

FOR LEASE

29033 AVENUE SHERMAN

VALENCIA, CA 91355

FLEX SUITES



29033

UNAUTHORIZED VEHICLES
NOT BEING
REMOVED FROM THIS
AREA. VEHICLES IN THIS AREA
FOR PARKING PURPOSES
MAY BE TOWED AWAY
AT OWNER'S EXPENSE

NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED
AUTHORIZED BY
PROPERTY MANAGEMENT
VEHICLE CODE 22068
CALL 661-257-7766
FOR MORE INFORMATION



STRATTONCRE.COM



29033 AVENUE SHERMAN

VALENCIA, CA 91355

FOR LEASE - #201
FLEX SUITES



Robert Stratton

CEO/President - DRE #01182000

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



SUITE 201 - Flex Suites

OFFICE #1 - 437 SQ.FT.

OFFICE #2 - 255 SQ.FT.

OFFICE #3 - 255 SQ.FT.

OFFICE #4 - 506 SQ.FT.

OFFICE #5 - 408 SQ.FT.

OFFICE #6 - 288 SQ.FT.

OFFICE #7 - 704 SQ.FT.

WAREHOUSE - 1,632 SQ.FT.

AVAILABLE SEPARATELY
OR TOGETHER



OFFERING SUMMARY

29033 AVENUE SHERMAN

SUITE 201 - FLEX SPACE

Stratton Commercial Real Estate, Inc. is excited to present 29033 Avenue Sherman Suite #201, a premier flex condominium available for lease in the highly sought-after Avenue Sherman Business Park in Valencia, CA. This versatile 5,980± sq.ft. space has been thoughtfully divided into seven private office suites ranging from 255-704 sq.ft. (available individually or as a 2,853 sq.ft. contiguous office) and a 1,632 sq.ft. warehouse that can be leased separately or together. The office suites feature polished concrete floors, a sleek glass-partitioned conference room, and private upstairs offices for focused work. Common areas and conference rooms are shared, fostering a collaborative yet professional environment. The warehouse space boasts 26-foot clear height with a 12'x14' ground-level loading door, making it ideal for businesses needing functional storage or workspace. Whether you need an individual office, a combination of suites, or warehouse space, 29033 Avenue Sherman Suite #201 offers flexible leasing options to fit your business needs. For more details and to schedule a viewing, please contact Robert Stratton.

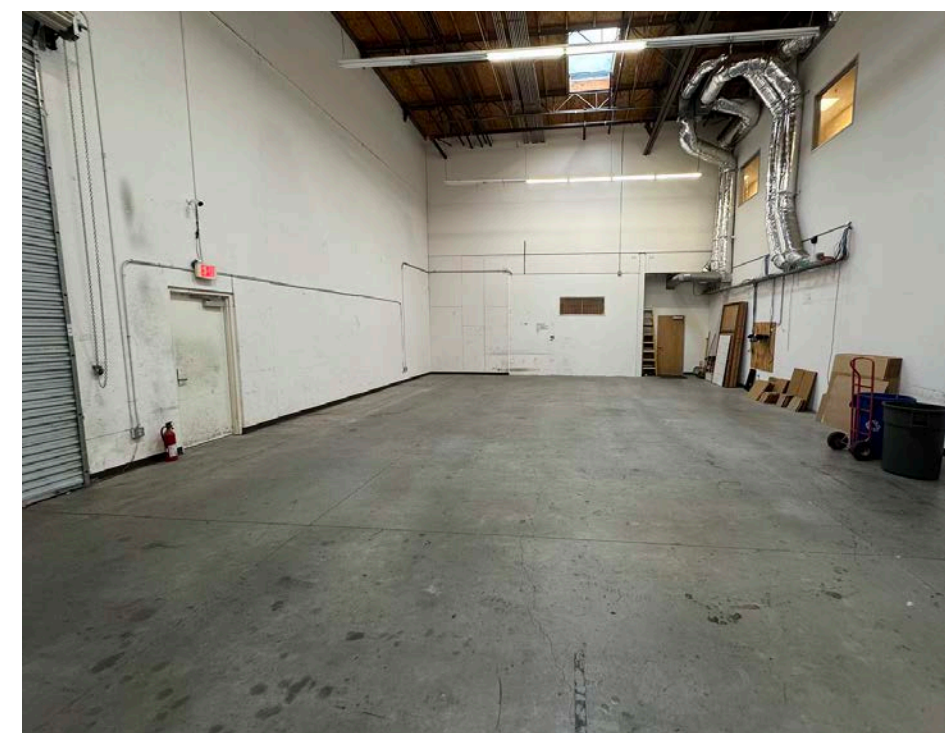
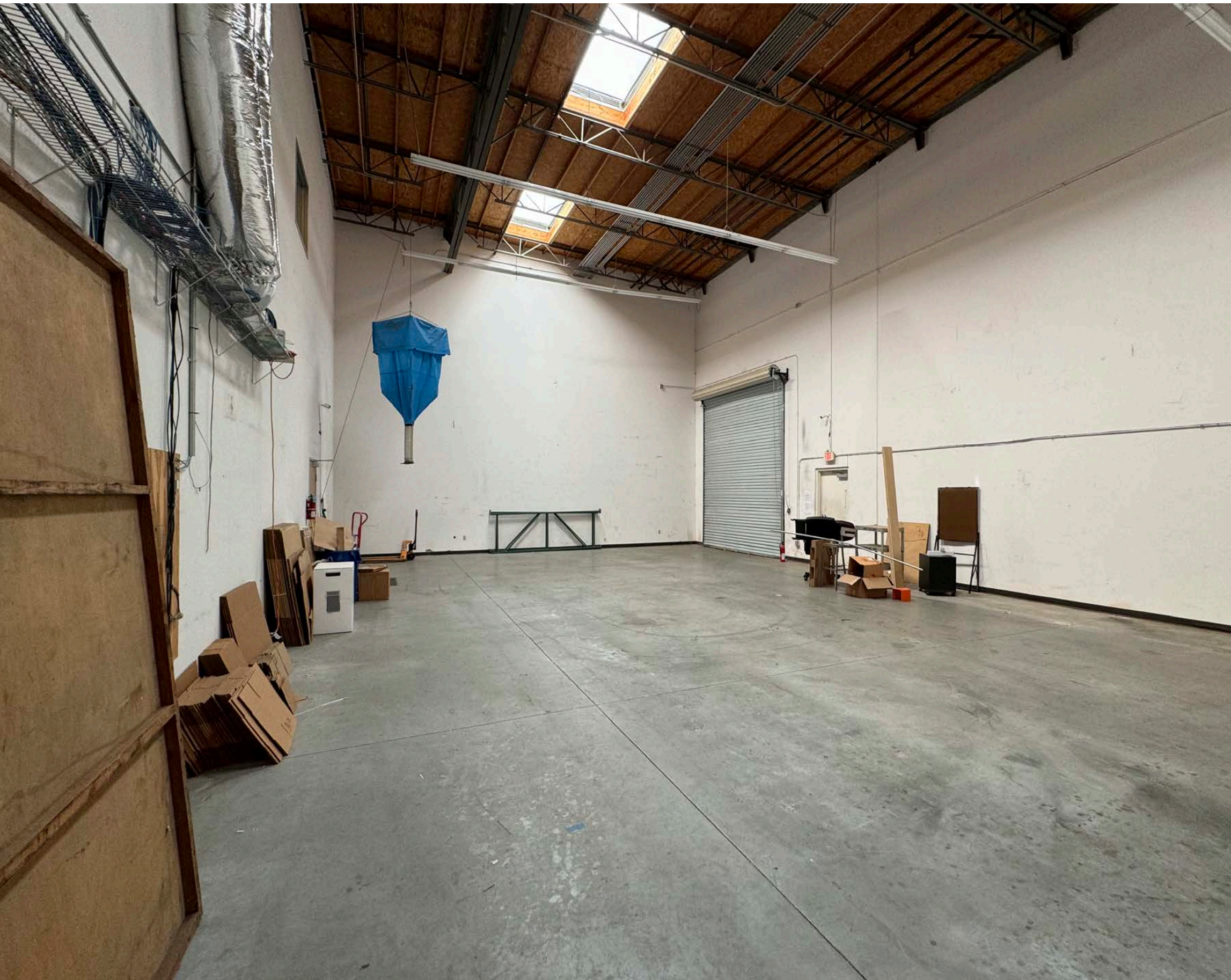
BUILDING SQ.FT	5,980±
FLOORS	2
GROUND LOADING	12' FT. X 14' FT
CLEAR HEIGHT	27' FT.
ZONING	BP
SUITES	7X 255-437 SQ.FT. (2,853 SQ.FT. CONTIGUOUS)
WAREHOUSE SPACE	1,632 SQ.FT.











29033 AVENUE SHERMAN

SUITE 201

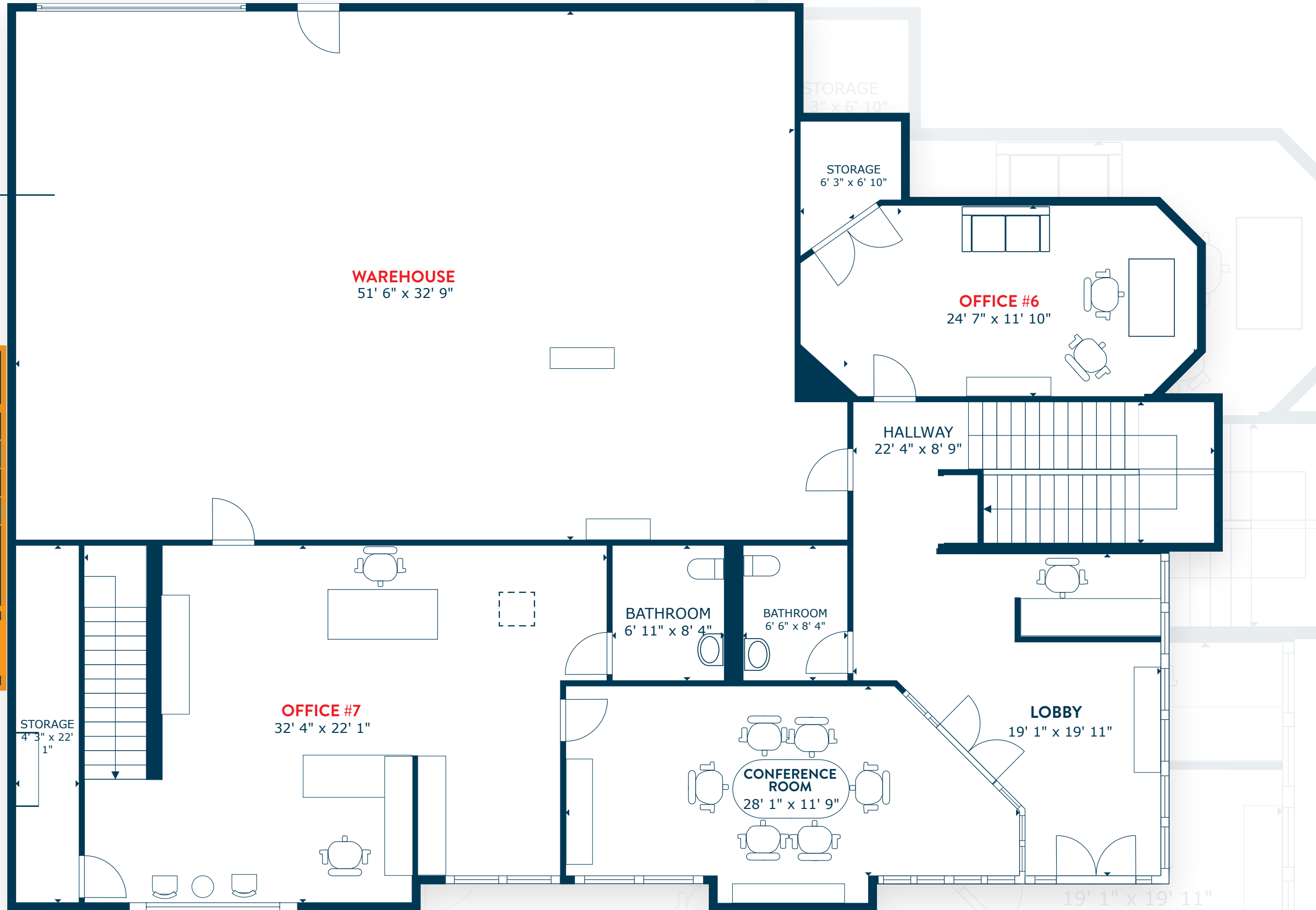
FLOOR PLAN FIRST FLOOR

First Floor - Flex Suites

OFFICE	SIZE	DIMENSIONS	RENT
#6	288 SF	24' X 12'	\$1,080.00
#7	704 SF	32' X 22'	\$2,640.00
WHSE	1,632 SF	51' X 32'	\$4,080.00

TOTAL CONTIGUOUS - 2,624 SQ.FT.*
*1ST FLOOR - EXCLUDING COMMON AREAS

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OR TOGETHER



SCAN, TAP or CLICK!

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SUITE 201

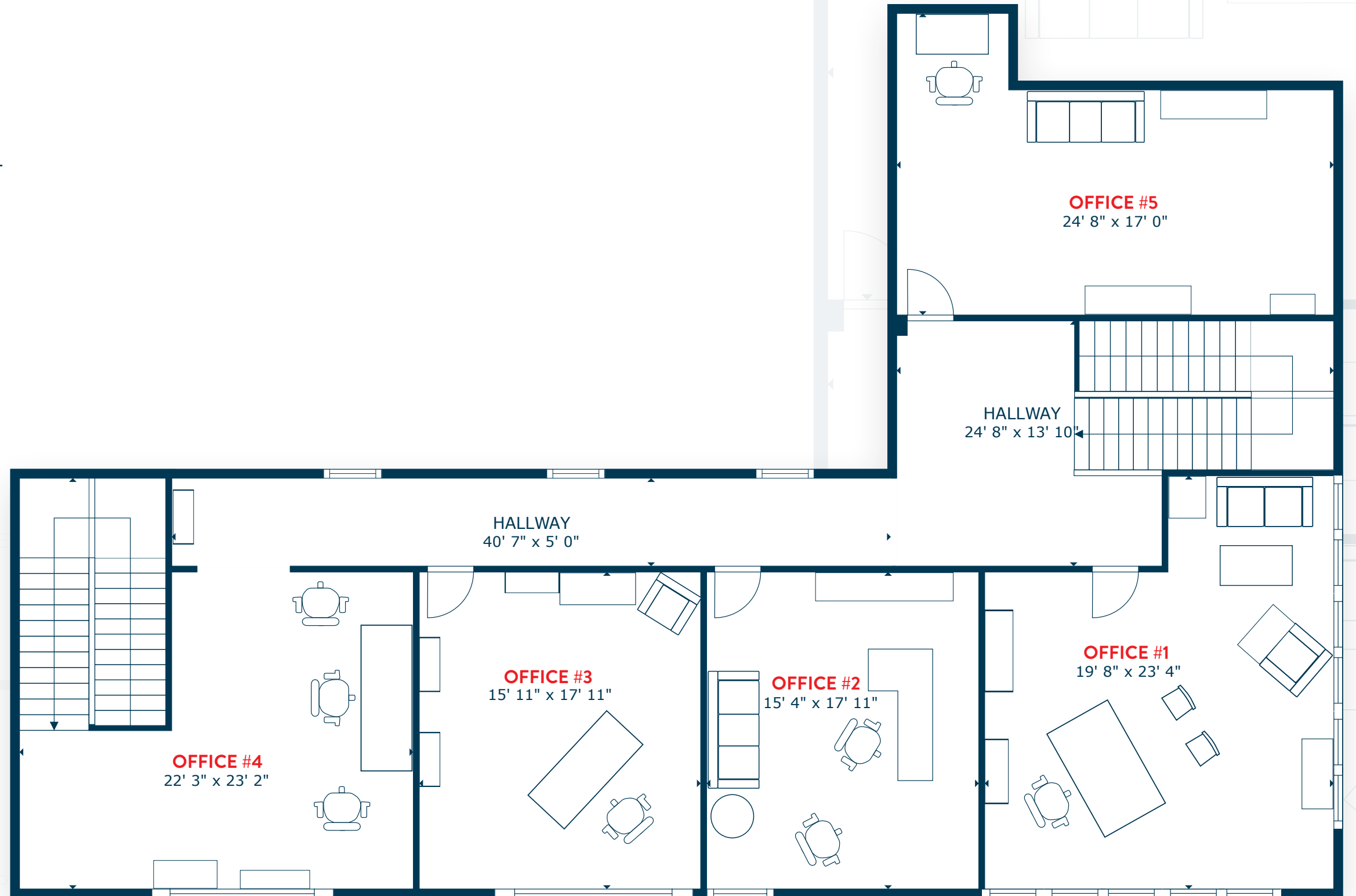
FLOOR PLAN SECOND FLOOR

Second Floor - Flex Suites

OFFICE	SIZE	DIMENSIONS	RENT
#1	437 SF	19' X 23'	\$1,638.75
#2	255 SF	15' X 17'	\$956.25
#3	255 SF	15' X 17'	\$956.25
#4	506 SF	22' X 23'	\$1,897.50
#5	408 SF	24' X 17'	\$1,530.00

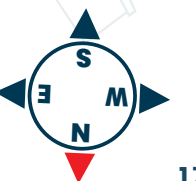
TOTAL CONTIGUOUS - 1,861 SQ.FT.*
*2ND FLOOR - EXCLUDING COMMON AREAS

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