

LYONS PROFESSIONAL BUILDING

FOR LEASE

24355 LYONS AVENUE
SANTA CLARITA, CA



Broker Incentive!

Bring a New Tenant that signs a Lease for 5,000 SF or larger and your next vacation is on us!

Free Rent Incentive!

6 months of Free Rent on a 5 year deal!

Moving Incentive!

Landlord will pay up to \$2,500 to a new tenant toward their relocations costs (new tenants only and not relocations of existing Welltower tenants).

Owned and Managed by

welltower

THE BOULEVARD TEAM

LEASING AND SALES EXPERTS

AVAILABILITIES

Available Space:

SUITE #	RATE	SIZE
105	\$1.85/SF NNN	1,378 SF
150	\$1.85/SF NNN	3,083 SF
212	\$1.85/SF NNN	1,176 SF
216	\$1.85/SF NNN	1,845 SF
225	\$1.85/SF NNN	3,969 SF
240	\$1.85/SF NNN	5,272 SF

Highlights:

- Class "A" Medical Building
- 1 Block from 5 Freeway
- Professionally Managed by Welltower
- Free Monthly and Visitor Parking
- Close Proximity to Henry Mayo Hospital

For more information, contact:

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PHOTOS

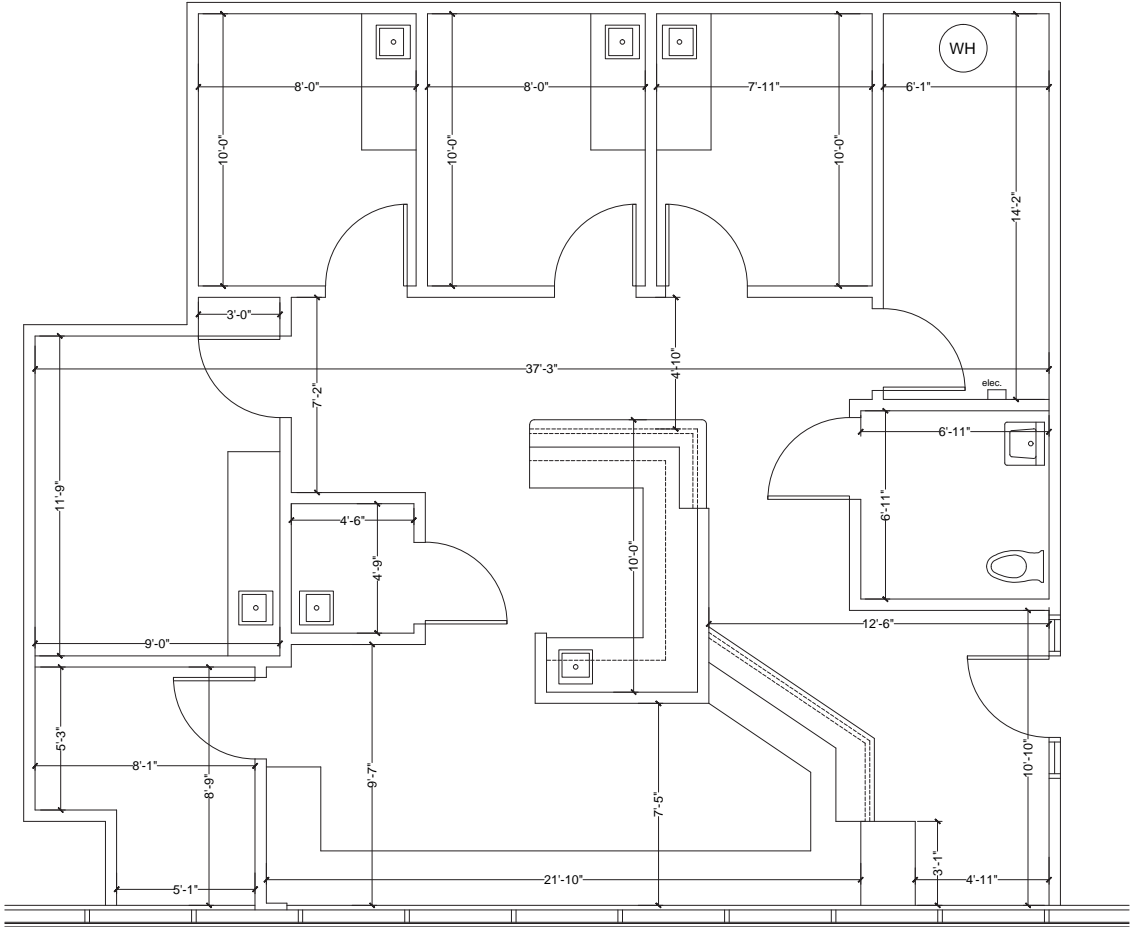


FLOOR PLAN

1st Floor

SUITE 105 • 1,378 SF

Not to scale and may not be accurate. For illustration purposes only.



FLOOR PLAN

1st Floor

SUITE 150 • 3,083 SF

Not to scale and may not be accurate. For illustration purposes only.



FLOOR PLAN

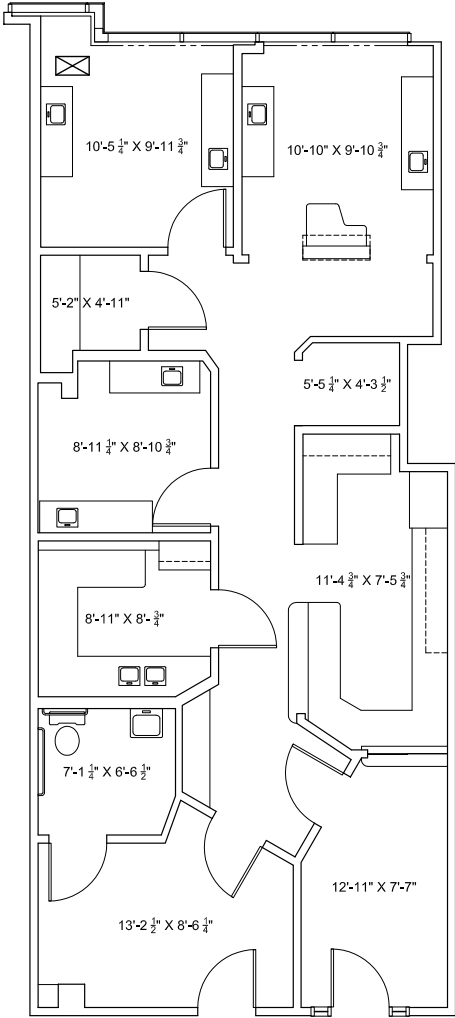
2nd Floor



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SUITE 212 • 1,176 SF

Not to scale and may not be accurate. For illustration purposes only.



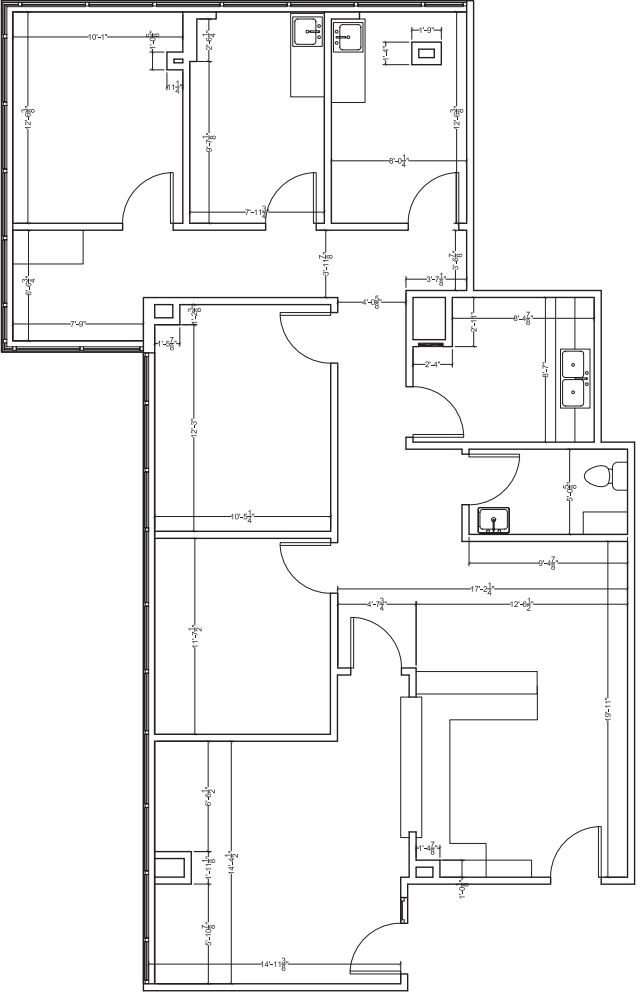
FLOOR PLAN

2nd Floor



SUITE 216 • 1,845 SF

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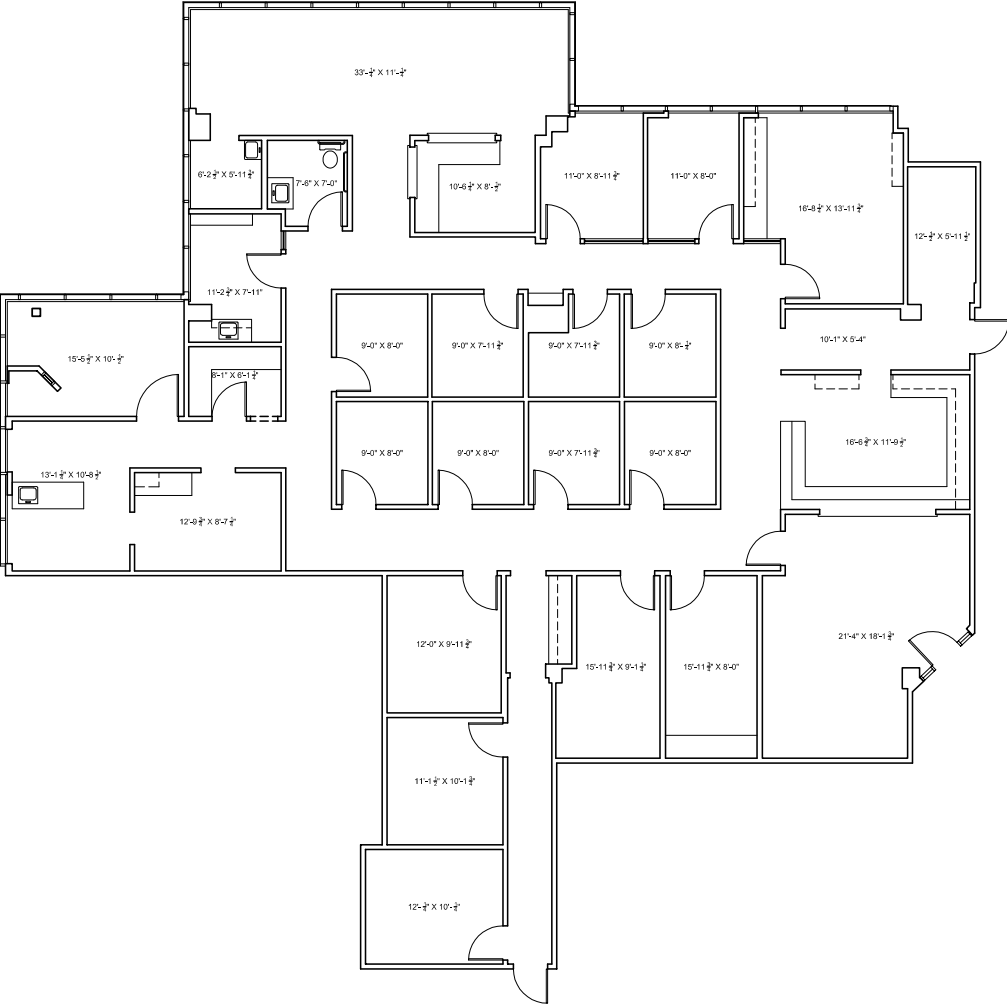


FLOOR PLAN

2nd Floor

SUITE 240 • 5,272 SF

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