

28455

LIVINGSTON AVE

OFFICE FOR LEASE



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

28455 LIVINGSTON AVE, VALENCIA, CA 91355



CANYON
PLASTICS, INC.

20455

15
15
NO PARKING

NO PARKING

28455 LIVINGSTON

CORPORATE HIGH-IMAGE OFFICE SPACE

Stratton International is pleased to present 28455 Livingston Ave, Valencia, CA 91355, a beautiful office building with space available for lease. The property is situated in the Valencia Commerce Center on the corner of Livingston Ave and Avenue Sherman and is owner/occupied by Canyon Plastics. This is a great opportunity for a small-to-medium sized business to lease space in a corporate high-image office building.



**HIGH-IMAGE
OFFICE SPACE**



\$18.00/SF/YR
RENTAL RATE (MODIFIED GROSS)

LC
ZONING

109,950
BUILDING SF

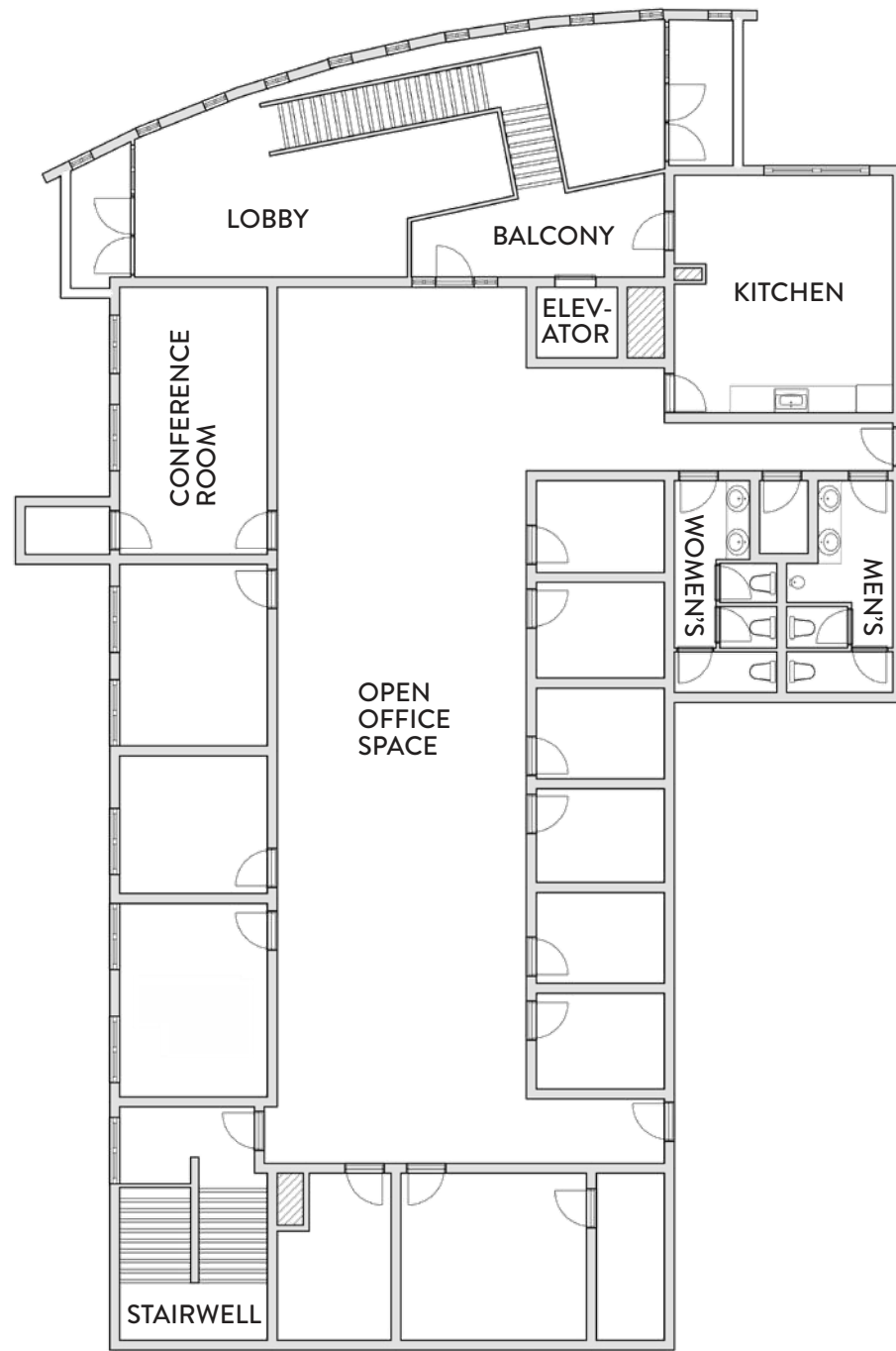
239,580
LOT SF

TWO
FLOORS



SUITE FOR LEASE

Positioned at the front of the building connected to the lobby is a 5,600 square feet suite available for lease. The suite is located on the second floor and is accessible via the lobby stairs or elevator. The space consists of an open span flanked by beautiful private offices. Tenant amenities include two private restrooms and a large kitchenette. There is a stairwell exit located at the rear of the suite.



5,600 **2ND** **\$18/SF/YR**
 SQUARE FEET FLOOR MODIFIED GROSS

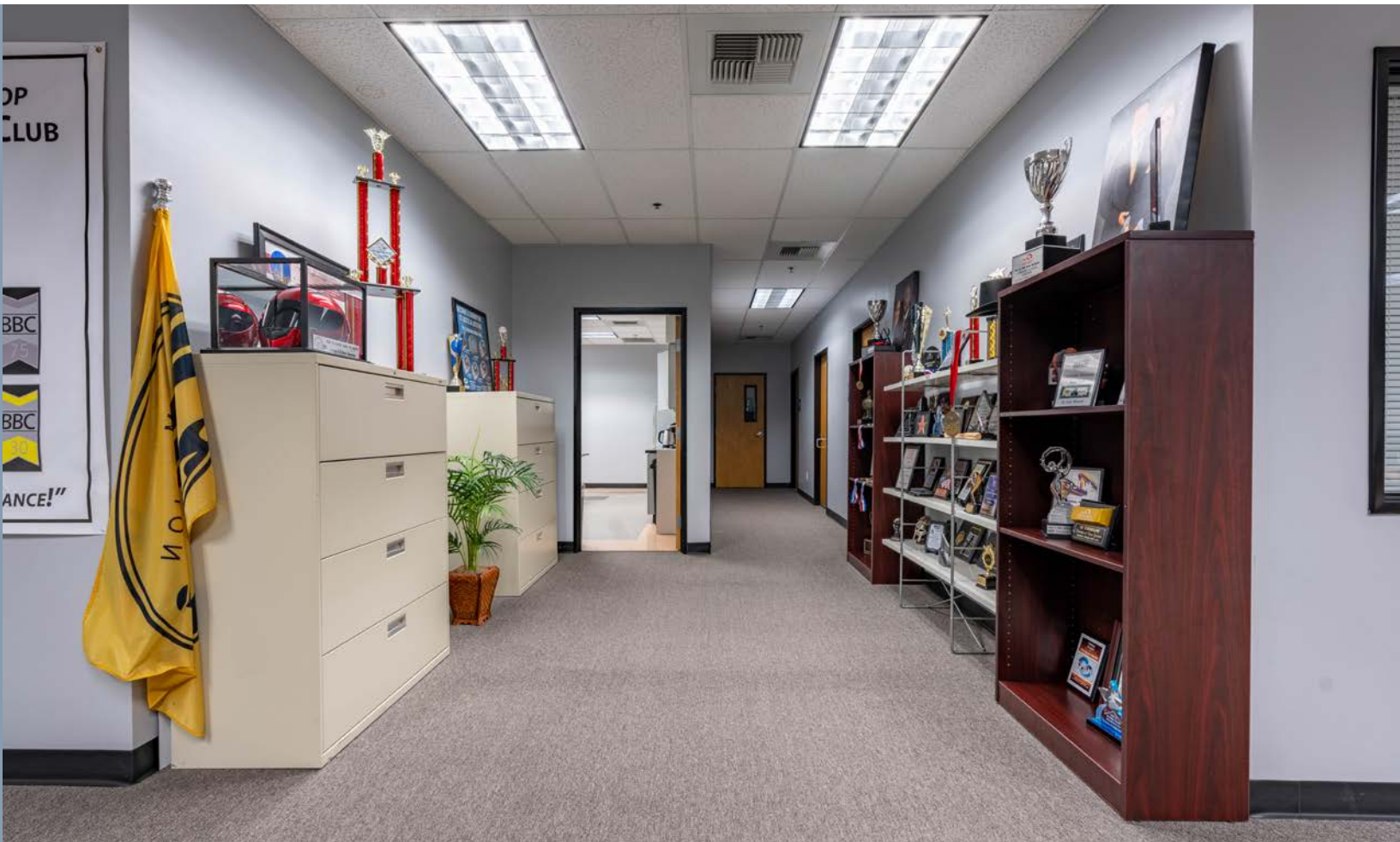
11 HIGH-IMAGE PRIVATE OFFICES

2 PRIVATE RESTROOMS

CONFERENCE ROOM

KITCHEN & DINING AREA

ELEVATOR SERVED

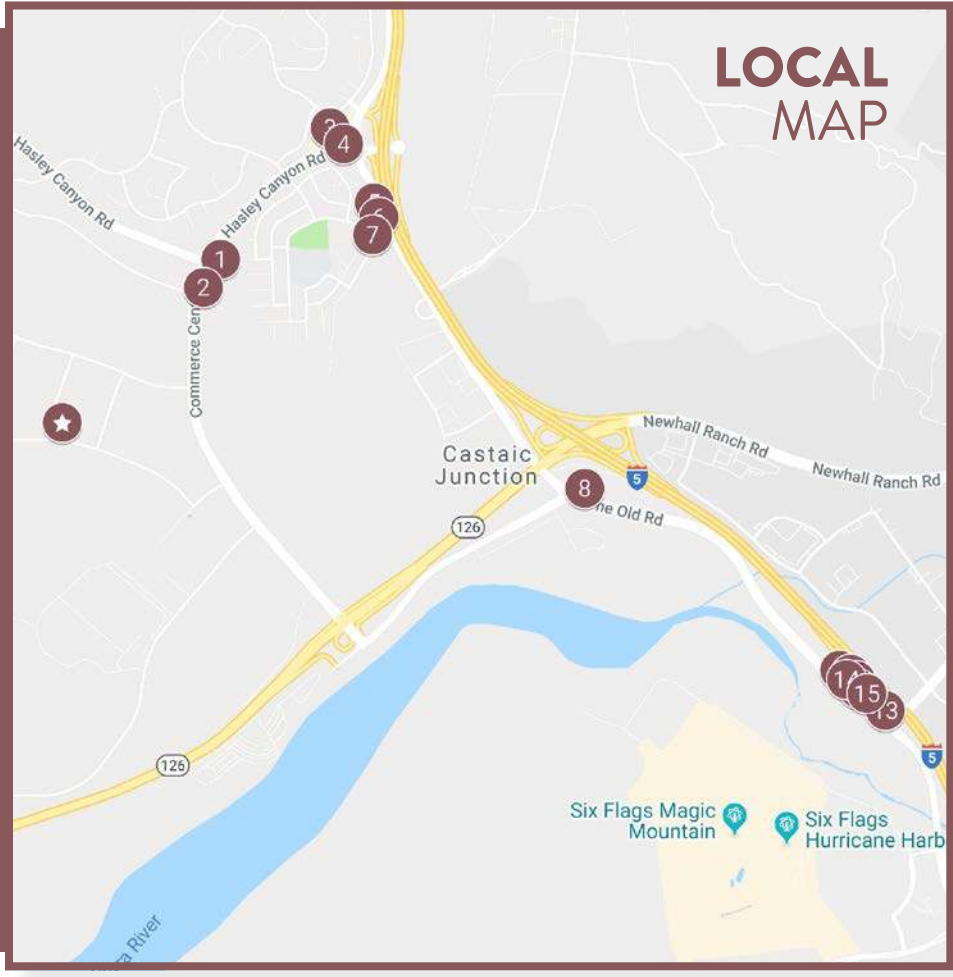


LOCATION

28455 Livingston Ave is well-positioned in Valencia, CA just minutes from Interstate 5 and Highway 126. Located in the Valencia Commerce Center, with massive frontage on Livingston Avenue and Avenue Sherman.



-  **VALENCIA CALIFORNIA**
-  **COMMERCE CENTER**
-  **FREEWAY ACCESS**
-  **NEARBY AMENITIES**



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VALENCIA, CA 91355

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