

BEST LOCATION IN VALENCIA!!!

THE NEWEST MODERN OFFICE BUILDING



Valencia Executive Office Suites offers a **High image, modern, inviting, professional office environment your business needs to go to the next level.**

Located in the River Court - Santa Clarita Valley's Newest High-Image Business Park offering Contemporary High-Tech Design with Extensive Perimeter Glass, Professional Office Environment and Professional Office Amenities for your Business Needs to Succeed.

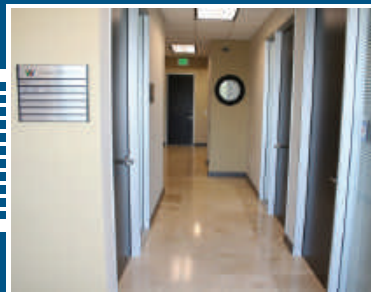


VALENCIAOFFICESUITES

- ✓ Only 6 offices in the building - **Unmatched Privacy**/feels like your own building
- ✓ Best Location in Valencia (close to Town Center Mall, magic mountain, restaurants & stores)
- ✓ Surrounded by Nature & Pesos. Great views of trees, mountains, and santa clarita valley
- ✓ New Building, built in 2011
- ✓ Common modern conference room, large kitchenette, common rest area, reception, and each office has its own mail box.
- ✓ More Luxury (Higher End finishes), better than 85% of office buildings in santa clarita valley
- ✓ Affordable Leases, from \$525.00 to \$750.00 a month (all inclusive)
- ✓ each office has its own temperature control
- ✓ Office Sizes 130 to 145 sft with 24/7 Access
- ✓ Flexible Lease Terms 1 year or 6 months
- ✓ Management is Next Door, security is provided 24/7
- ✓ Enjoy Tax Benefits as being a part of Santa Clarita Enterprise Zone



Panoramic view from second floor



1st floor hallway with high image travertine floors



Common granite kitchenette



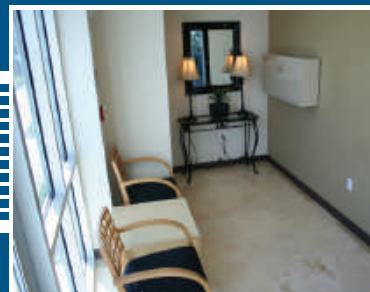
Common outside dining & rest area



Common rest & work area upstairs



One of many picturesque paseos across the street



View of common reception area & mailboxes



Brand new, modern conference room