

25520-25530

AVENUE STANFORD

UNITS 211 & 302

25520



\$1.45/SF/MO FOR THE FIRST 6 MONTHS

CBRE

PROPERTY INFORMATION

- › New Ownership, Substantial Renovations Underway
- › Professionally Managed
- › Vacant & Available Now
- › Grade Level Loading
- › Immediate Access to I-5 Freeway
- › Close to Retail Amenities & Valencia Town Center
- › Parking Available

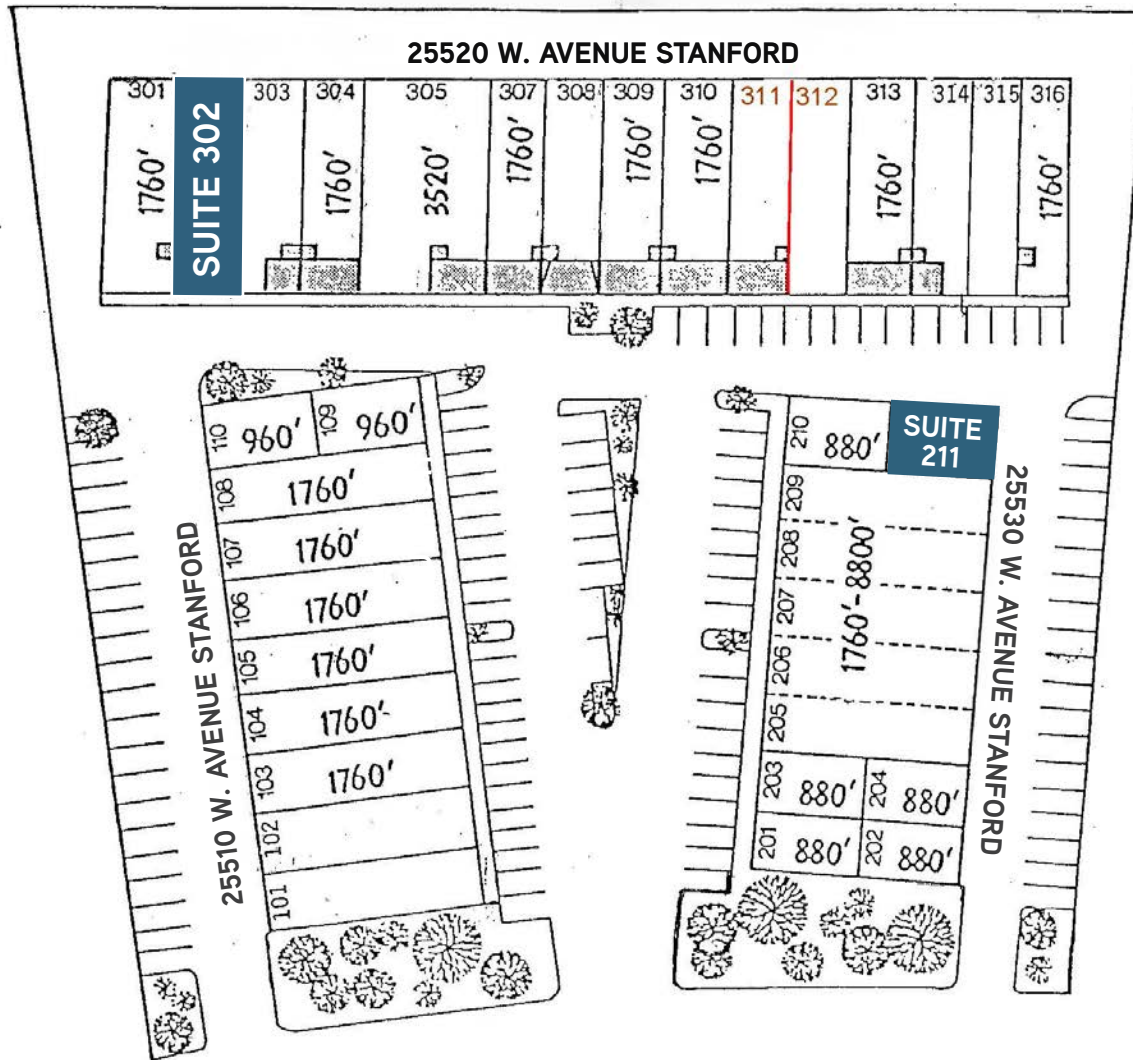
25520 - Unit 302

Size (SF)	1,760 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$1.85 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	263 SF
Power	200 A, 120/208 V
Restrooms	1

25530 - Unit 211

Size (SF)	880 SF
Lease Rate	Months 1-6: \$1.45 MG/SF/mo (minimum 3 year term) Months 7+: \$2.05 MG/SF/mo + Annual COLA
Estimated Operating Expenses	Est. \$0.10/SF/mo
Grade Level Doors	1 (10'x10')
Clear Height	12'
Office SF	88 SF
Power	100 A, 120/208 V
Restrooms	1

SITE PLAN





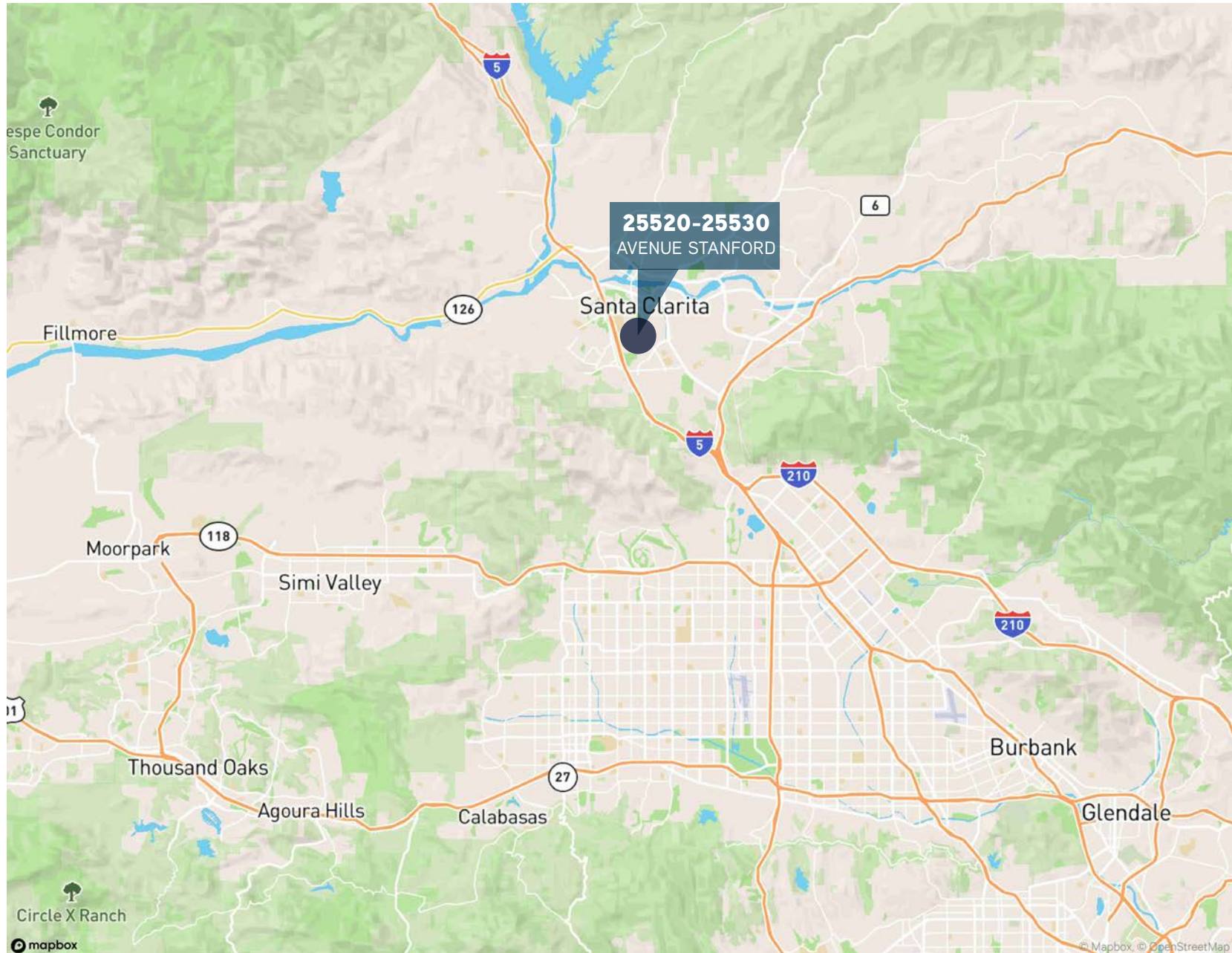
INTERIOR PHOTOS



AMENITIES MAP



REGIONAL MAP



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LEASING CONTACTS

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