

AVAILABLE FOR LEASE OR FOR SALE

# TOURNEY

PLACE BUILDING 6

27335 TOURNEY ROAD | VALENCIA, CALIFORNIA 91355

45,675 SF HIGH IMAGE MEDICAL OFFICE BUILDING

**CBRE**





## PROPERTY HIGHLIGHTS



New three-story Class A medical office development totaling 45,675 square feet in the master planned community of Valencia



Excellent access to I-5 Freeway at both Valencia Blvd and Magic Mountain Parkway



Directly across the street from Valencia Country Club within the prestigious Valencia Corporate Center.



Close proximity to retail services including: Valencia Town Center, Town Center Drive, Henry Mayo Fitness and the 244-Room Hyatt Valencia Hotel and Santa Clarita Conference Center. The project is also adjacent to the Holiday Inn Express and two new hotels, including a 75-foot-tall Residence Inn, that will bring a total of 290 rooms to the city.



The Valencia Corporate Center (located on Tourney Road) has become one of the premier professional addresses within the Santa Clarita Valley. Approximately 336,213 square feet (or 26%) of the total medical space within the Santa Clarita Valley market (comprised of over 1.3 million square feet of medical office product) is located on Tourney Road.

# THE SITE





LARGEST CONCENTRATION OF  
MEDICAL OFFICE SPACE OUTSIDE  
OF HOSPITAL CAMPUS



## BUILDING 6

**PROPERTY** | 27335 Tourney Road, Valencia, CA 91355

**NUMBER OF FLOORS** | Three (3) floors

**TYPICAL FLOOR SIZE** | 15,225 square feet

**CEILING HEIGHT** | 9' - 0" finished ceiling height  
13' - 6" Floor to floor

**ELEVATORS** | Two hydraulic lift cabs 3500 lb capacity

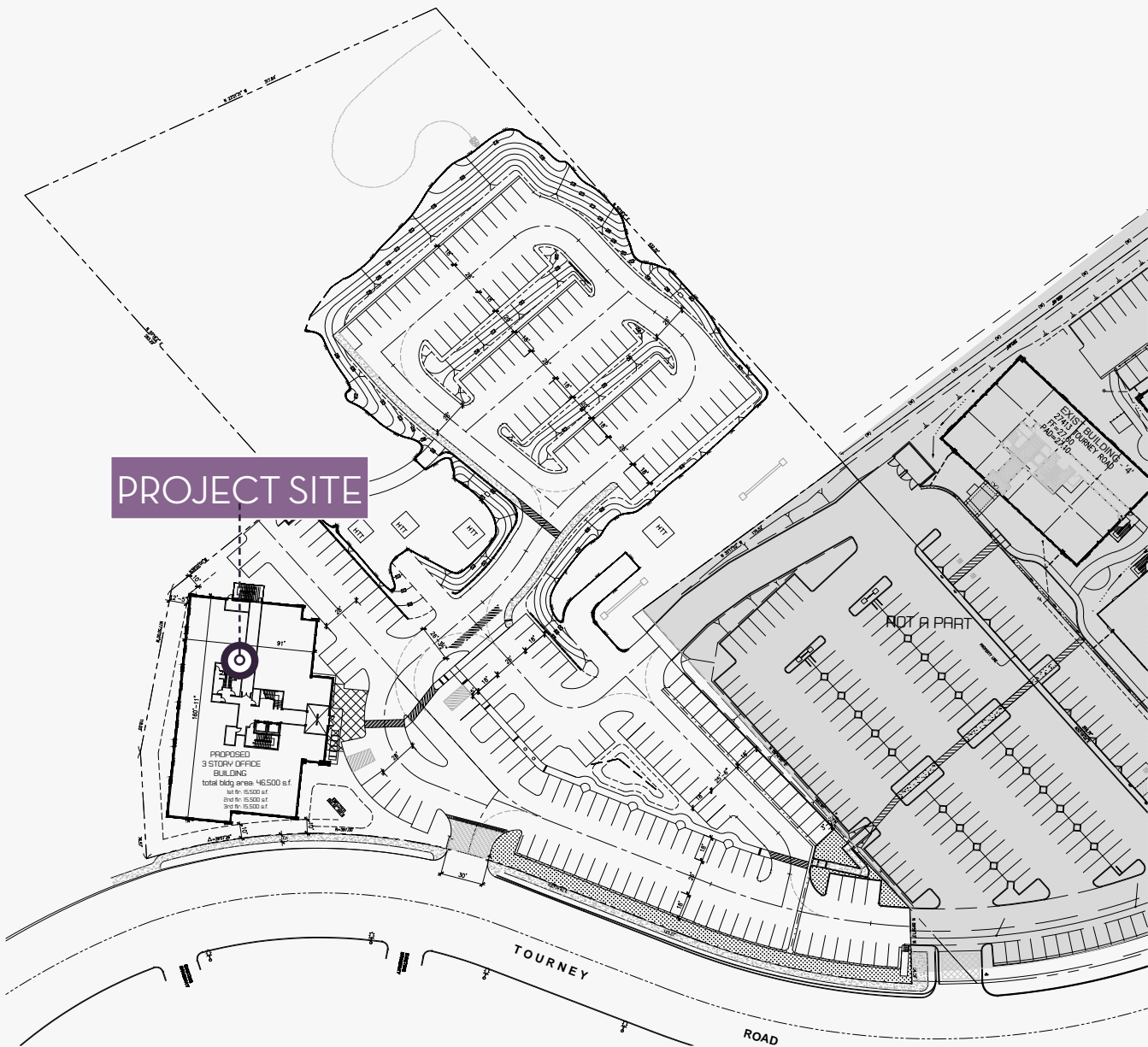
**ELECTRICAL** | Main switchgear 2500 amps 277/480 volt

**HVAC** | Variable Refrigerant Flow (VRF) heating and cooling system.

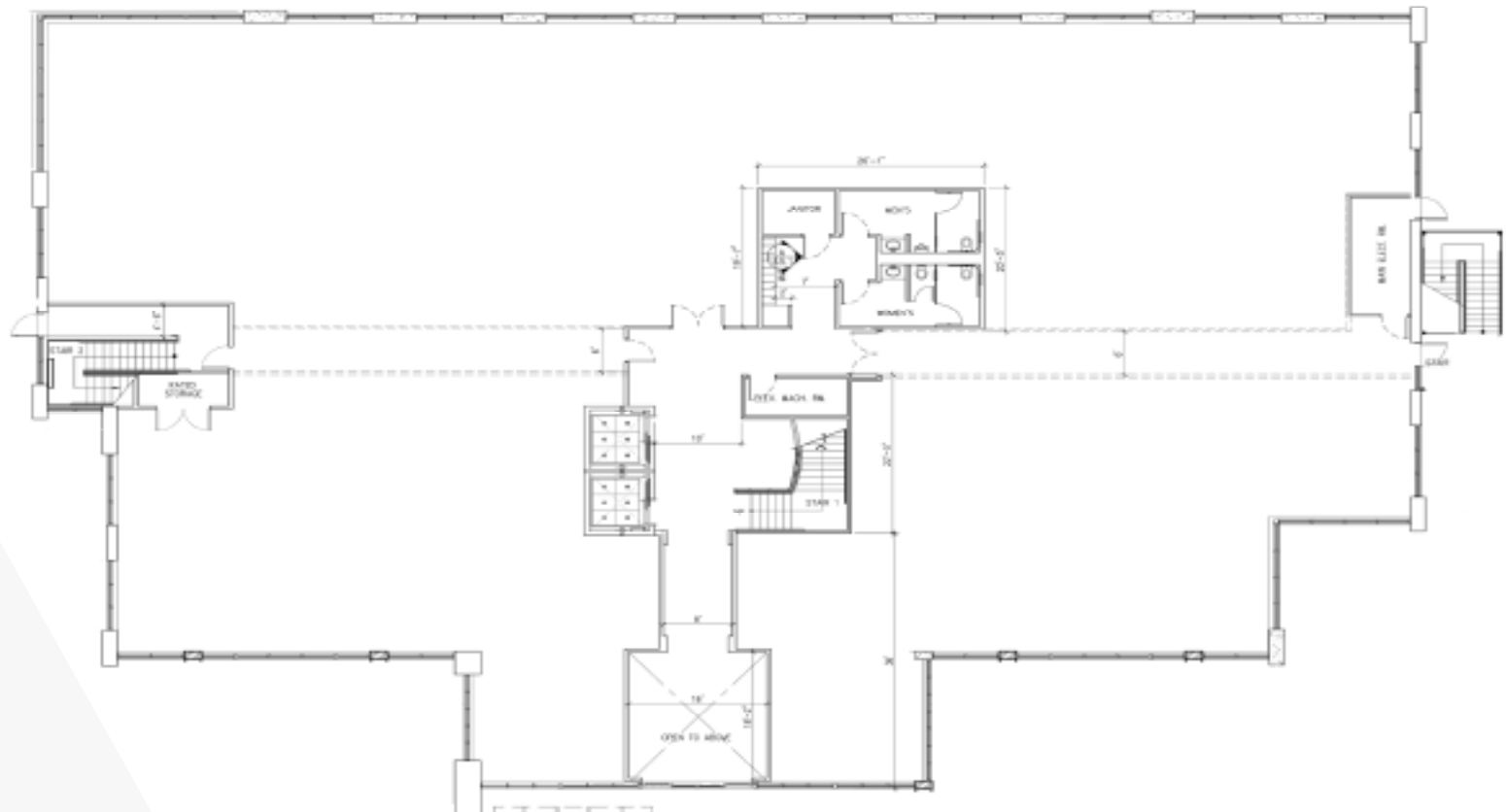
**ZONING** | BP - Business Park

**PARKING** | Suitable for Medical Use

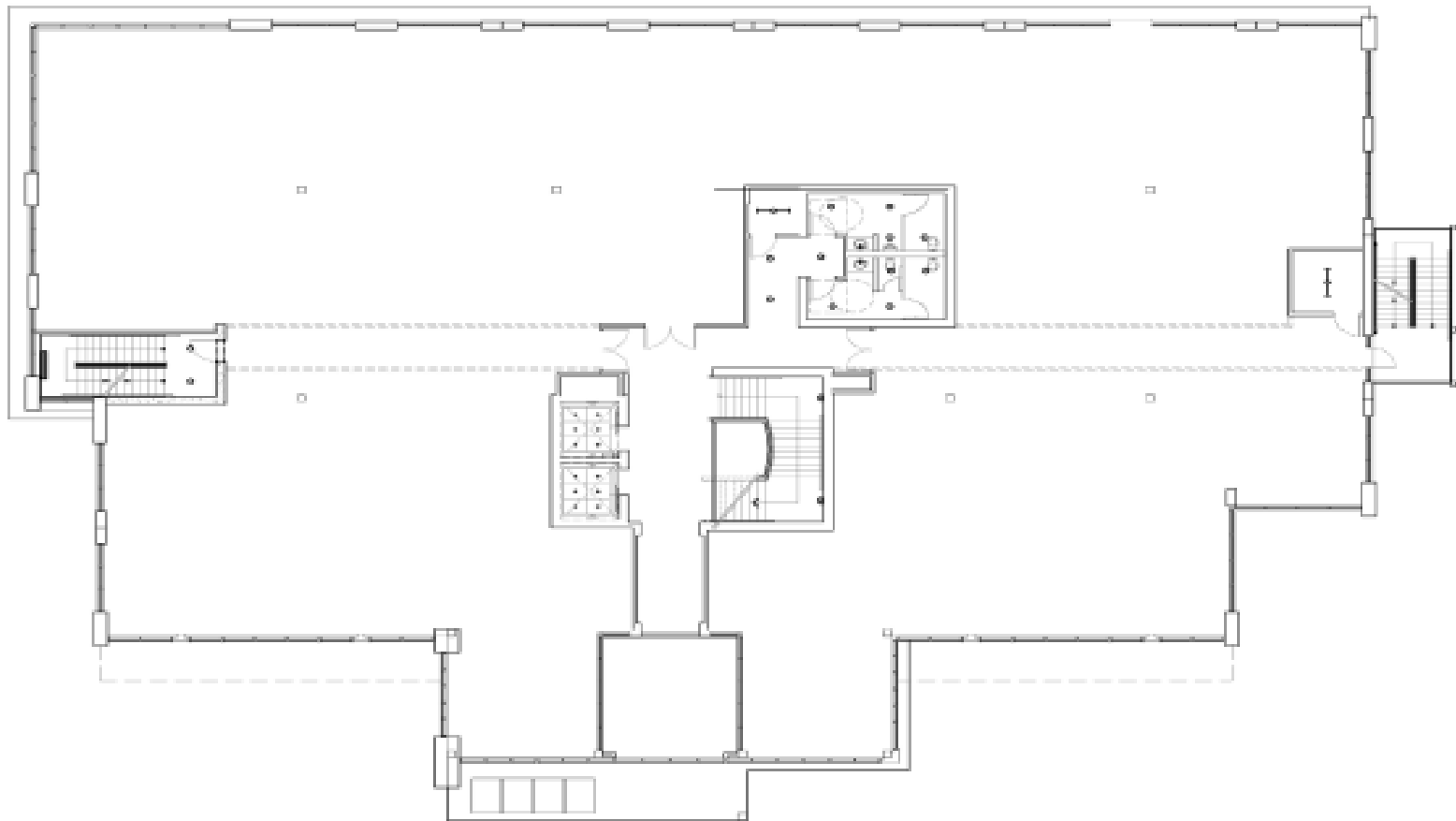
# SITE PLAN



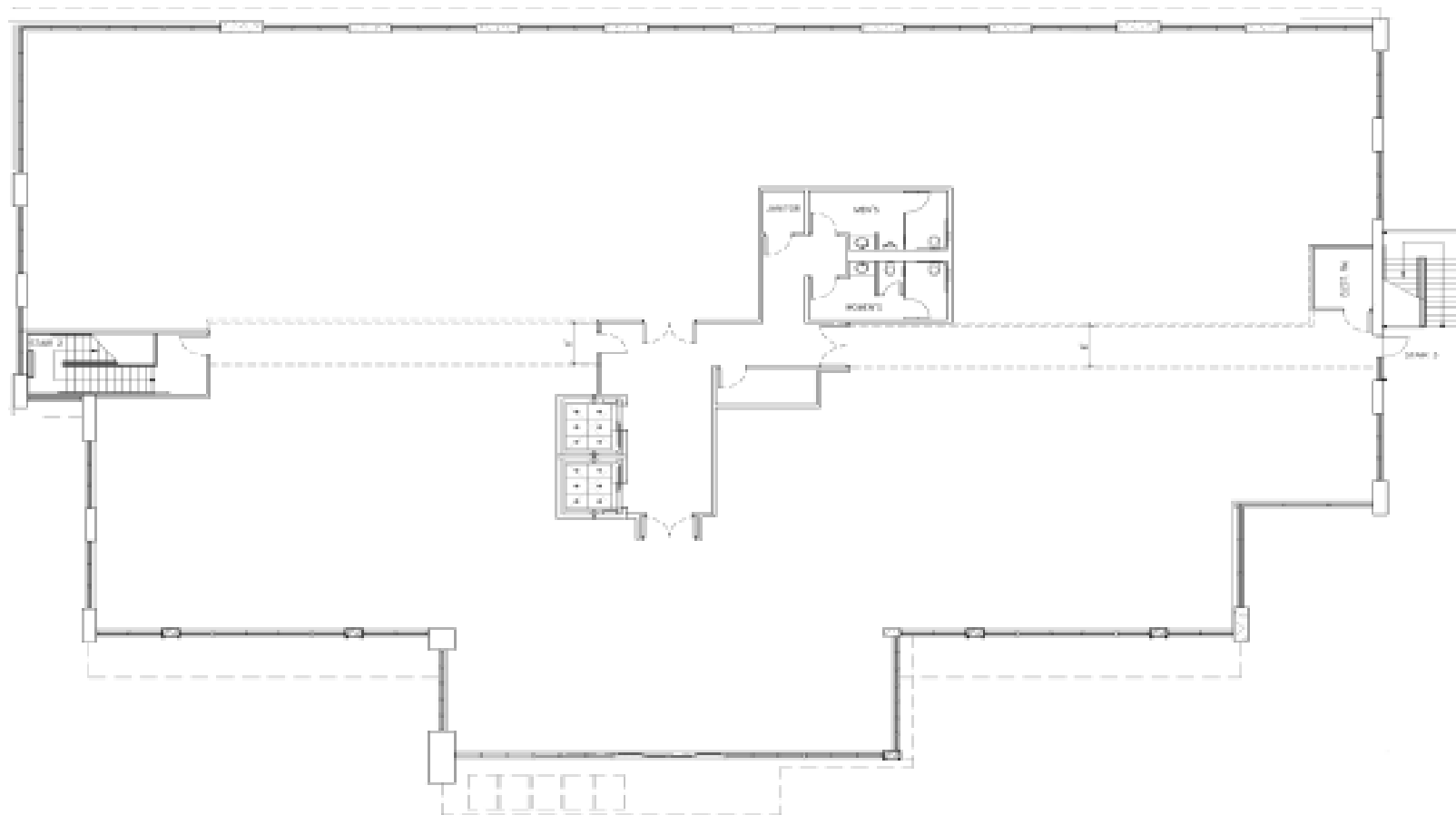
## 1<sup>ST</sup> FLOOR PLAN



## 2<sup>ND</sup> FLOOR PLAN



# 3<sup>RD</sup> FLOOR PLAN



# VALENCIA – THIS IS YOUR PLACE

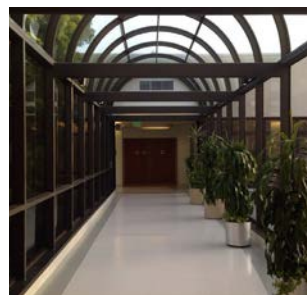
Valencia is a perfect blend of big city sophistication and small town charm. Hugged by greenery, rolling hills and endless amenities, the Santa Clarita Valley invites.

Situated in the city's core, with unbeatable access to highways, hospitals and premier dining/retail options, Tourney Place represents a rare opportunity to expand your medical practice in one of the fastest growing communities in greater Los Angeles. With grading underway on the projected 21,000 homes in the Newhall Ranch project, you have quick access via Magic Mountain Parkway to an increased population of over 60,000 in this new community.



THE PERFECT  
BLEND OF BIG CITY  
SOPHISTICATION  
AND SMALL  
TOWN CHARM





# WE HAVE YOUR HEALTHCARE OFFICE PLANNED

With its close proximity to Henry Mayo Newhall Hospital and Providence Holy Cross Cancer Center, Tourney Place Building 6 is the ideal location for your state-of-the-art medical office and the primary medical office park in Valencia for new buildings. Other features include:

**New three-story Class A medical office** development totaling 45,675 square feet in the master planned community of Valencia

**Excellent access** to I-5 Freeway at both Valencia Blvd and Magic Mountain Parkway

**Close proximity to premium amenities** including Valencia Town Center, Town Center Drive, Henry Mayo Fitness and the 244-Room Hyatt Valencia Hotel and Santa Clarita Conference Center. The project is also adjacent to the Holiday Inn Express and two new hotels, including a 75-foot-tall, 182-room Residence Inn, adding a total of 290 rooms to the city.

**The Valencia Corporate Center** (Tourney Road) has 1 million square feet of space or approximately 30% of the total office space in the Santa Clarita Valley and is the primary medical office park in Valencia.

# NEARBY LOCATIONS



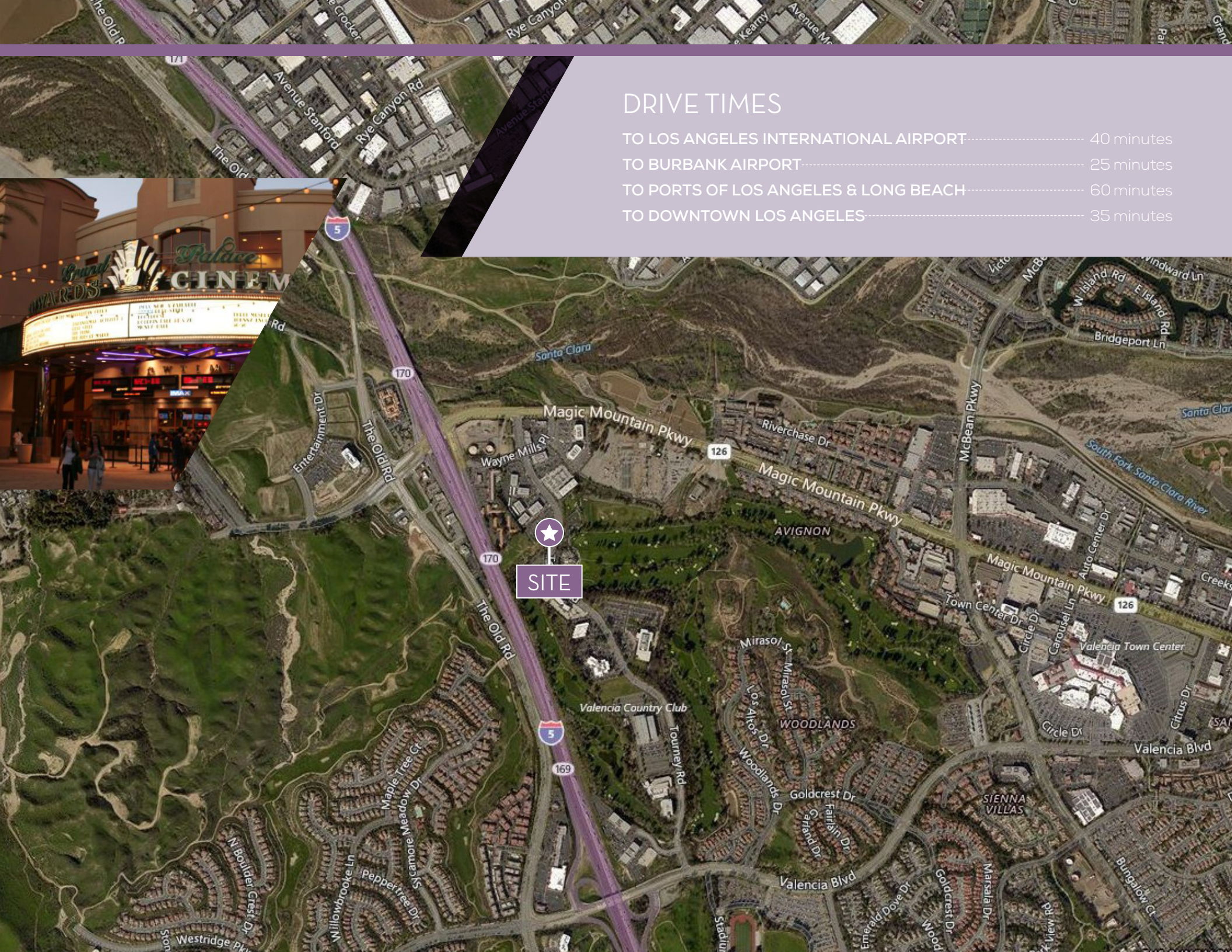
Immediate access to Interstate 5 Freeway via Valencia Boulevard and Magic Mountain Parkway, within 20 minutes of eight major freeways



10 minutes from the San Fernando Valley, within 35 minutes of Downtown Los Angeles, Glendale and Pasadena



Easy access to Burbank Airport (20 minutes) and LAX (45 minutes), including new MetroLink station

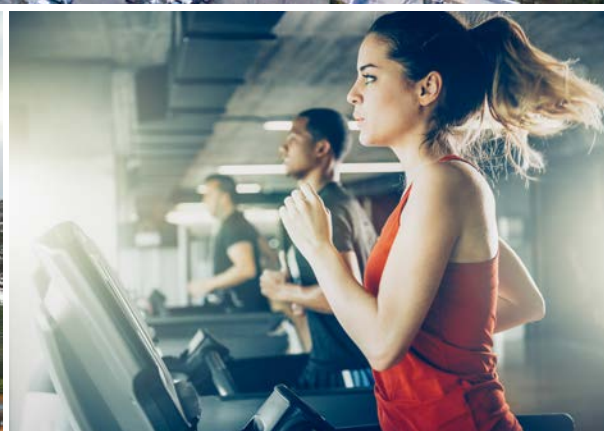


# DRIVE TIMES

TO LOS ANGELES INTERNATIONAL AIRPORT.....	40 minutes
TO BURBANK AIRPORT.....	25 minutes
TO PORTS OF LOS ANGELES & LONG BEACH.....	60 minutes
TO DOWNTOWN LOS ANGELES.....	35 minutes



★  
SITE





WORK HERE.  
PLAY HERE.







# TOURNEY

PLACE **BUILDING 6**

27335 TOURNEY ROAD | VALENCIA, CALIFORNIA 91355

FOR MORE INFORMATION PLEASE CONTACT:

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