

VALENCIA CORPORATE PLAZA



28470 · 28480 · 28490 AVENUE STANFORD ■ VALENCIA, CALIFORNIA 91355



**\$1 p.s.f.
Broker Bonus***

CONTACT

Ryan House

Vice President

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License #01406461

Parallel Capital Partners ("Parallel Capital") is a private, fully-integrated real estate investment and operating company focused on value-added and core plus opportunities in the Western United States and Hawaii.



Real value in a changing world

VALENCIA CORPORATE PLAZA

28470 · 28480 · 28490 Avenue Stanford
Valencia, California 91355

28470 AVENUE STANFORD

Square Feet	Lease Rate	Availability
Suite 100 – 10,743 s.f.	\$2.40 FSG	Available immediately
Suite 125 – 2,737 s.f.	\$2.40 FSG	Available immediately - spec
Suite 260 – 2,644 s.f.	\$2.40 FSG	Available immediately
Suite 310 – 2,649 s.f.	\$2.40 FSG	Available immediately
Suite 325 – 5,642 s.f.	\$2.40 FSG	Available immediately
Suite 340 – 1,192 s.f.	\$2.40 FSG	Available immediately - spec
Suite 345 – 1,459 s.f.	\$2.40 FSG	Available immediately - spec
<i>Suites 310, 325, 340 and 345 are contiguous to 10,942 s.f.</i>		
Suite 360 – 1,588 s.f.	\$2.40 FSG	Available immediately - spec
Suite 375 – 2,591 s.f.	\$2.40 FSG	Available immediately - spec
<i>Suites 360 and 375 are contiguous to 4,179 s.f.</i>		

28480 AVENUE STANFORD

Square Feet	Lease Rate	Availability
Suite 250 – 2,003 s.f.	\$2.75 FSG	Available immediately
Suite 350 – 8,474 s.f.	\$2.75 FSG	Available immediately

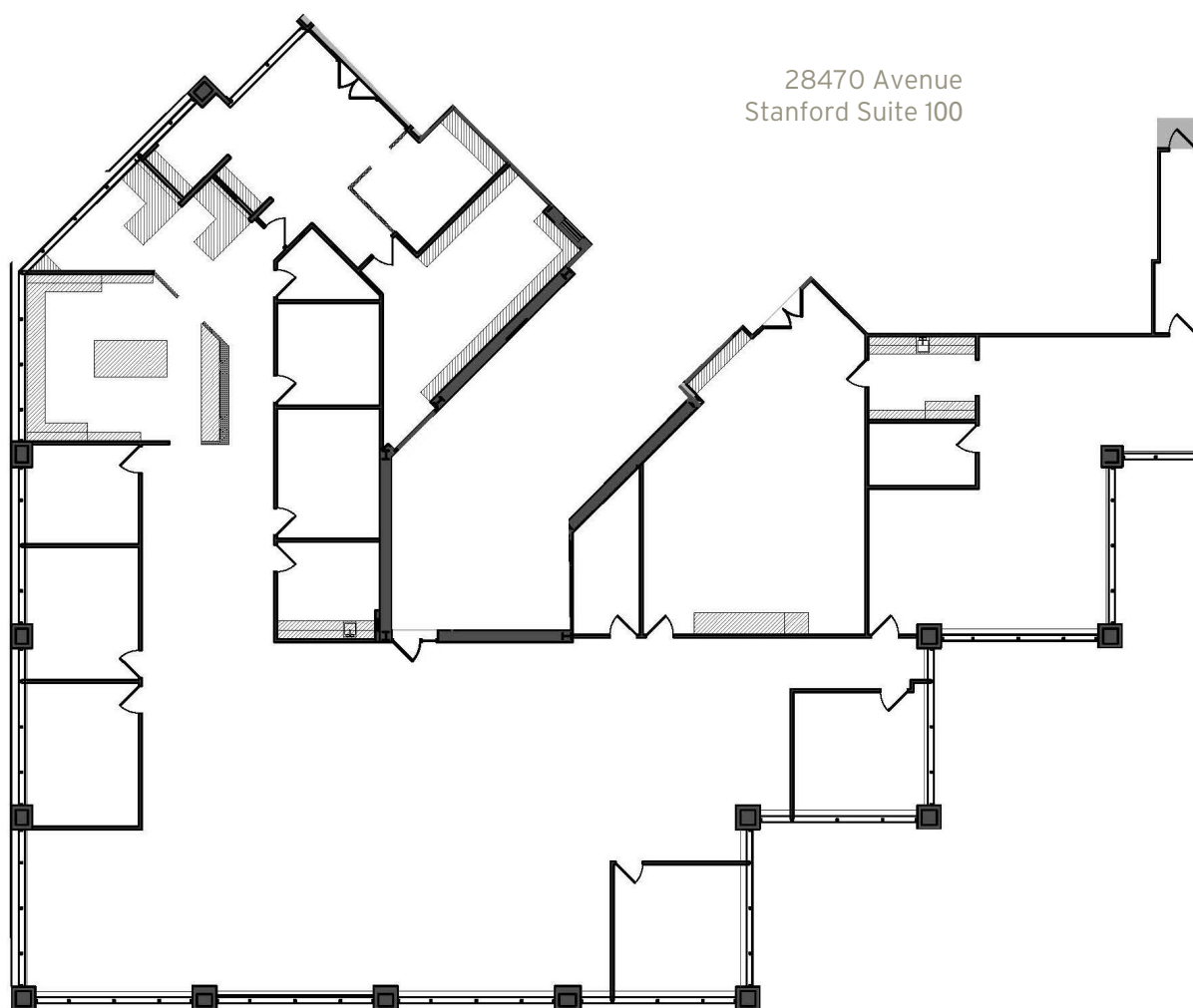


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PARALLEL
CAPITAL PARTNERS

1,588-15,438 RSF FOR LEASE



CONTACT

Ryan House

Vice President

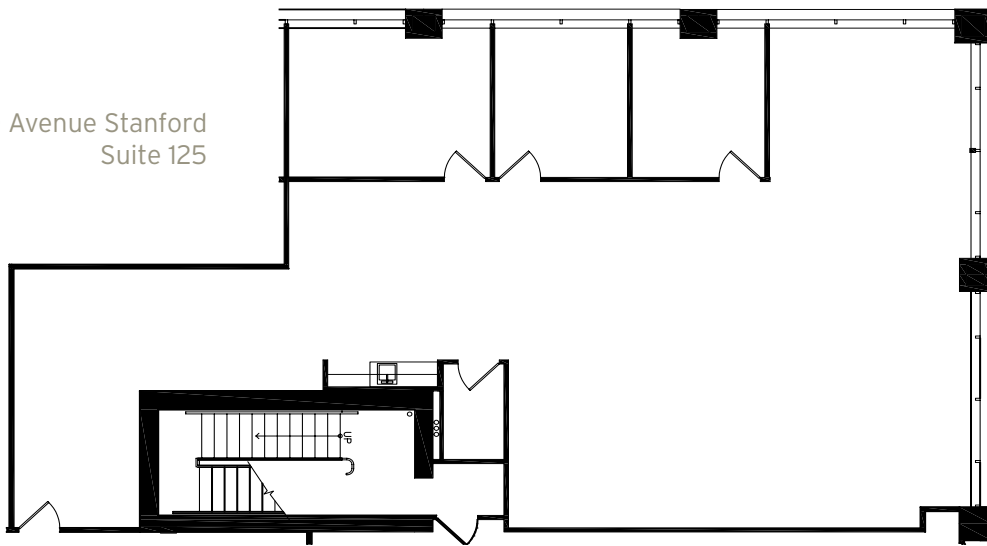
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1,588-15,438 RSF FOR LEASE

28470 Avenue Stanford
Suite 125



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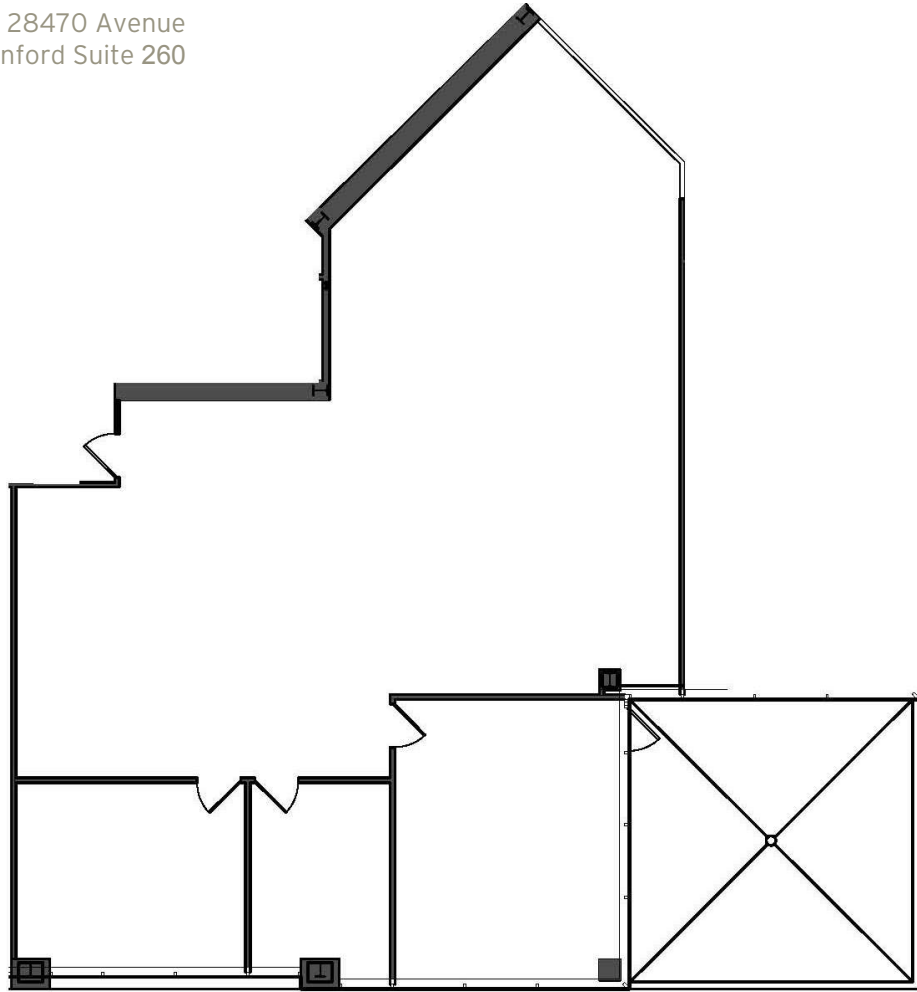
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License #01406461

1,588-15,438 RSF FOR LEASE

28470 Avenue
Stanford Suite 260



CONTACT

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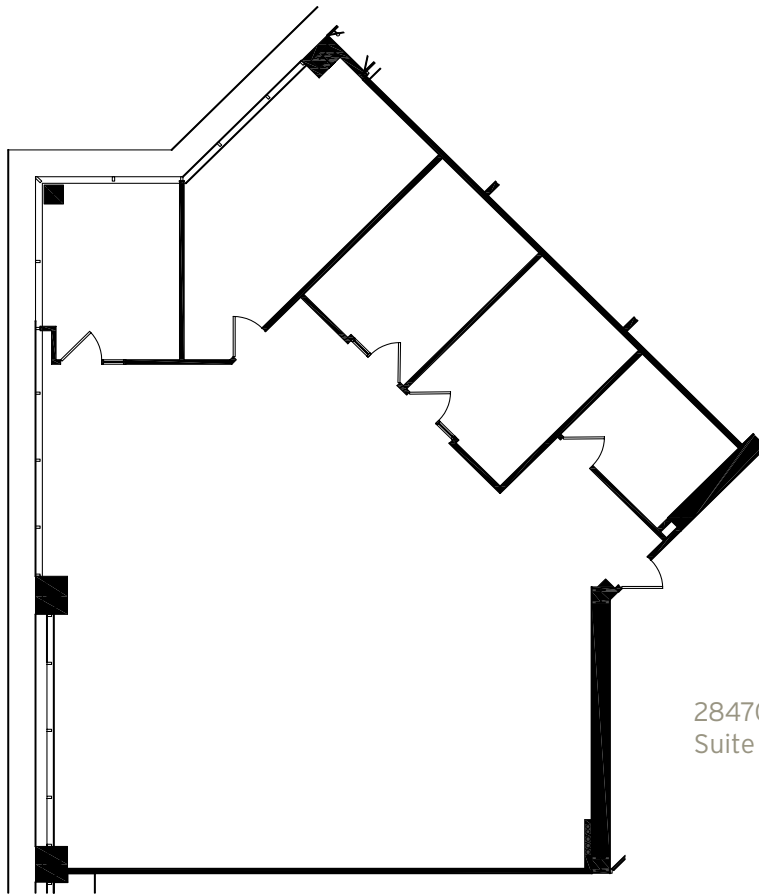
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1,588-15,438 RSF FOR LEASE



28470 Avenue Stanford
Suite 310



JONES LANG
LASALLE®

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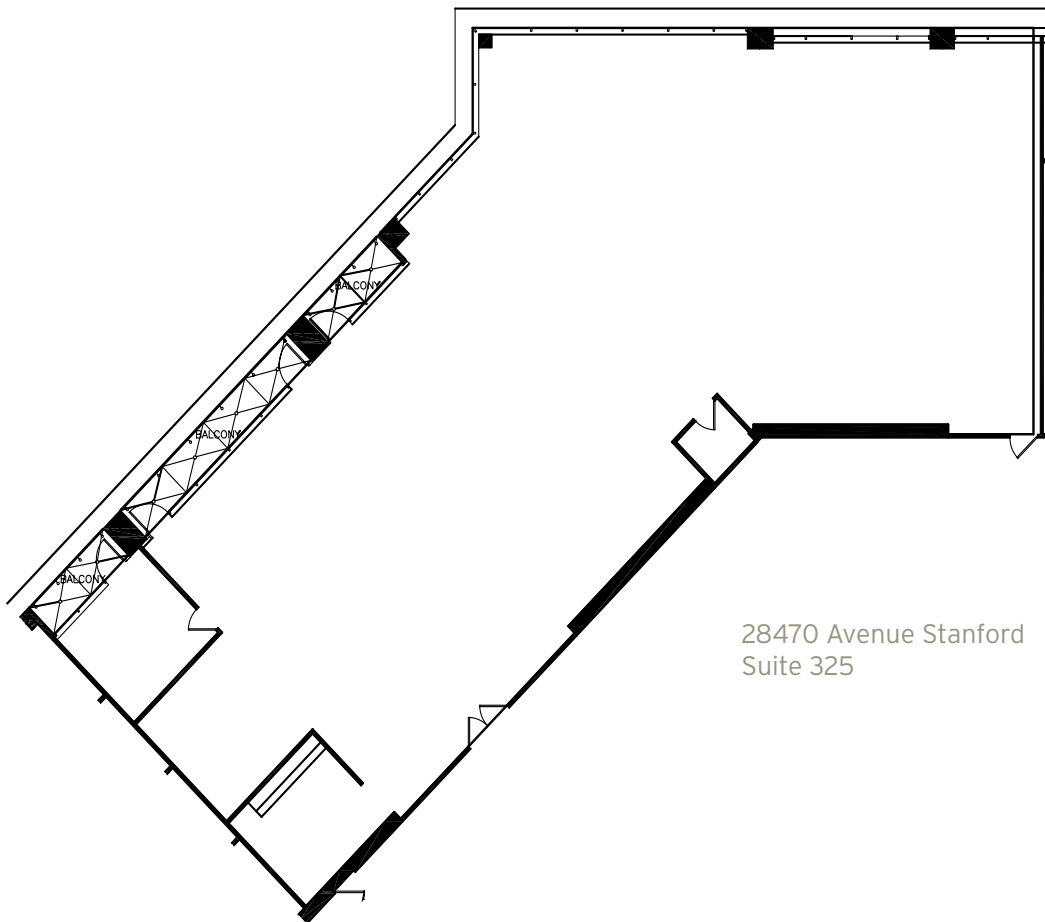
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License #01406461

1,588-15,438 RSF FOR LEASE



28470 Avenue Stanford
Suite 325

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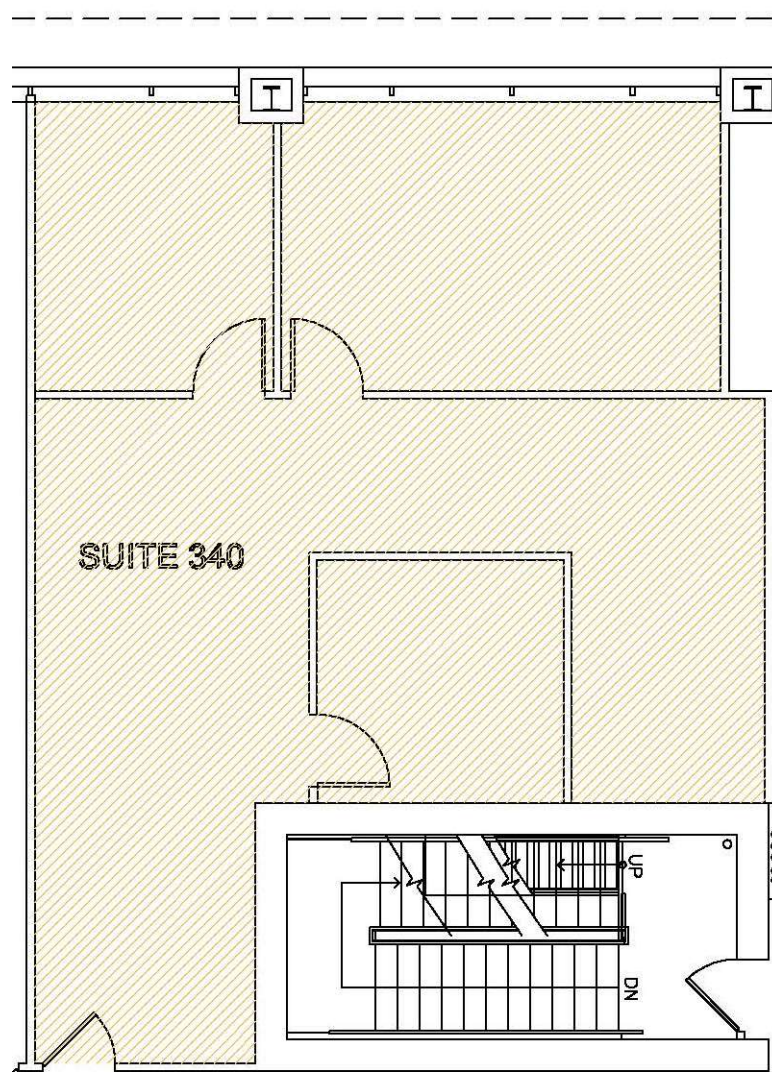
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License #01406461

1,588-15,438 RSF FOR LEASE

28470 Avenue
Stanford Suite 340



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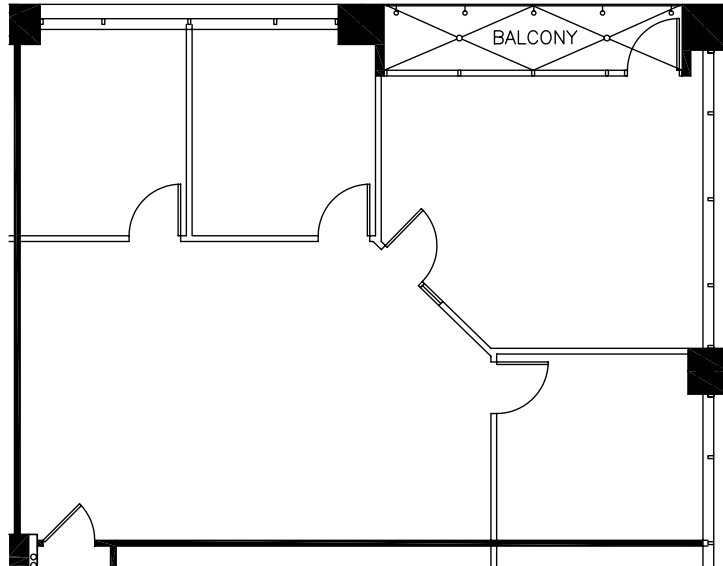
Vice President

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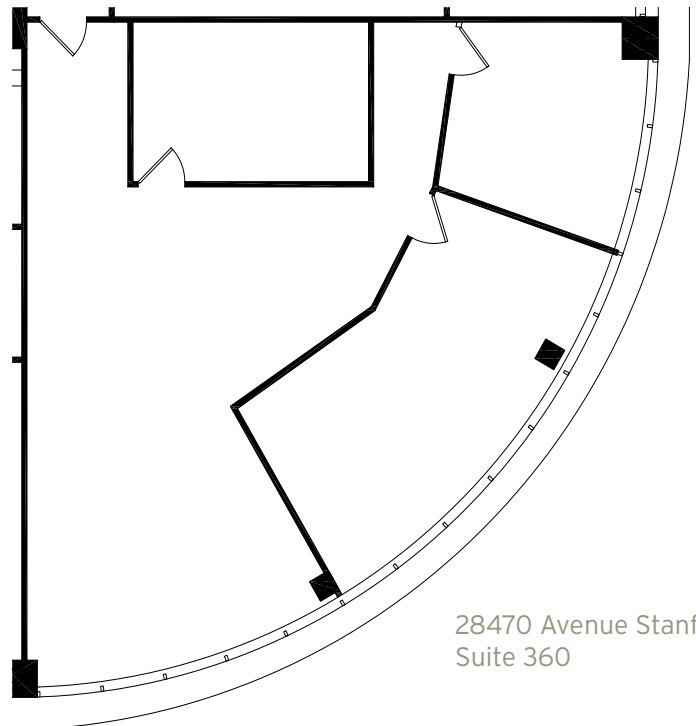
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License #01406461

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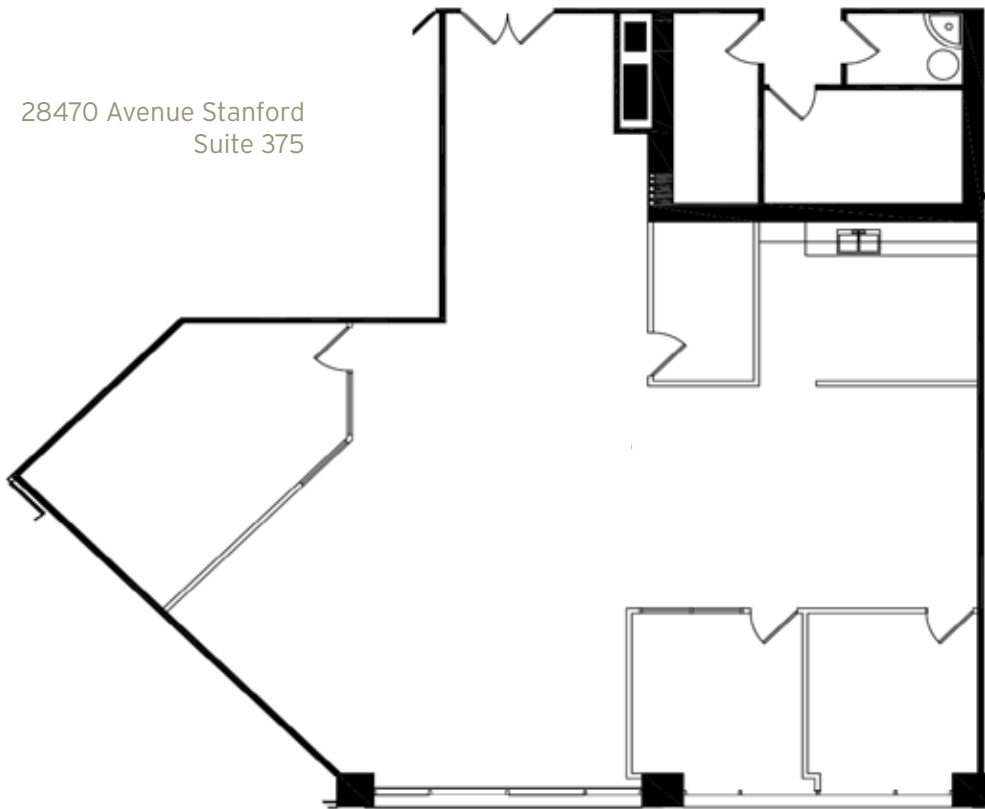
28470 Avenue Stanford
Suite 345



28470 Avenue Stanford
Suite 360

1,588-15,438 RSF FOR LEASE

28470 Avenue Stanford
Suite 375



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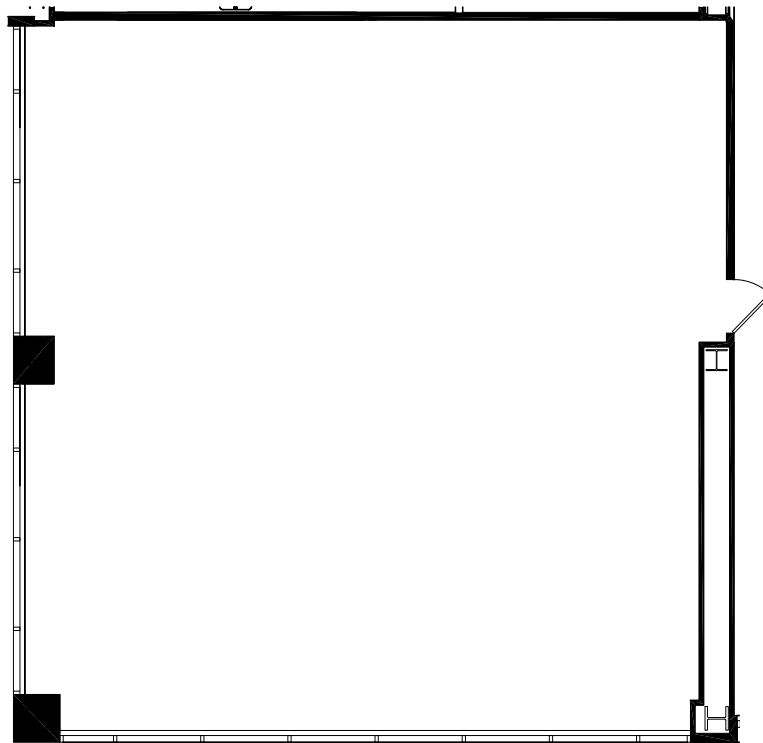
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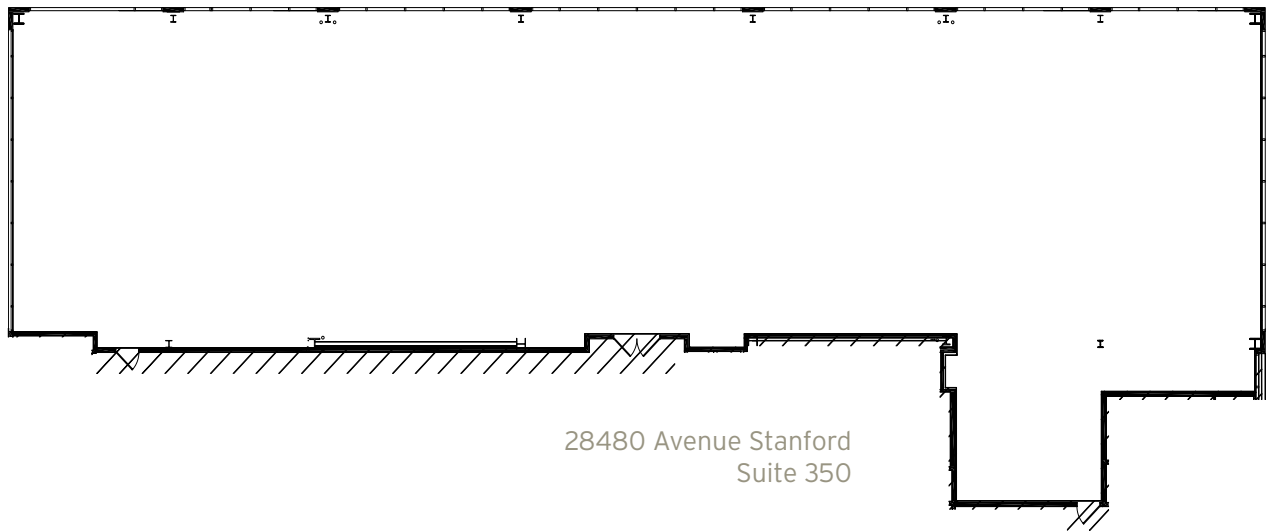
28480 Avenue Stanford
Suite 250



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PARALLEL
CAPITAL PARTNERS



FEATURES

- Class A office park
- New construction and/or 2nd generation
- 3-Story, steel frame construction
- Lease term: 3-10 years
- On-site cafeteria
- Freeway visibility from Interstate 5 and Highway 126
- On-site workout facilities
- Above standard 4/1000 parking
- Free surface parking
- After hours card key access

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***Broker bonus: \$1.00 p.s.f. for new, 3 year minimum terms**