

FOR LEASE | OFFICE & INDUSTRIAL SPACE
25020, 25030, 25031, 25060 & 25061 AVENUE STANFORD | VALENCIA, CA 91355

FOR MORE INFORMATION,
PLEASE CONTACT:

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COLLIERS INTERNATIONAL

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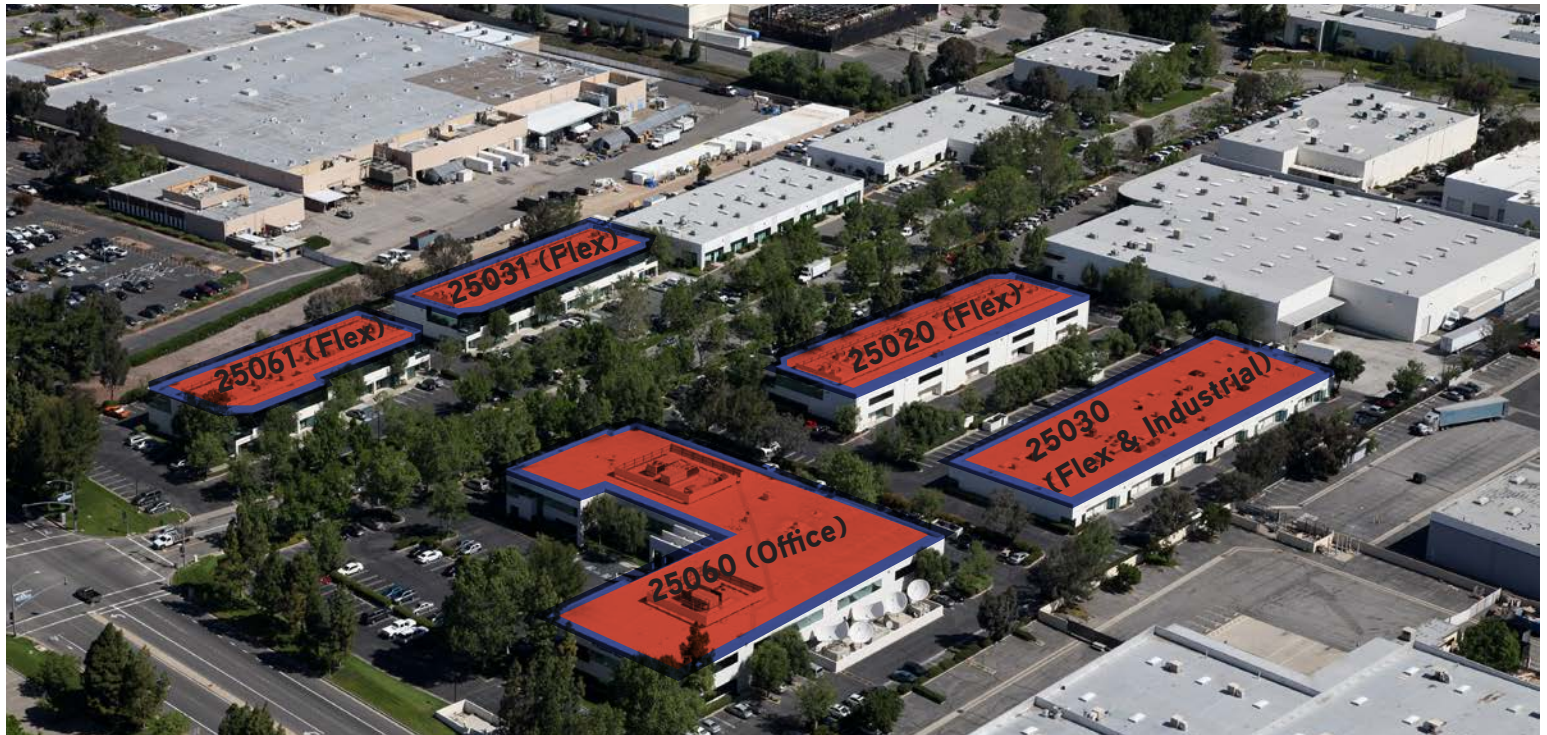


THIS PROPERTY IS MANAGED BY:

ASPEN MANAGEMENT

PARAGON BUSINESS CENTER

ABOUT PARAGON BUSINESS CENTER



BUILDING HIGHLIGHTS:

- › Located at Valencia Industrial Center's busiest intersections
- › Beautifully landscaped campus environment
- › 3.44 per 1,000 parking
- › Exceptional architectural design



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LOCATION / AMENITIES



LOCATION HIGHLIGHTS:

- › Convenient access to I-5, Highway 126 & the Cross Valley Connector
- › Minutes from Valencia Town Center Mall
- › Close to restaurants, retail & daycare amenities
- › Walking distance to bus stop



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AVAILABILITIES



25020 Ave. Stanford

25061 AVENUE STANFORD (FLEX)

Suite #	RSF	RATE/RSF	AVAILABLE
40	1,916	\$1.25	Immediately

* CAM charges are approximately \$0.16 PSF

25031 AVENUE STANFORD (FLEX)

Suite #	RSF	RATE/RSF	AVAILABLE
140	2,625	\$1.25	Immediately

* CAM charges are approximately \$0.16 PSF



25030 Ave. Stanford

25060 AVENUE STANFORD (OFFICE)

Suite #	RSF	RATE/RSF	AVAILABLE
160	2,405	\$1.90 FSG	Immediately
260	2,973	\$1.90 FSG	Immediately
275	1,968	\$1.90 FSG	Immediately
*100	22,186	\$2.15 FSG	Call Broker

* Divisible



25031 Ave. Stanford



25060 Ave. Stanford



25061 Ave. Stanford

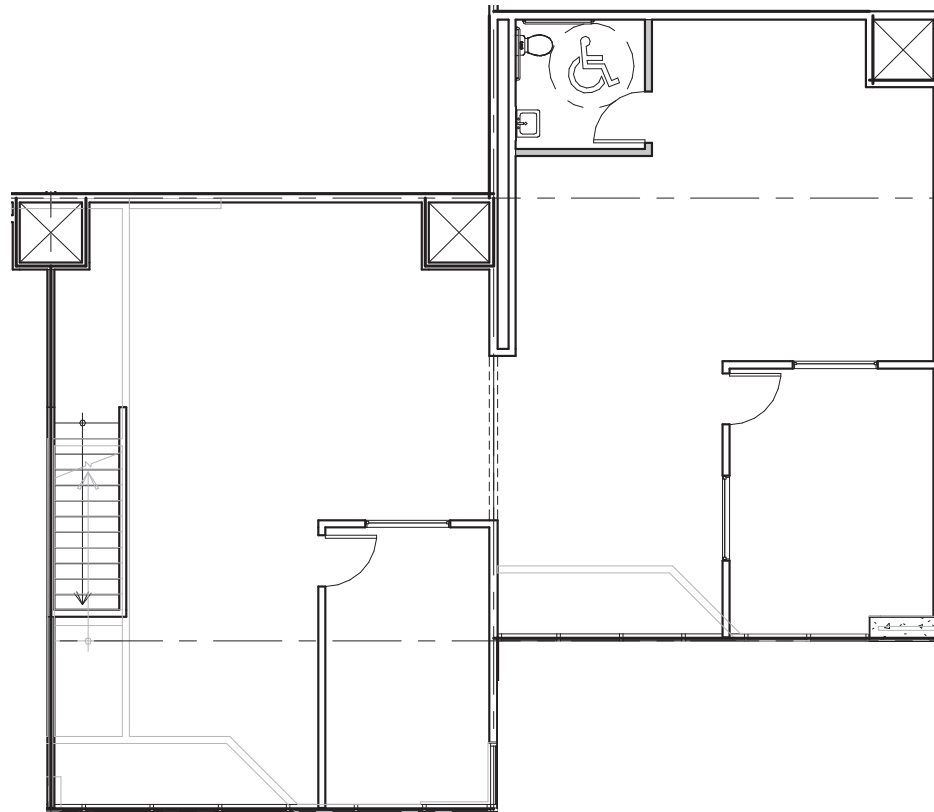


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FLOOR PLANS - BLDG. 25061

Unit 40
1,916 SF

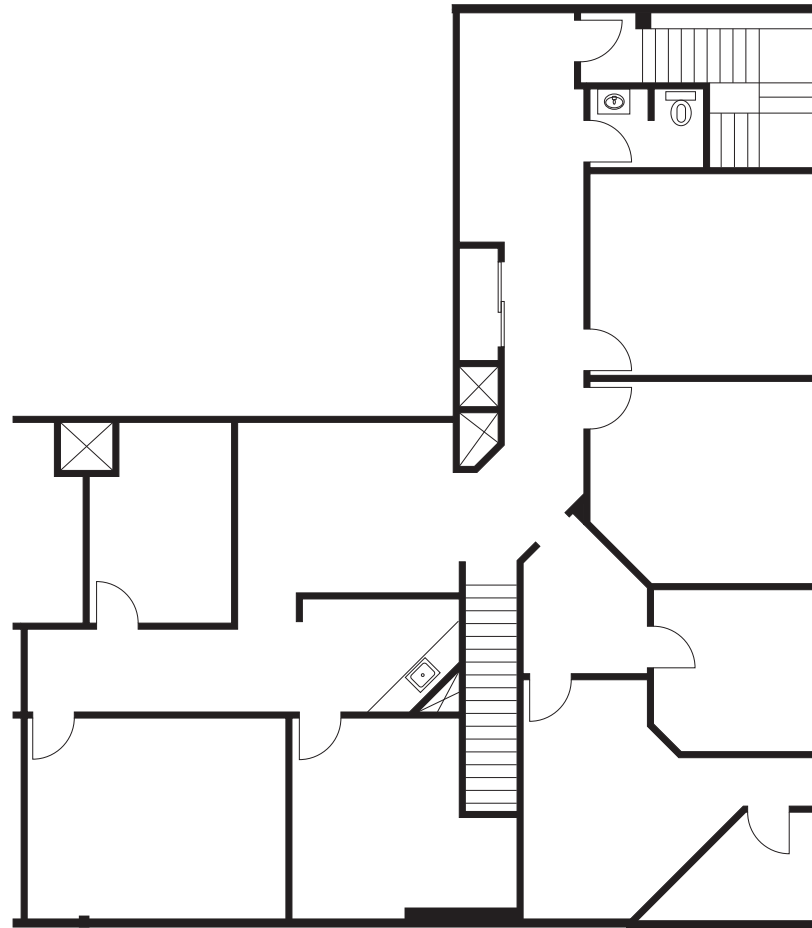


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FLOOR PLANS - BLDG. 25031

Unit 140
2,625 SF

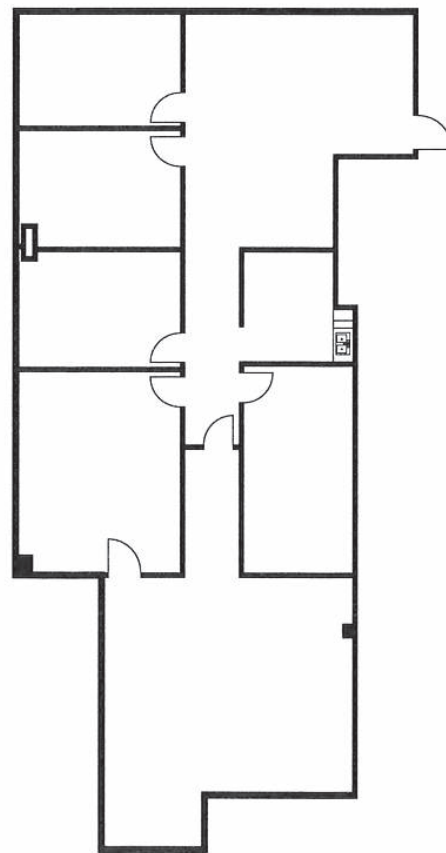


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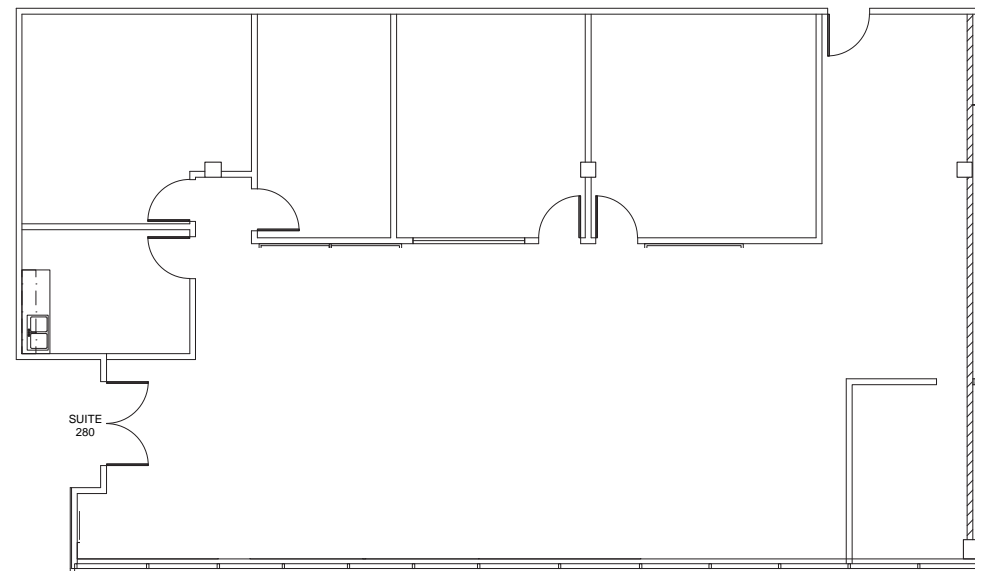
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FLOOR PLANS - BLDG. 25060

Suite 160
2,405 SF



Suite 260
2,973 SF

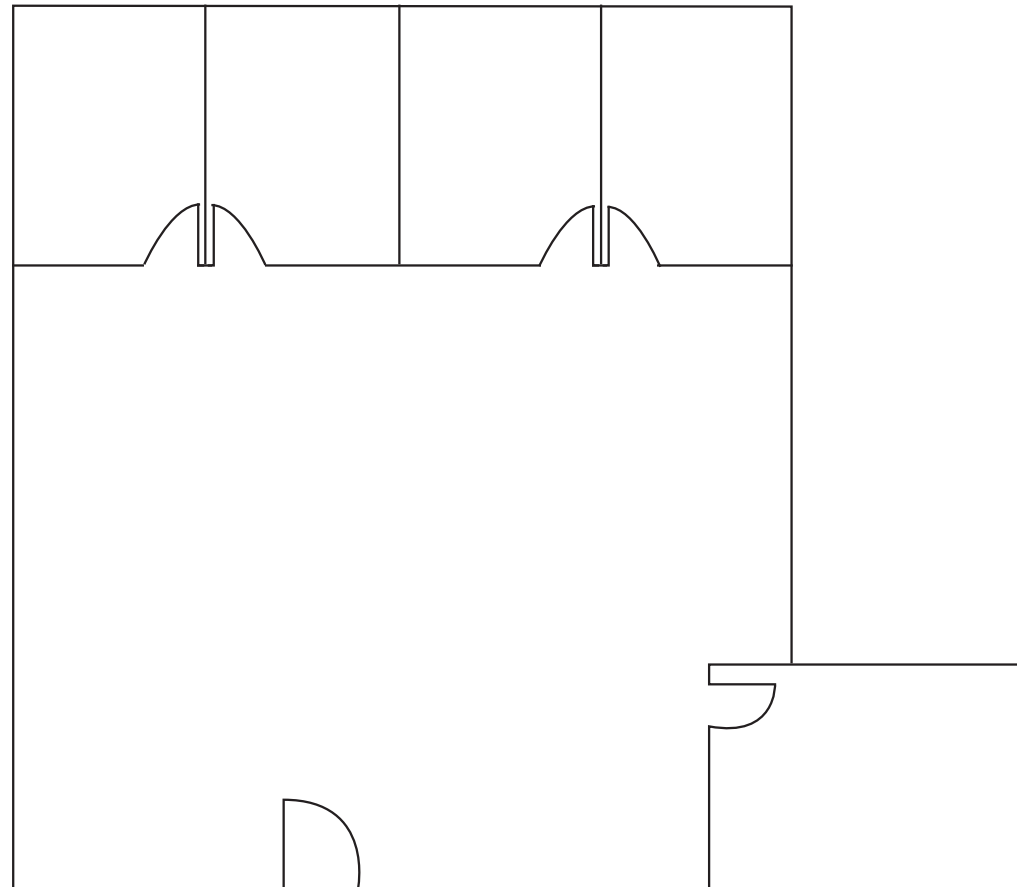


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FLOOR PLANS - BLDG. 25060

Suite 275
1,968 SF

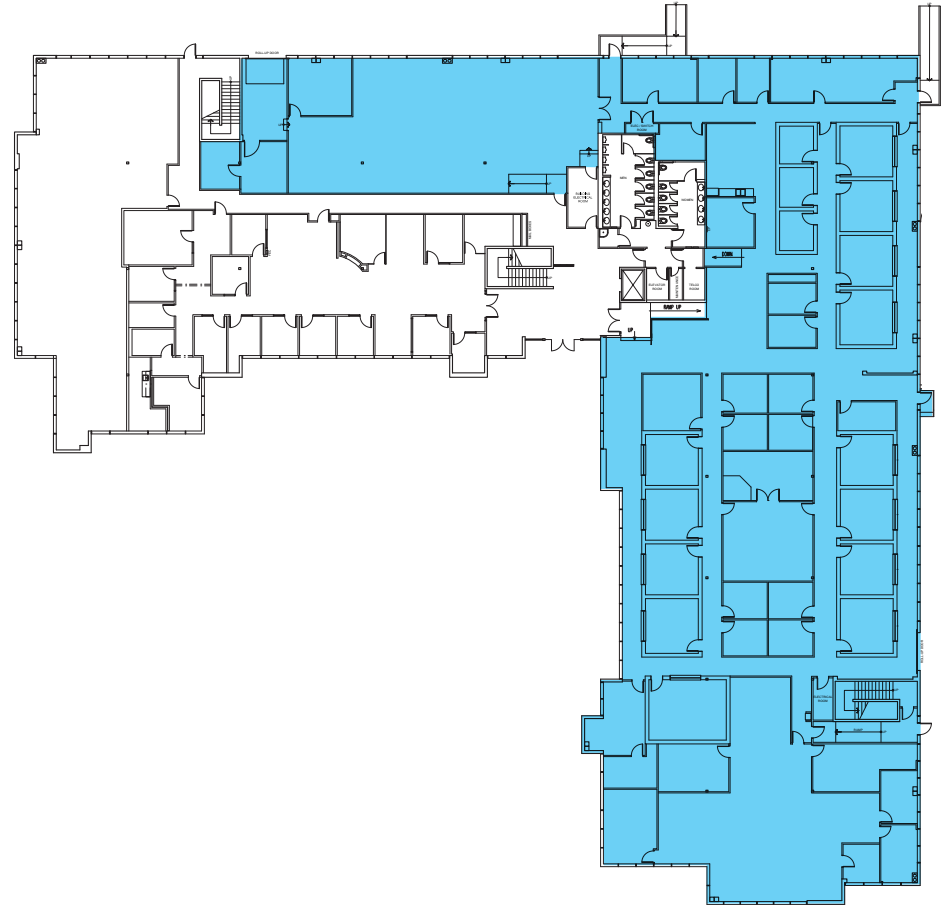


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FLOOR PLANS - BLDG. 25060

Suite 100
22,186 SF (Divisible)



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