

THE COMMONS

at Valencia Gateway



Excellent Class A
office space
available for lease
in Valencia

25152 SPRINGFIELD

Suite 120	3,251 RSF
Suite 140	3,484 RSF
Suite 170	2,073 RSF
Suite 200	2,470 RSF
Suite 240	3,733 RSF*
Suite 250	2,870 RSF
Suite 295	3,083 RSF*
Suite 320	2,221 RSF

*Spaces contiguous to 6,816 RSF

25124 SPRINGFIELD

Suite 170	6,125 RSF
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THE COMMONS

at Valencia Gateway

is a two-building office campus totalling 154,596 RSF on 8.96 acres. The Commons offer flexible floor plates, exceptional visibility, and high quality common area improvements. Located in Valencia in the Santa Clarita Valley, one of the fastest growing residential and business sector regions in Southern California.



PROPERTY SUMMARY

ADDRESS:	25152-25154 Springfield Court Valencia, CA
YEAR BUILT:	2005
BUILDING HEIGHT:	3 Stories
RENTABLE SPACE:	154,596 square feet
PARKING:	644 Spaces (4.23/1,000) 170 stalls in parking structure
PARCEL SIZE:	8.96 acres
AMENITIES:	Electric vehicle charging stations coming soon

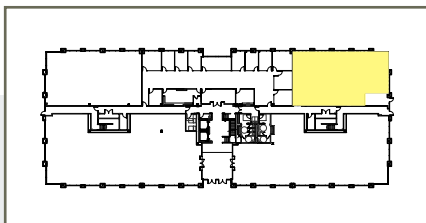
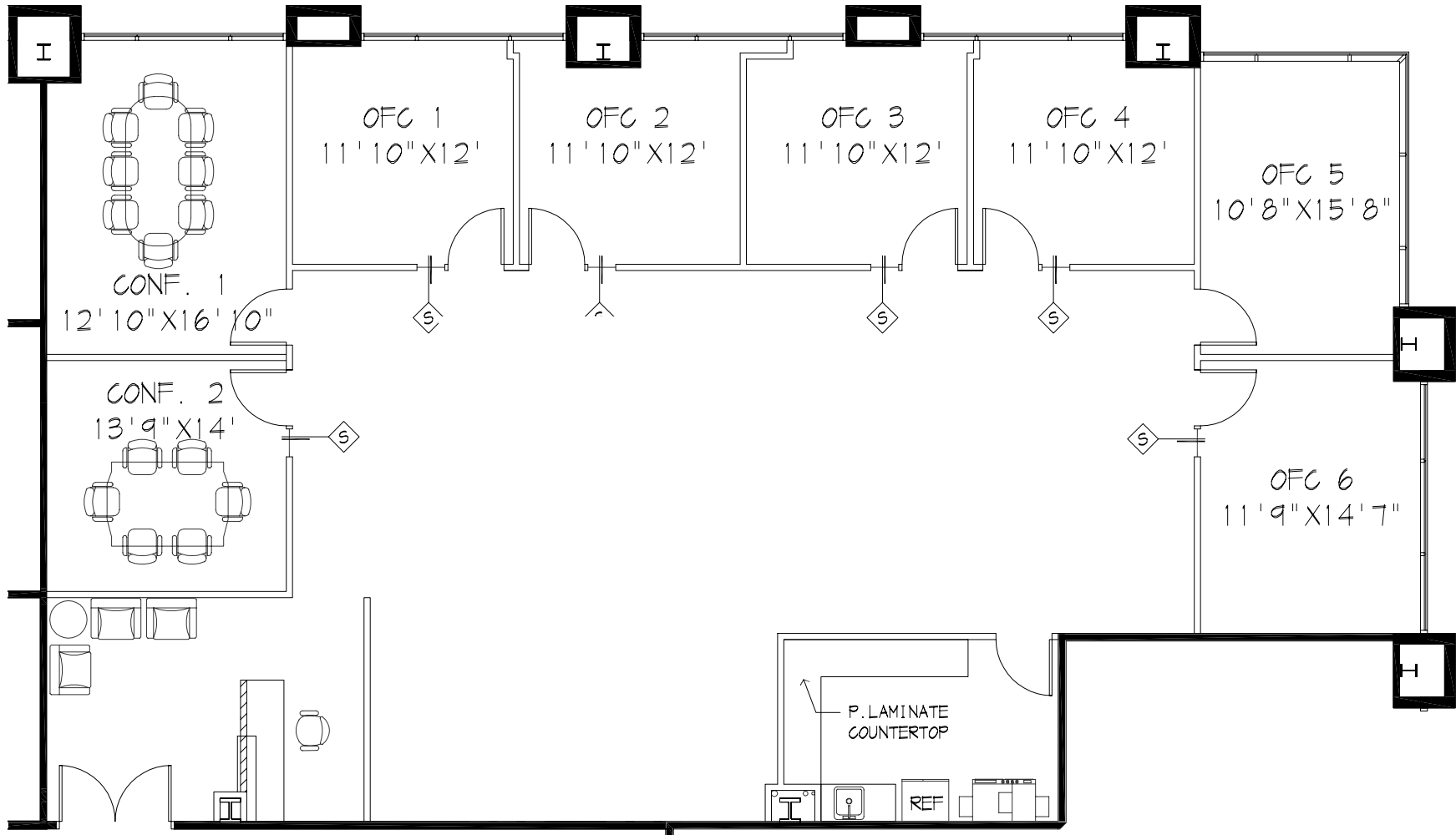


AREA HIGHLIGHTS

- Adjacent to the I-5 (Golden State) Freeway
- Property neighbors the Valencia Country Club, a championship 18-hole golf course
- Approximately one mile from the Valencia Town Center

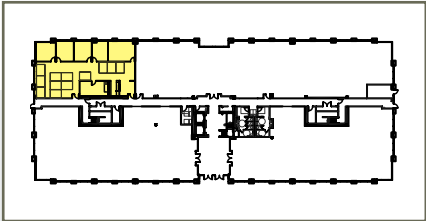
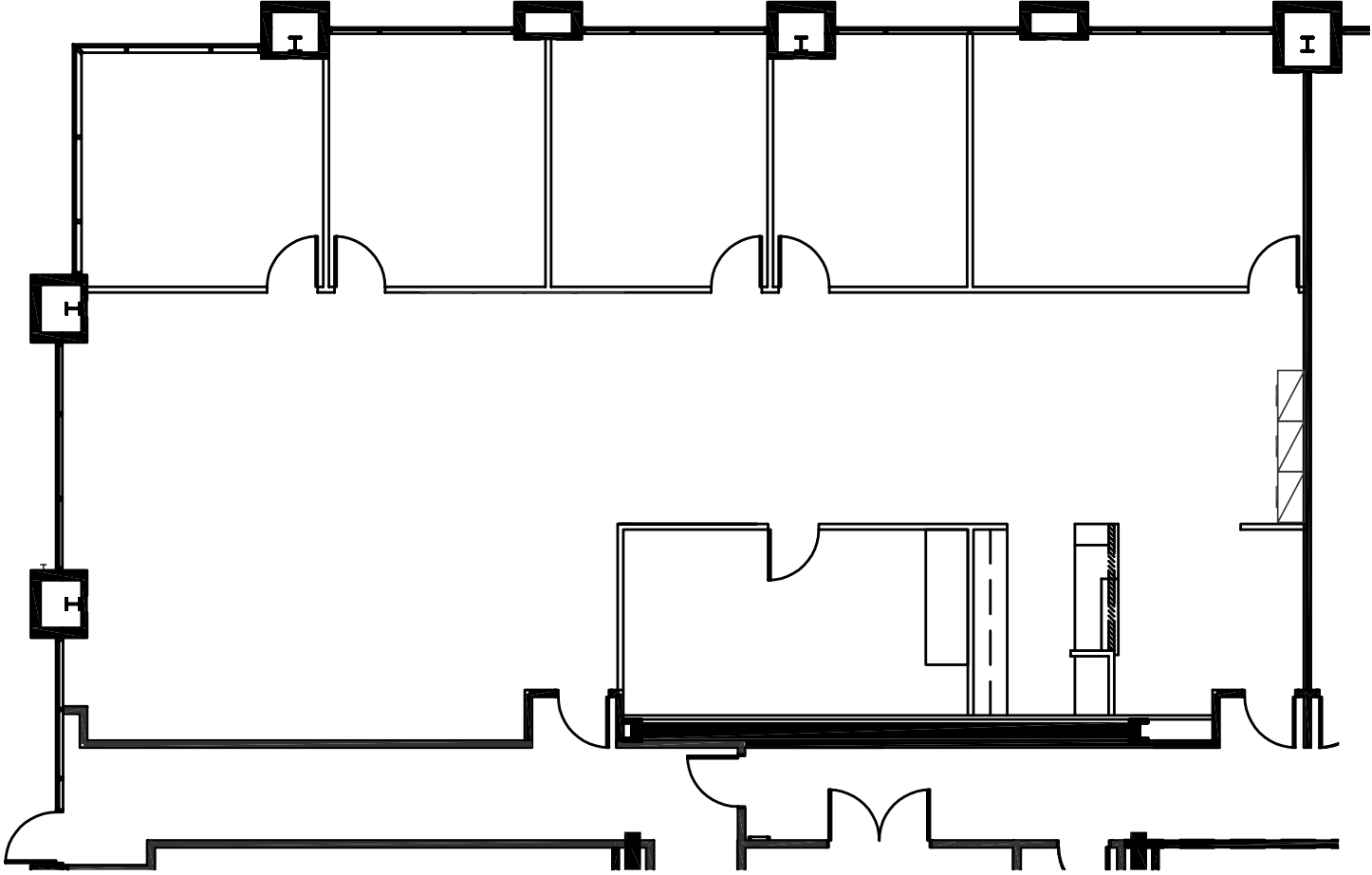


25152 SPRINGFIELD COURT
SUITE 120 – 3,251 RSF

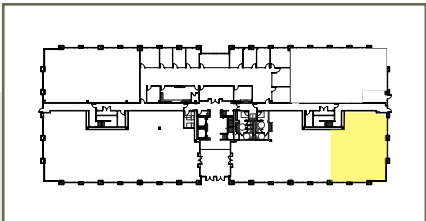
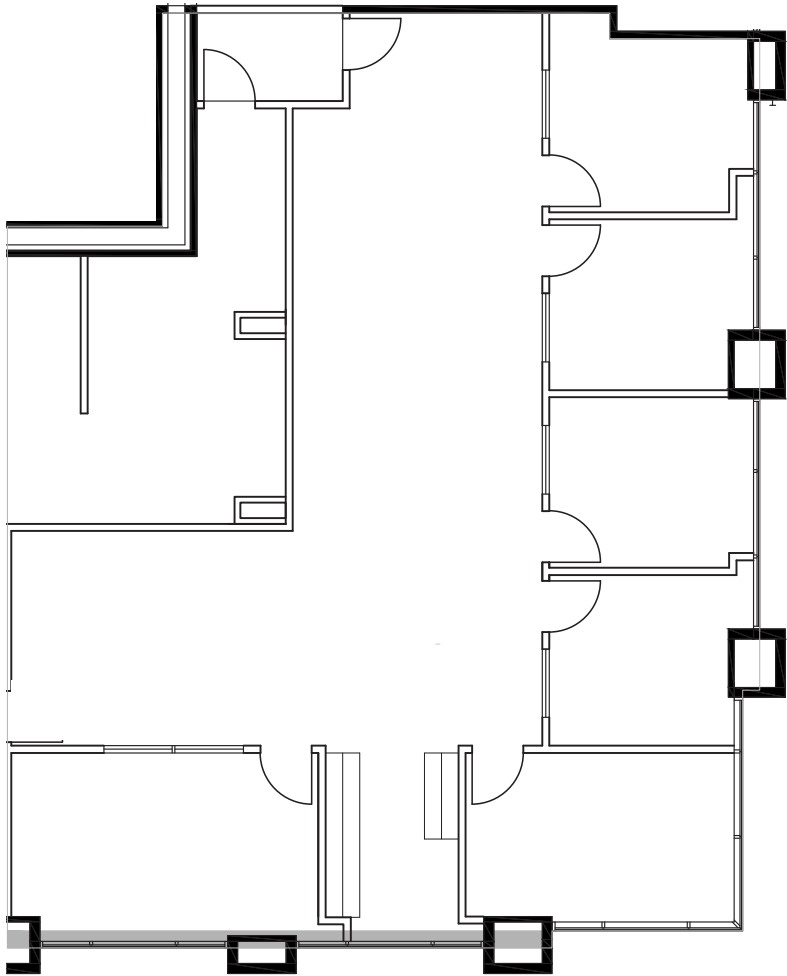


25152 SPRINGFIELD COURT

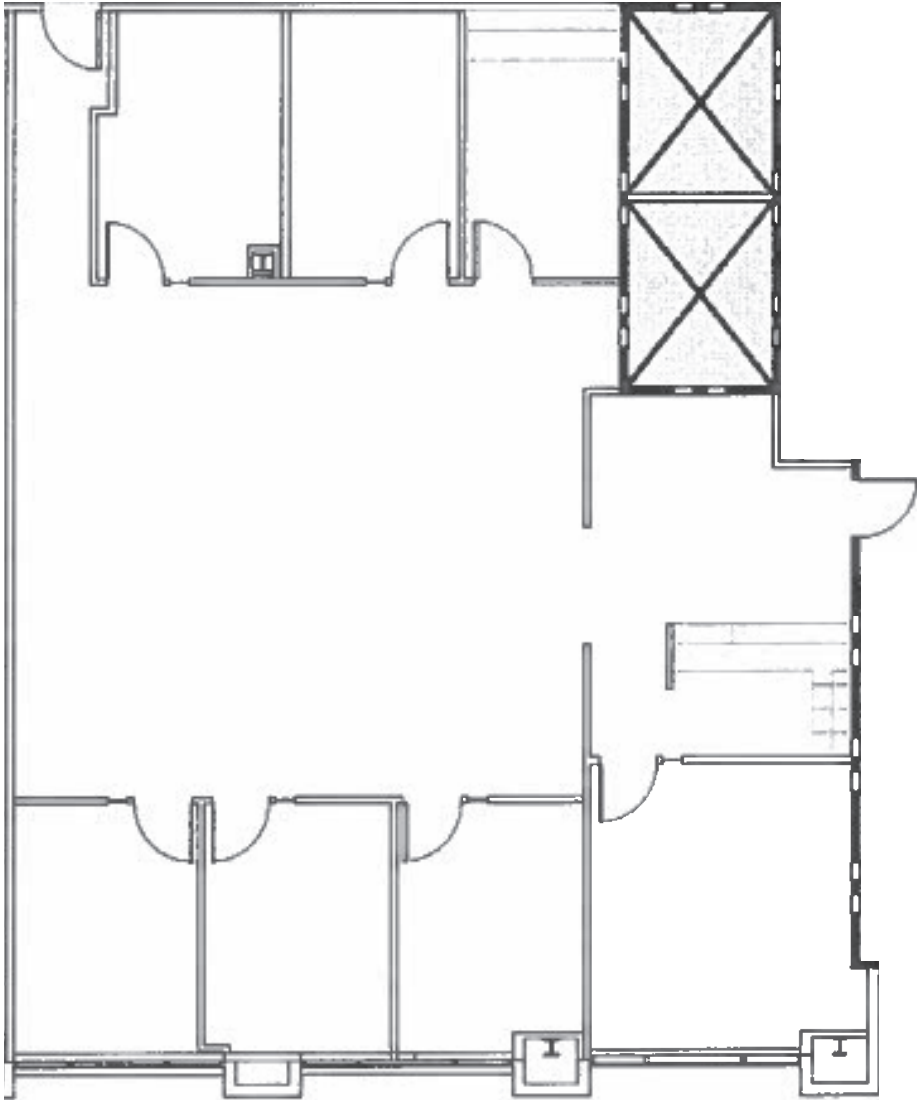
SUITE 140 – 3,484 RSF



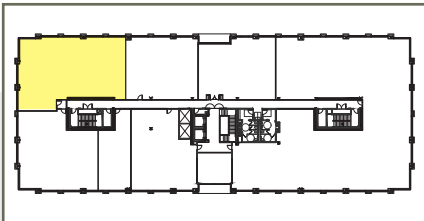
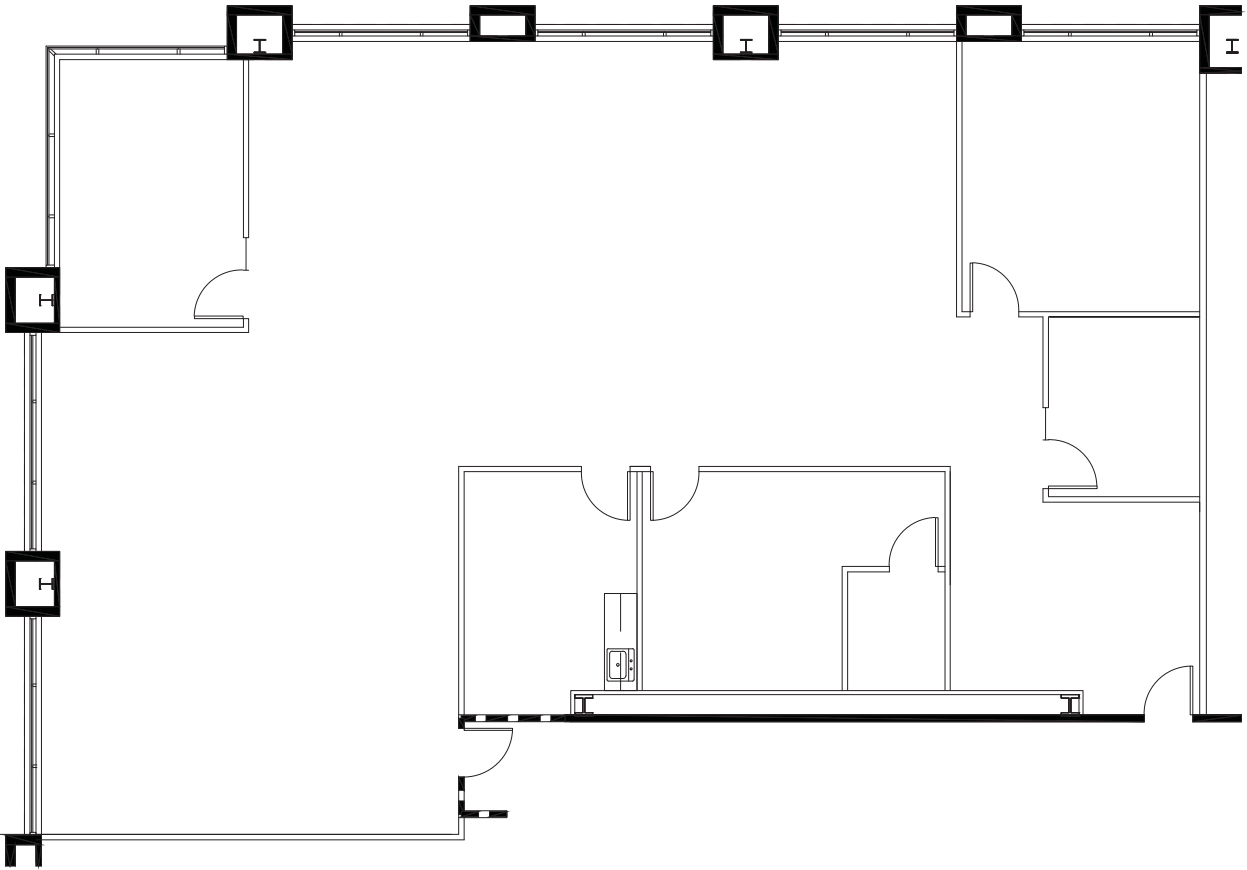
25152 SPRINGFIELD COURT
SUITE 170 – 2,073 RSF



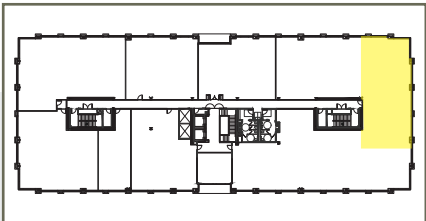
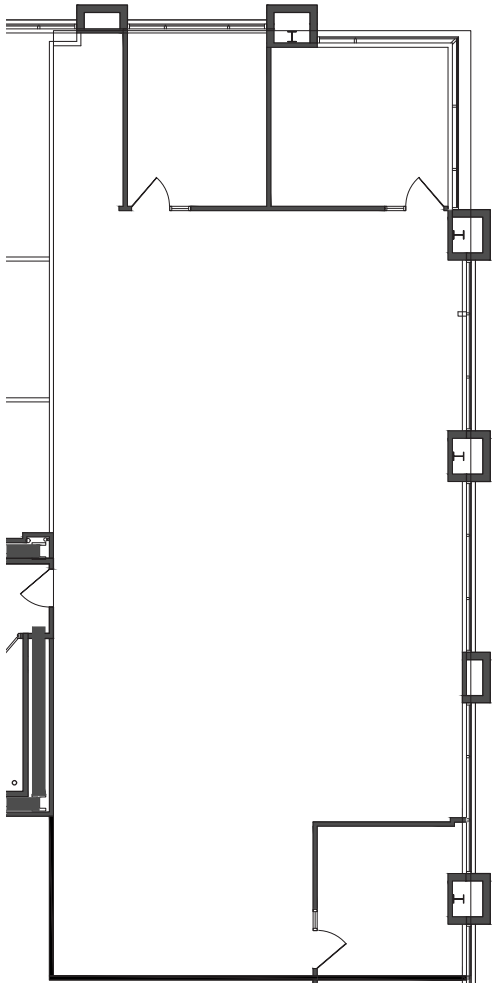
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SUITE 200 – 2,470 RSF



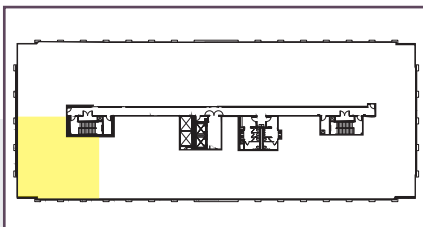
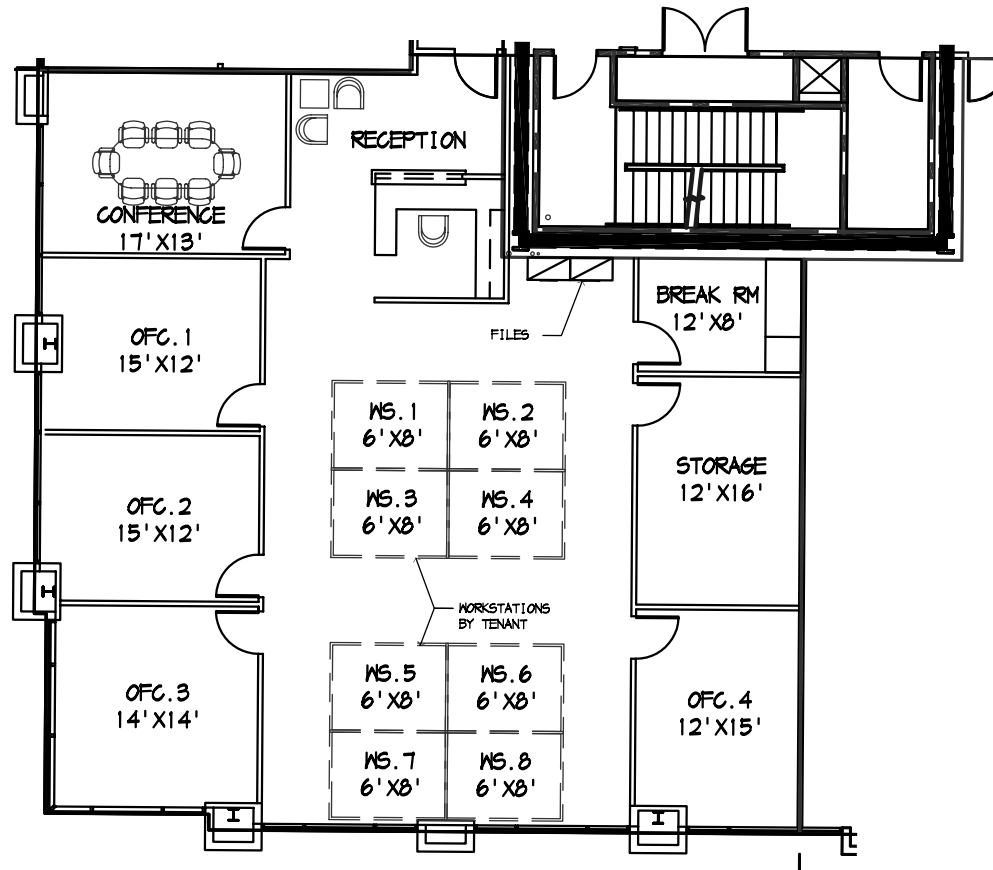
25152 SPRINGFIELD COURT
SUITE 240 – 3,733 RSF



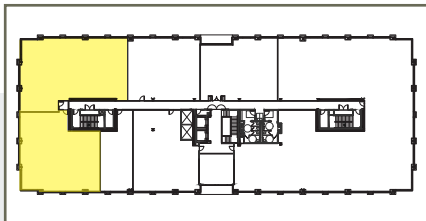
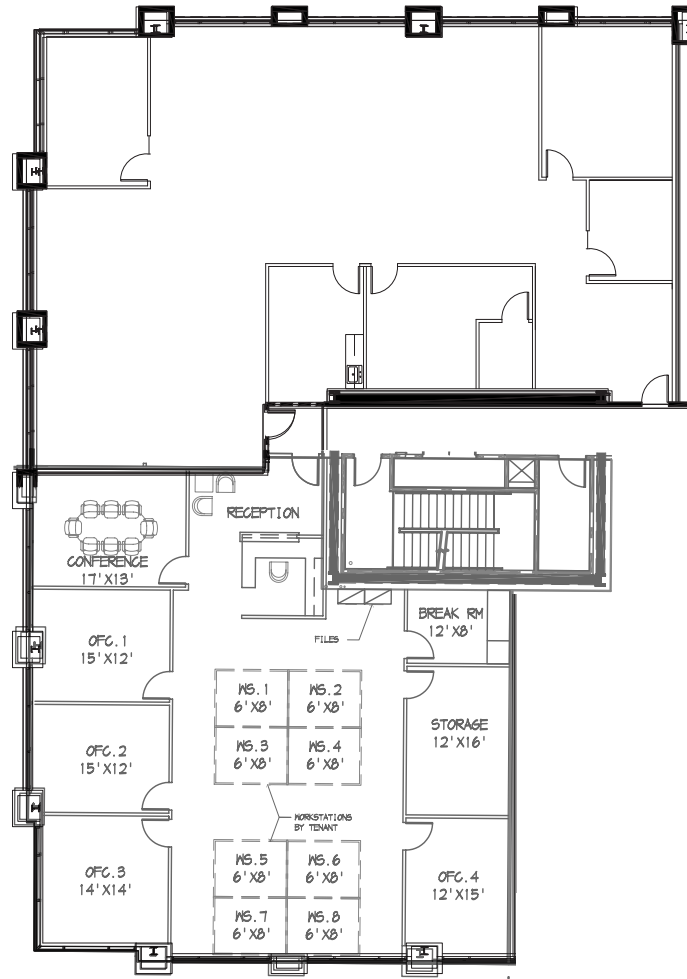
25152 SPRINGFIELD COURT
SUITE 250 – 2,870 RSF



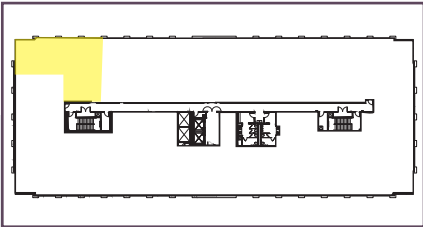
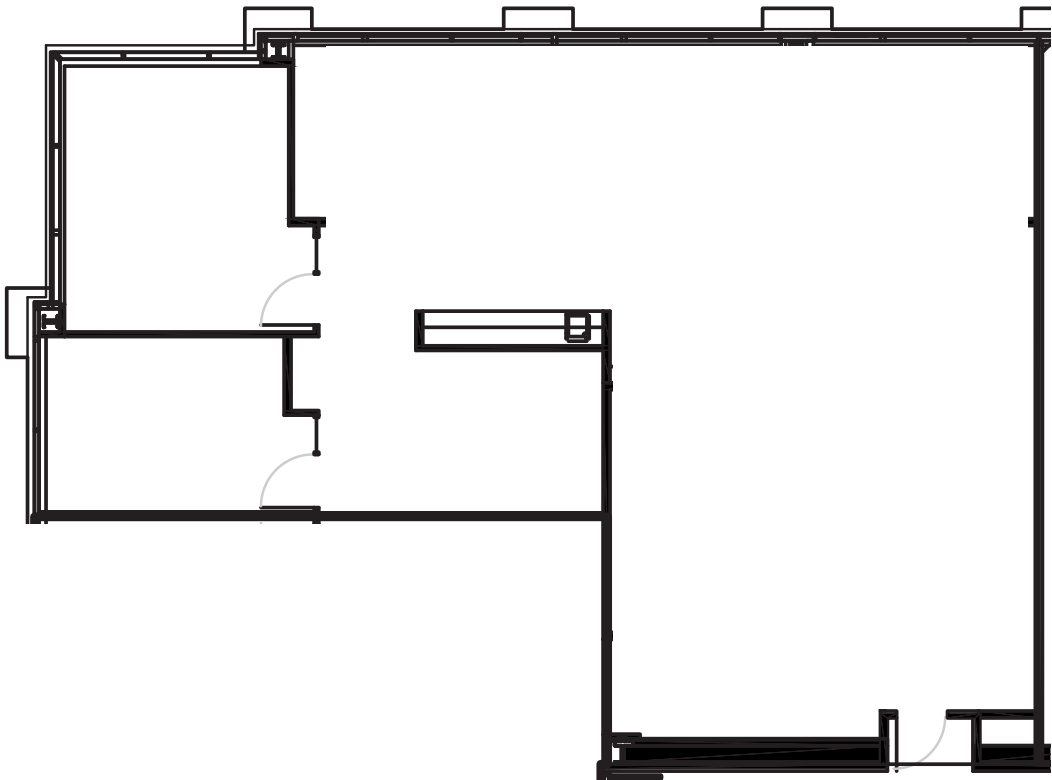
25152 SPRINGFIELD COURT
SUITE 295 – 3,083 RSF
FURNITURE MAY BE AVAILABLE



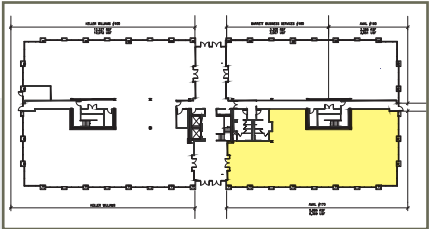
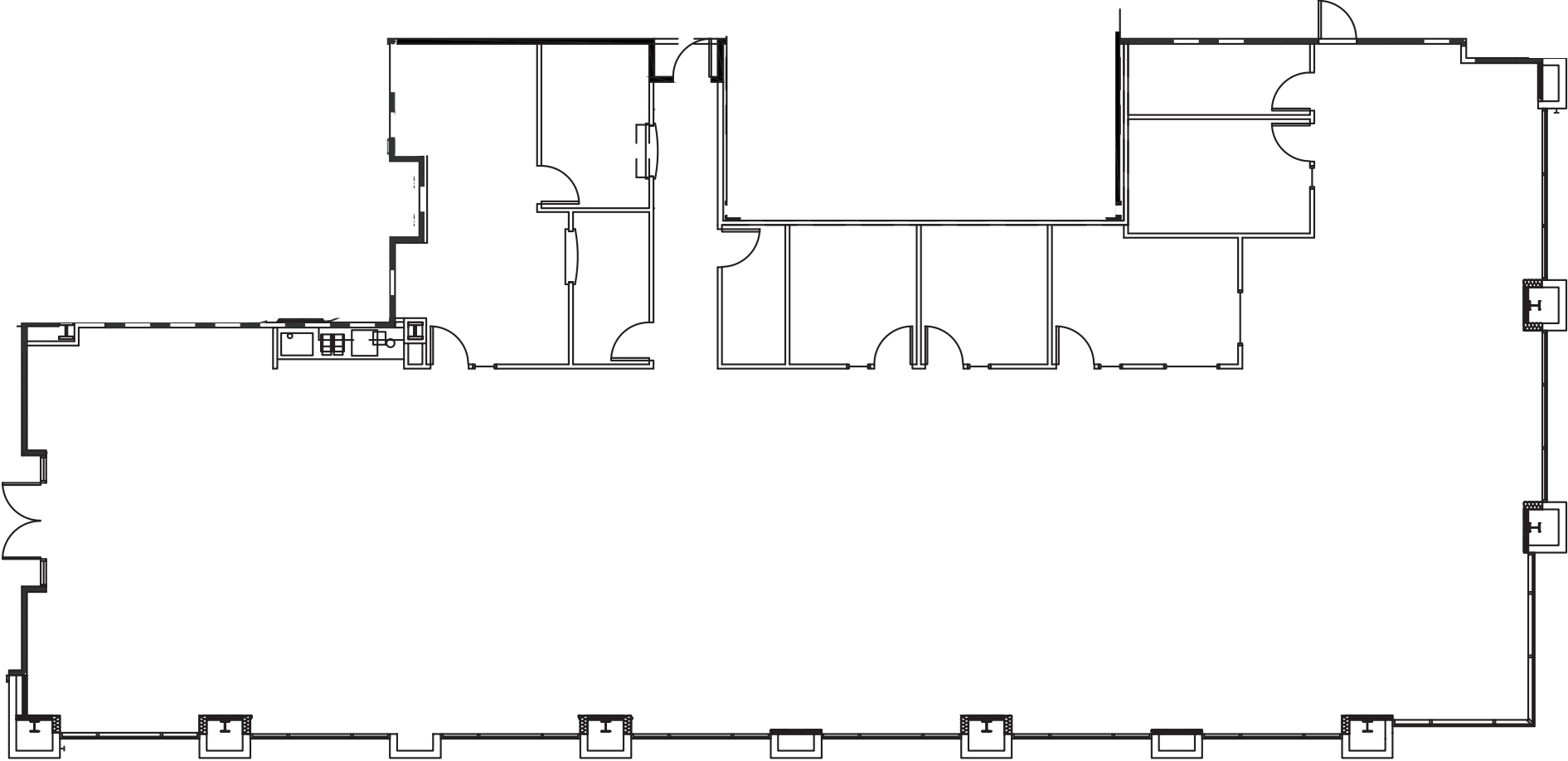
25152 SPRINGFIELD COURT
SUITE 240/295 – 6,816 RSF

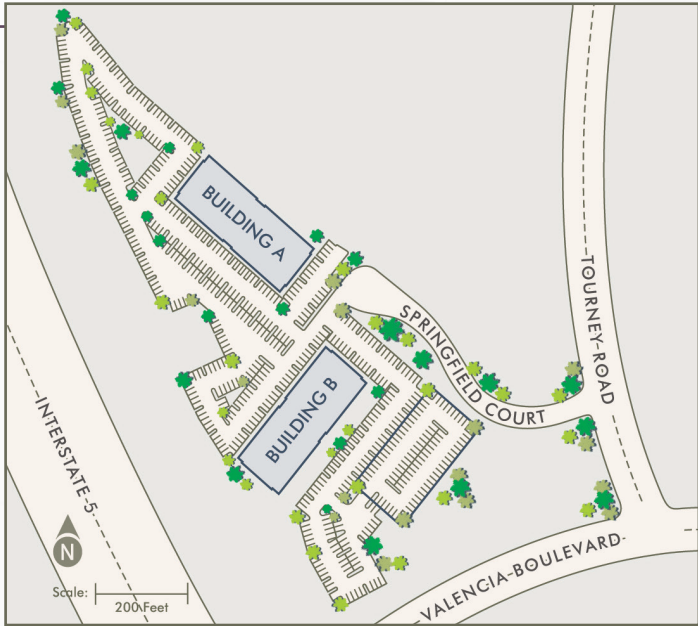


25152 SPRINGFIELD COURT
SUITE 320 – 2,221 RSF

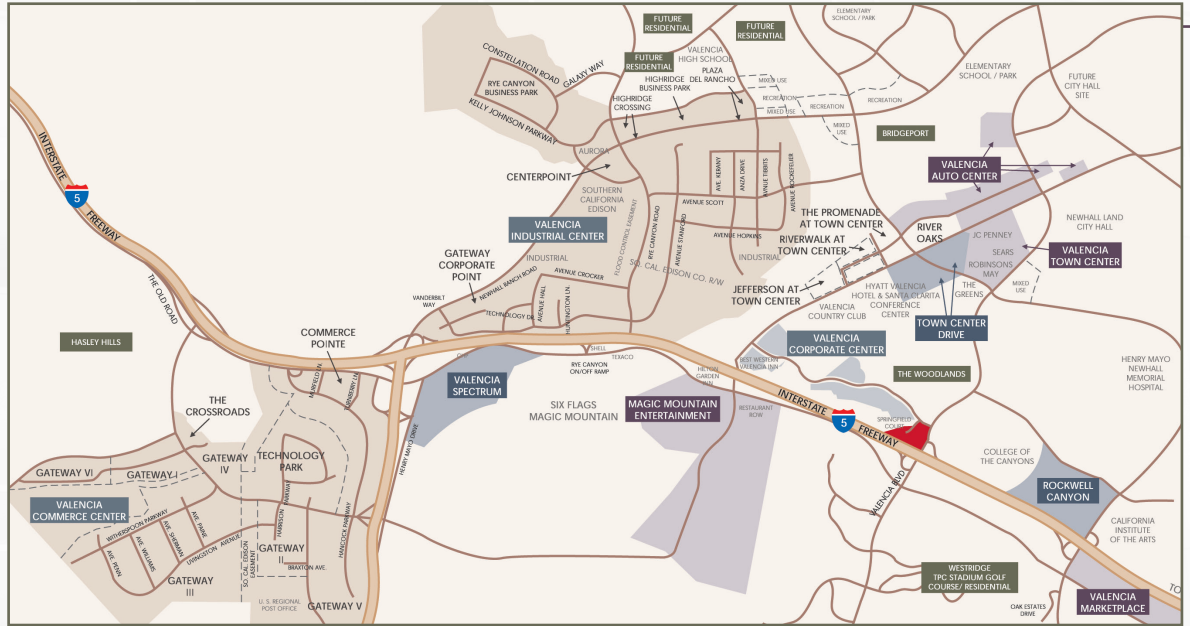


25124 SPRINGFIELD COURT
SUITE 170 – 6,125 RSF



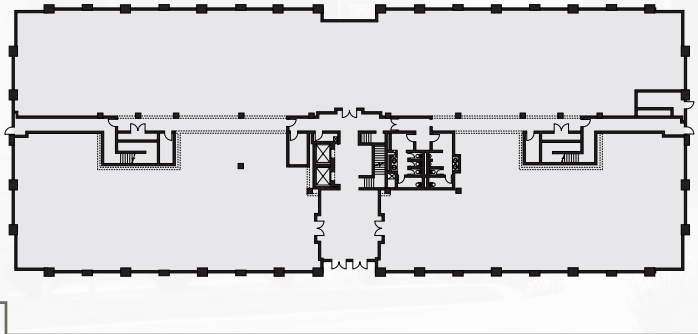


SITE PLAN

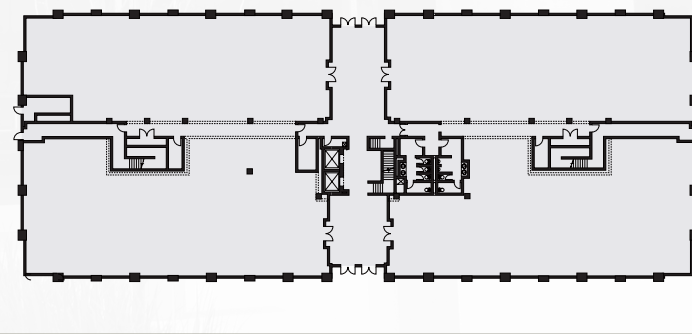


LOCAL BUSINESS MAP

BUILDING A – 1ST FLOOR



BUILDING B – 1ST FLOOR



VISIT US ONLINE AT
www.cbre.com/CommonsAtVG

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NOW LEASING

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