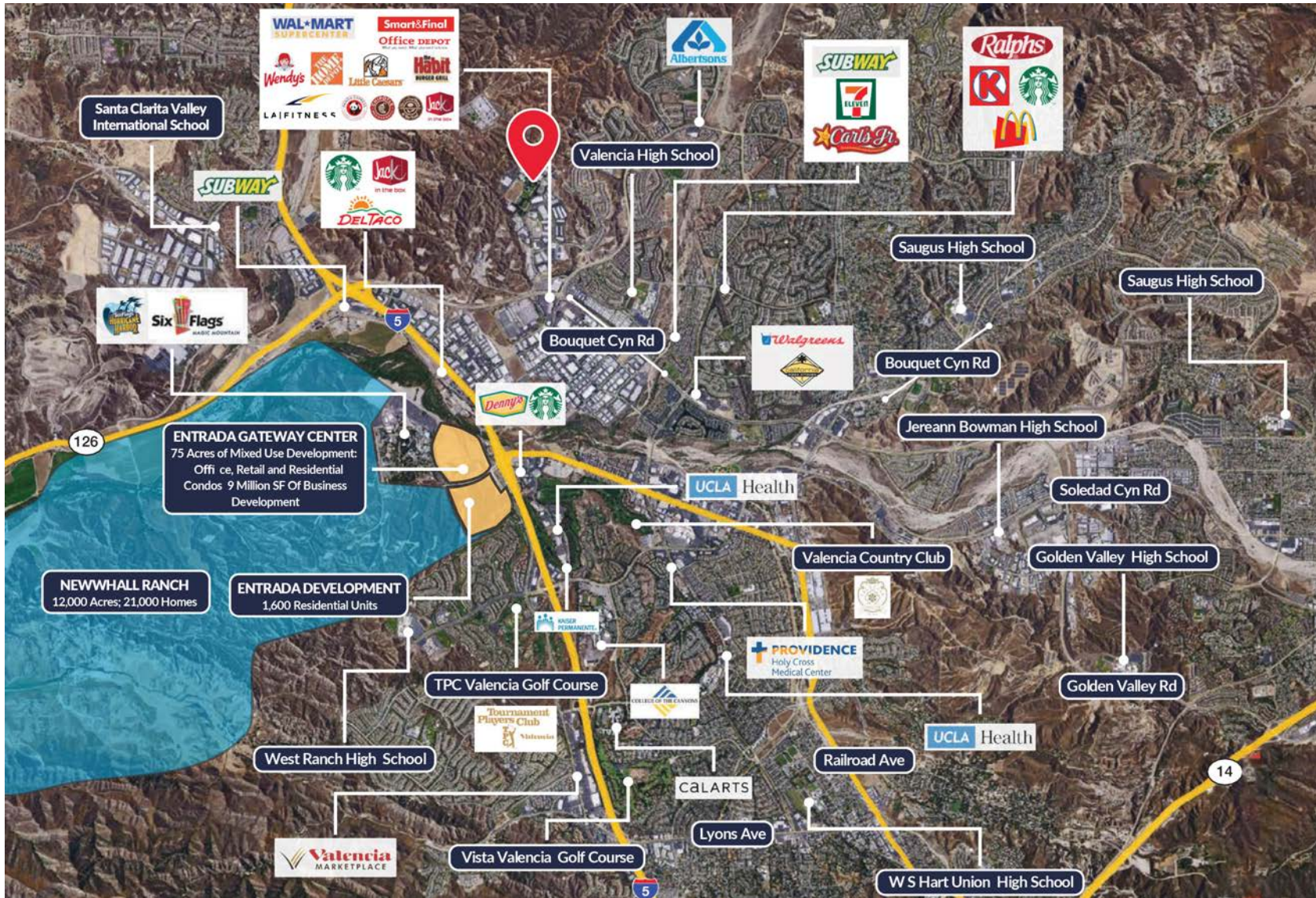
SPECTRUM
COMMERCIAL REAL ESTATE, INC.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, 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

FOR SALE/LEASE | HIGH-IMAGE FACILITY | PRESTIGIOUS SPECTRUM BUSINESS CENTER LOCATION

3,584 SF (ADDITIONAL 1,500+ SF OF BONUS MEZZANINE NOT INCLUDED IN TOTAL SF)

Amenities Map



YAIR HAIMOFF, SIOR
 Executive Managing Director
 yhaimoff@spectrumcre.com
 818.203.5429
 DRE License #01414758

ANDREW GHASSEMI
 Senior Vice President
 aghassemi@spectrumcre.com
 661.212.3956
 DRE License #01963548

SPECTRUM
 COMMERCIAL REAL ESTATE, INC.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, 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., CADRE #02042805