



LEASE SPECIAL
GENEROUS TI ALLOWANCE

FOR LEASE

HIGH-IMAGE PREMIUM MEDICAL SUITES

27421 Tourney Road | Valencia, California 91355



MEDICAL
PROPERTY TYPE



2,368 - 7,622
RSF AVAILABLE
(DIVISIBLE)



ELEVATOR
SERVED



VIEWS
WINDOW LINES



ABUNDANT
PARKING



EXCELLENT
DEMOGRAPHICS



IMMEDIATE
FREEWAY ACCESS

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

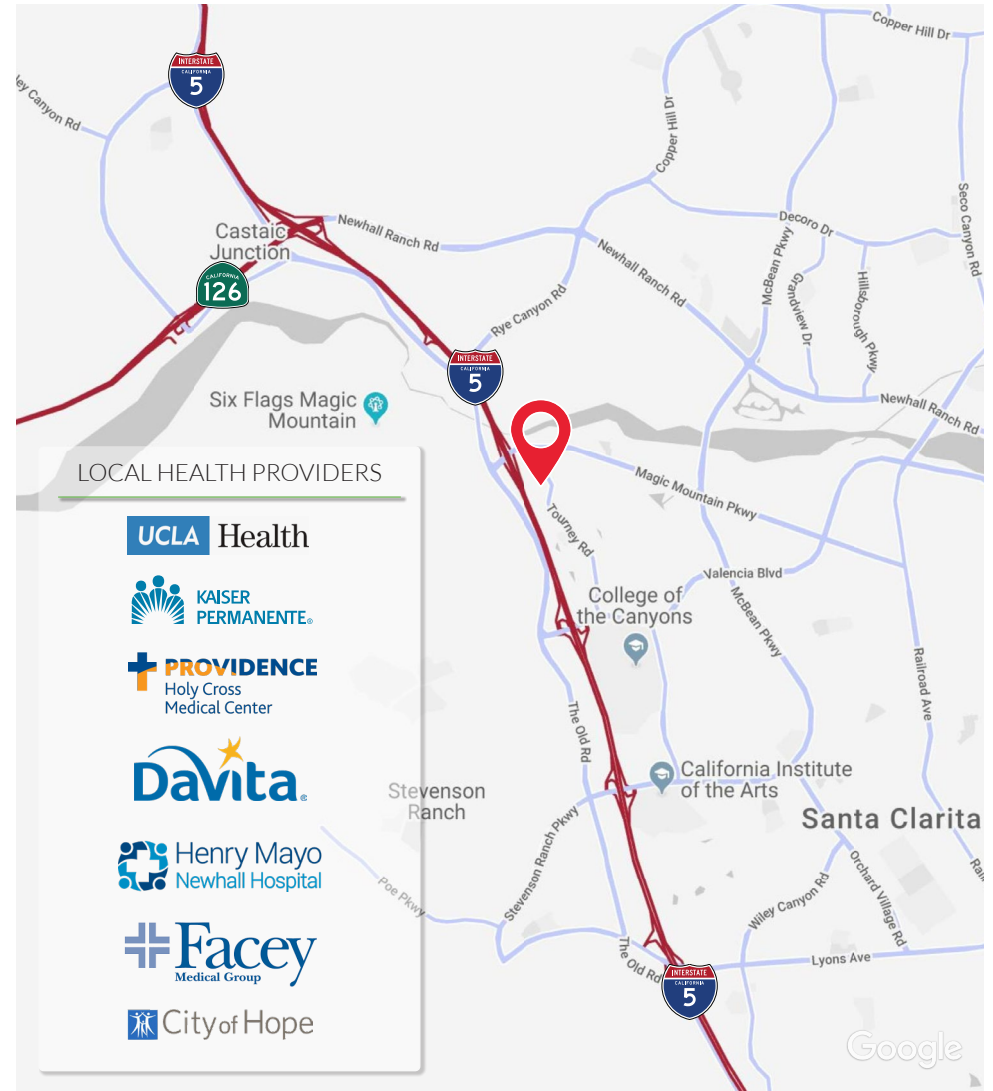
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PROPERTY HIGHLIGHTS

- Class-A Medical Office Building
- Renovated 2017 - Upgraded Common Area with High-End Finishes
- Premium Medical Suites 2,368 & 7,622 RSF (Divisible)
- Outside Break Area with Water Fountain & Lavish Landscape
- Extensive Wrap-Around Floor to Ceiling Windows Throughout
- Elevator Served
- Free and Abundant Parking (*reserved carport parking)
- Professionally Managed

LOCATION HIGHLIGHTS:

- Prime Valencia Location with Excellent Demographics
- Located within Valencia Corporate Center between Valencia Blvd and Magic Mountain Parkway
- **Local Health Providers:**
 Henry Mayo Newhall Memorial Hospital, Kaiser Permanente, UCLA Health, Providence Holy Cross, FACEY, City of Hope, DaVita and many other Medical Establishments
- **Major Amenities:**
 Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping and Championship Golf Courses
- Minutes from Magic Mountain & Newhall Ranch Development (under construction)
- Immediate Access to I-5 Freeway Onramp
- Easy access to San Fernando Valley, Los Angeles, Glendale and Pasadena



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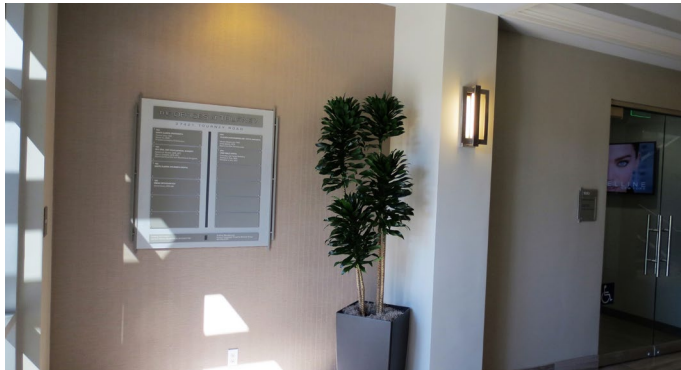
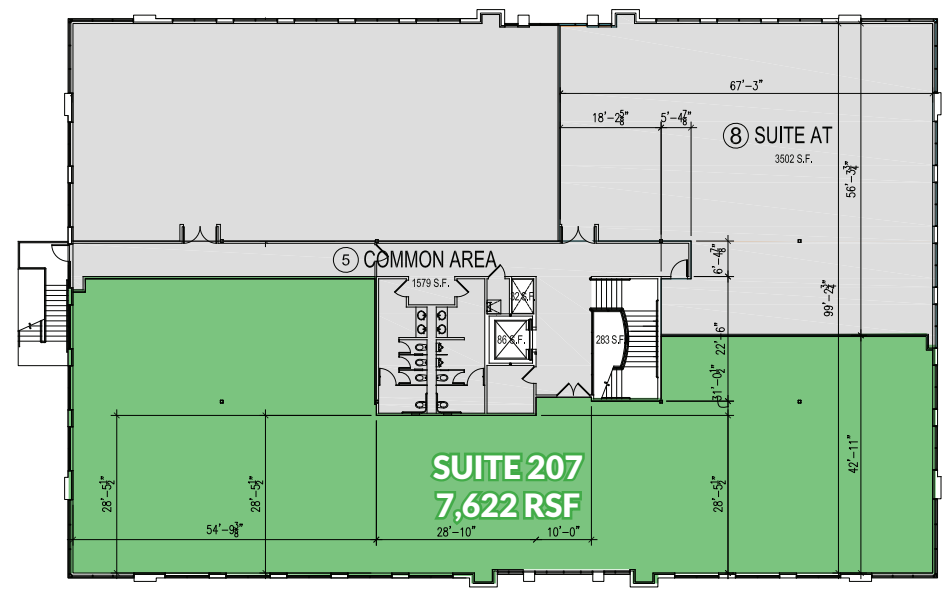
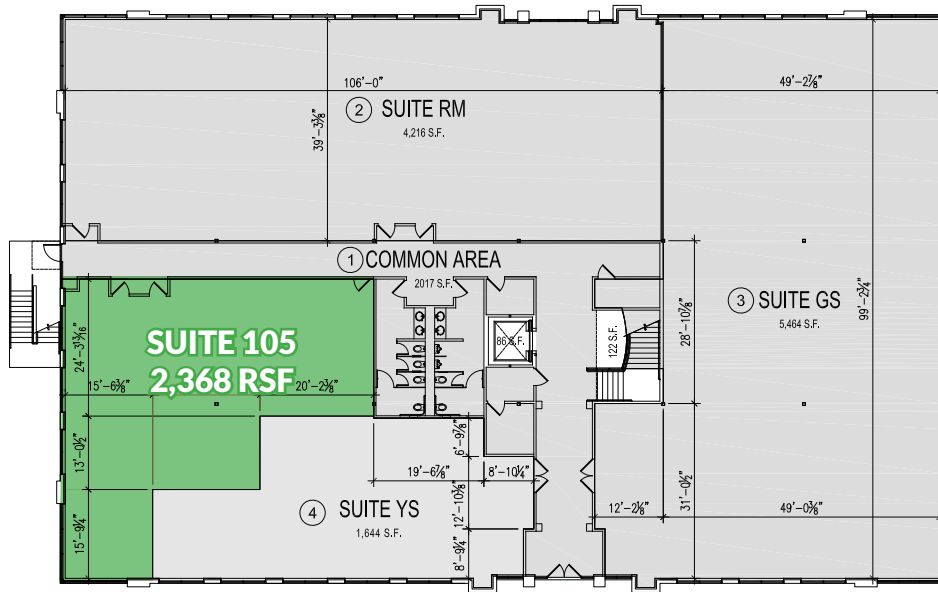
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FLOOR PLAN: FIRST FLOOR

2,368 RSF

FLOOR PLAN: SECOND FLOOR

**7,622 RSF
DIVISIBLE**



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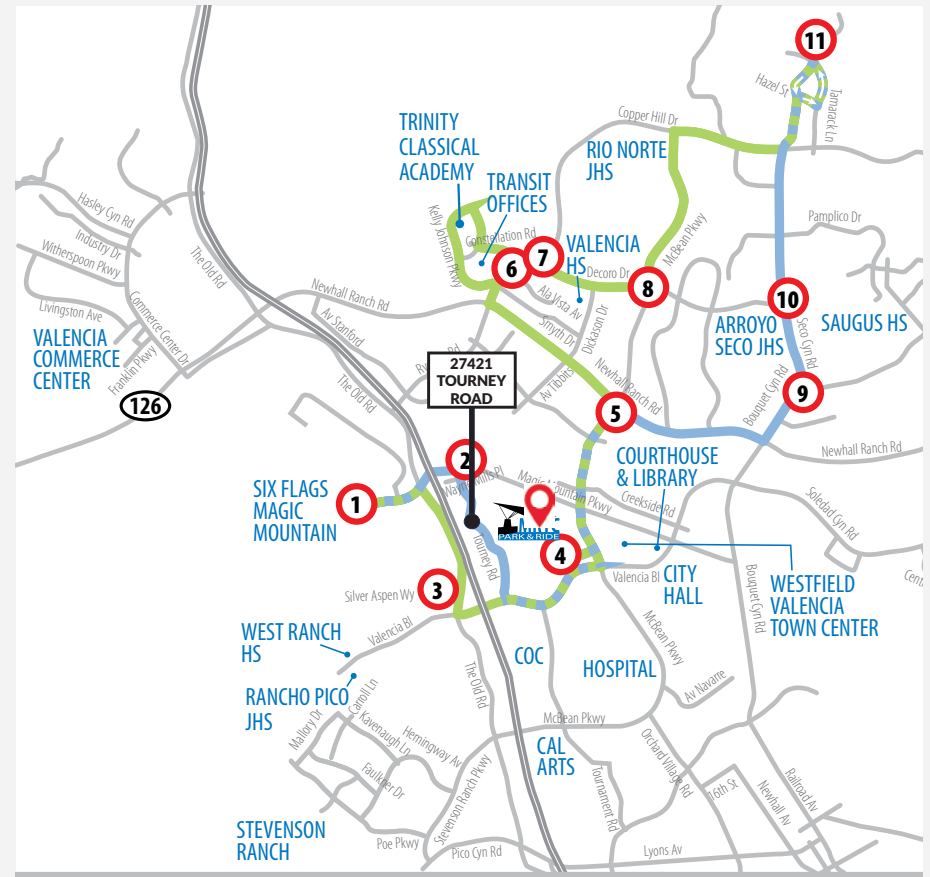
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SCV TRANSIT SYSTEM

ROUTE 3 / ROUTE 7

SERVING:

- Six Flags Magic Mountain
- The Old Road / Westridge Center
- McBean Regional Transit Center
- Westfield Valencia Town Center
- College of the Canyons
- Kaiser Permanente
- Trinity Classical Academy
- Santa Clarita Transit Offices
- Valencia High School
- Santa Clarita Park
- Arroyo Seco Jr High School



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