

AVAILABLE FOR LEASE OR FOR SALE

TOURNEY

PLACE BUILDING 6

27335 TOURNEY ROAD | VALENCIA, CALIFORNIA 91355

± 30,450 SF AVAILABLE IN HIGH IMAGE MEDICAL OFFICE BUILDING

CBRE



PROPERTY HIGHLIGHTS



New three-story Class A medical office building with approximately 30,450 square feet currently available, located 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



A photograph of a modern medical office building. The building features a large, multi-story glass facade that reflects the sky and surrounding environment. Above the glass section, there is a red-tinted upper section with horizontal wooden slats. The building is supported by dark structural columns, some of which are reinforced with orange-colored bracing. In the foreground, there is a paved area and some landscaping, including small trees and flowering plants. The sky is blue with scattered white clouds.

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
Third floor is leased to Mechanix Wear

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

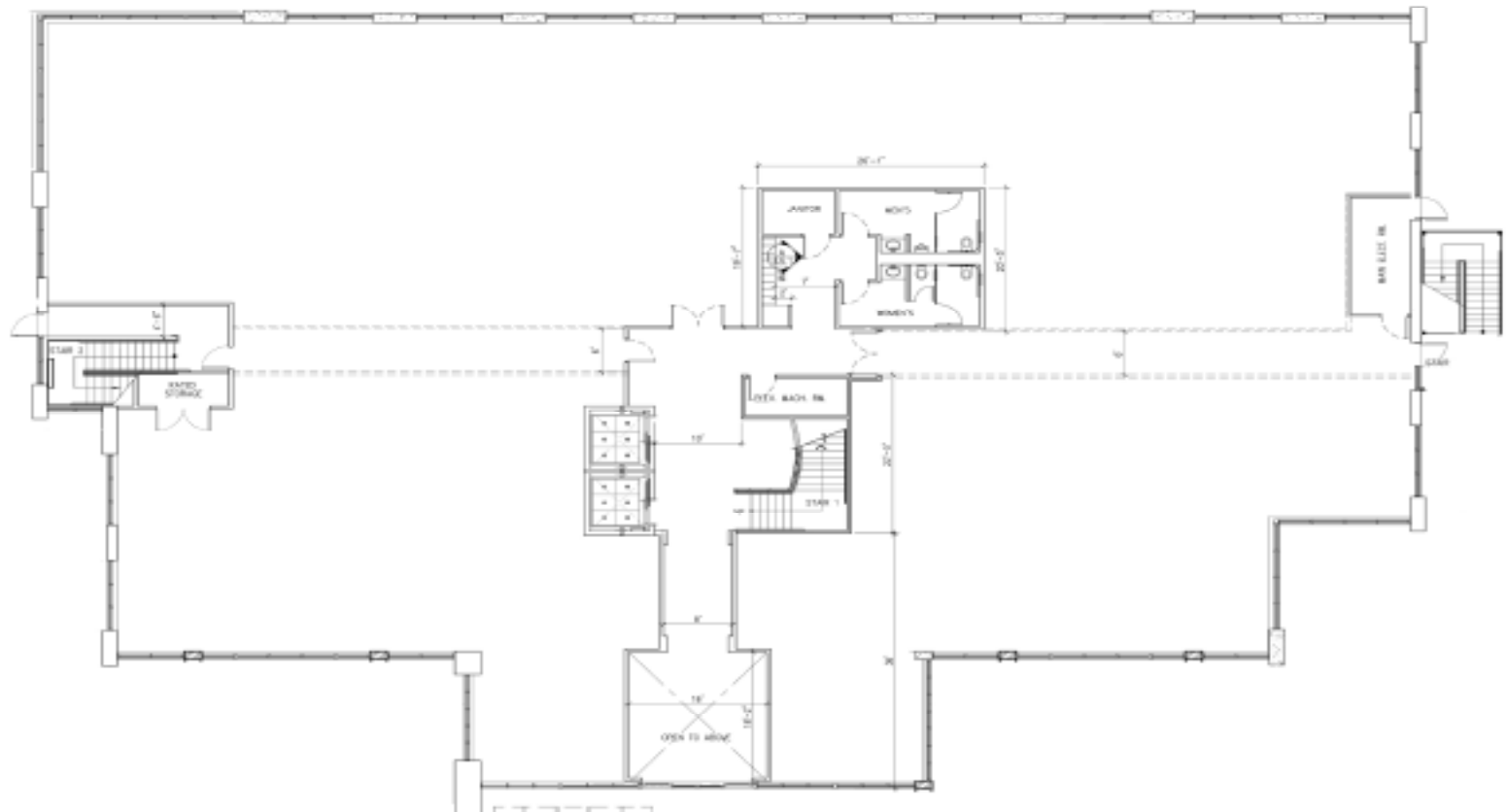




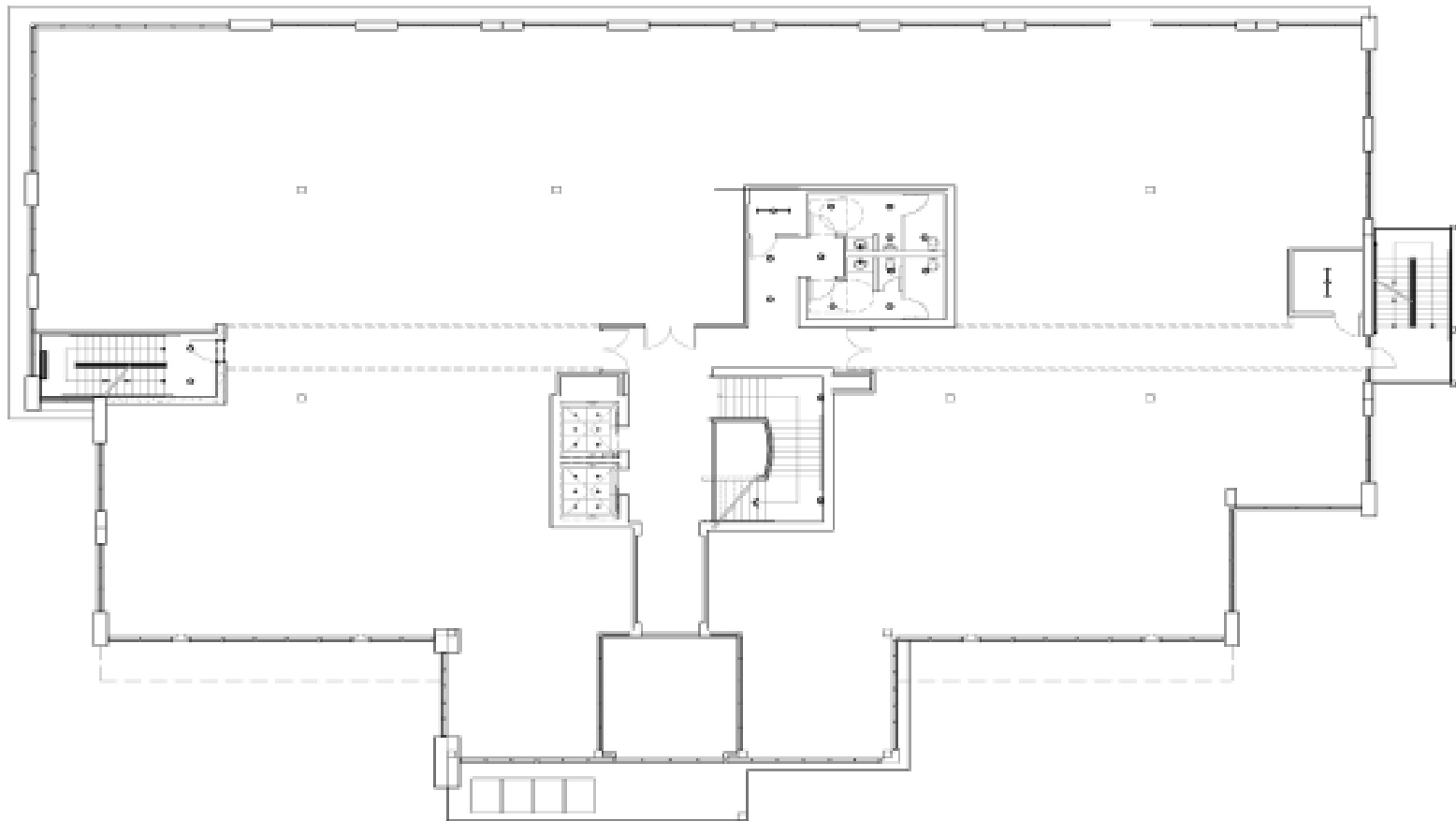


NEW THREE-STORY CLASS A
MEDICAL SPACE WITH TYPICAL
FLOOR SIZE OF 15,225 SF

1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN / OCCUPIED



VALENCIA – THIS IS YOUR PLACE

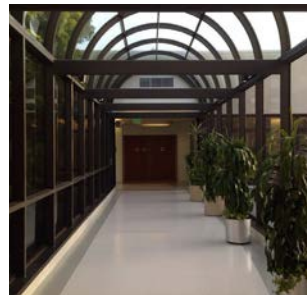
Valencia is a perfect blend of big city sophistication and small town charm. Hugged by greenery, rolling hills and endless amenities, the Santa Clarita Valley invites.

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



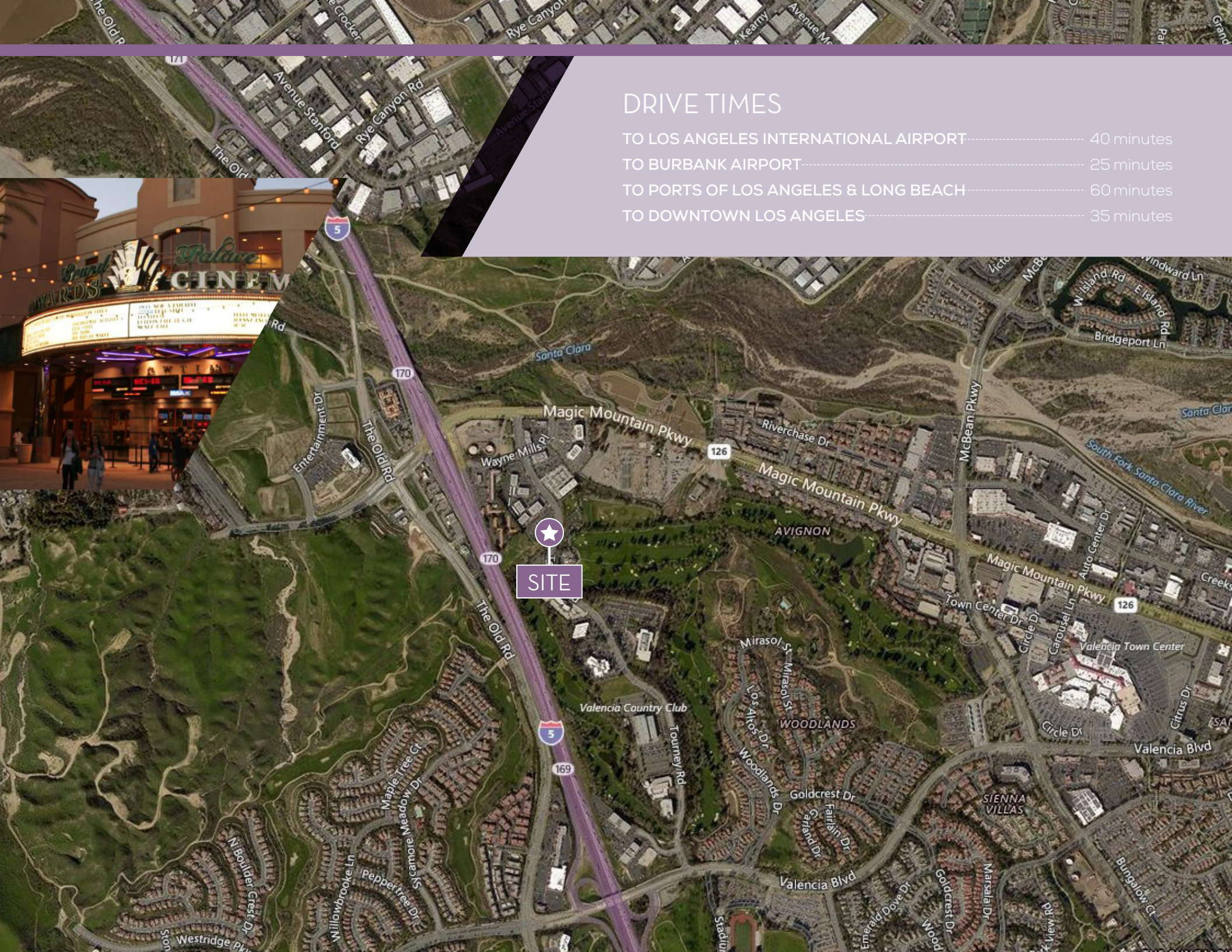
Immediate access to Interstate 5 Freeway via Valencia Boulevard and Magic Mountain Parkway, within 20 minutes of eight major freeways



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

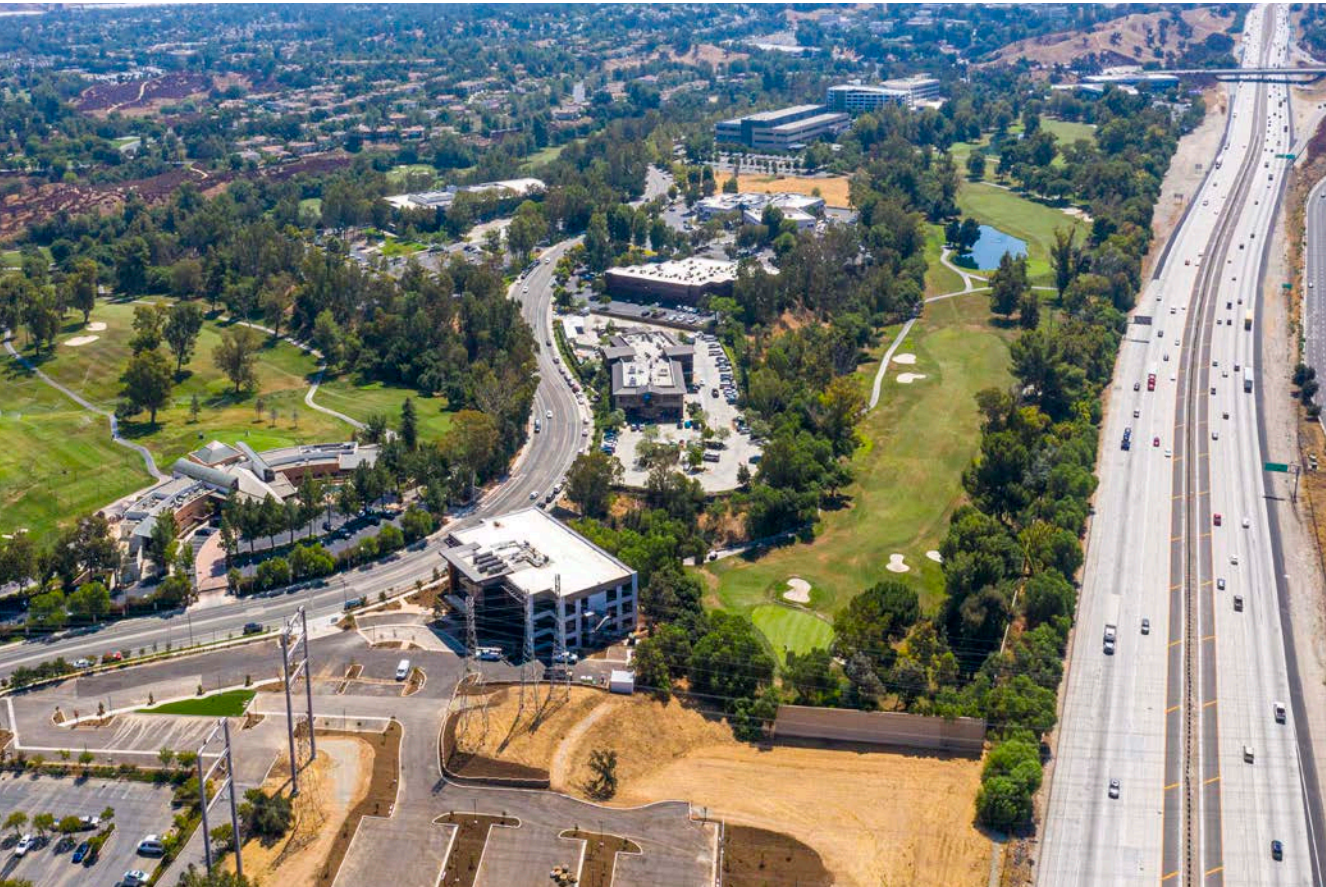


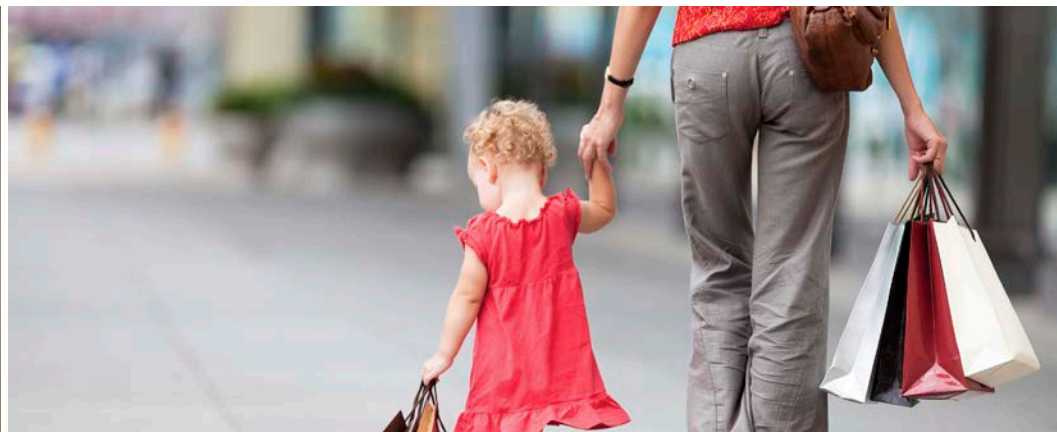
Easy access to Burbank Airport (20 minutes) and LAX (45 minutes), including new MetroLink station



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





WORK HERE.
PLAY HERE.







TOURNEY

PLACE **BUILDING 6**

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