



VISTA CANYON™



A NEW WAY TO
LIVE / WORK

27651 LINCOLN PLACE | LOS ANGELES, CA 91387

A NEW WAY TO LIVE / WORK

CBRE



WELCOME TO A NEW WAY TO WORK

Commercial office space at Vista Canyon

offers an experience-focused workplace, providing tenants with an inspiring, collaborative work environment, engaging social spaces, high-end amenities and transportation.

FEATURES INCLUDE:

- Full Floor Availability (20k RSF)
- Available Suites as Small as 1,000 SF
- Customizable Offices to Meet Your Evolving Office Needs
- Unbeatable Highway Access
- On Campus Vista Canyon Metrolink station
- Walkable Shopping, Dining and Entertainment in Town Center Setting
- Wired Certified-Recipient of Prestigious Award Recognizing Best in Class Connectivity infrastructure -helping businesses thrive
- 10 miles of walking, biking and equestrian trails A Commitment to a Sustainable Future
- Strategically located in one of California's most highly awarded communities with and 75 acres of Open Space



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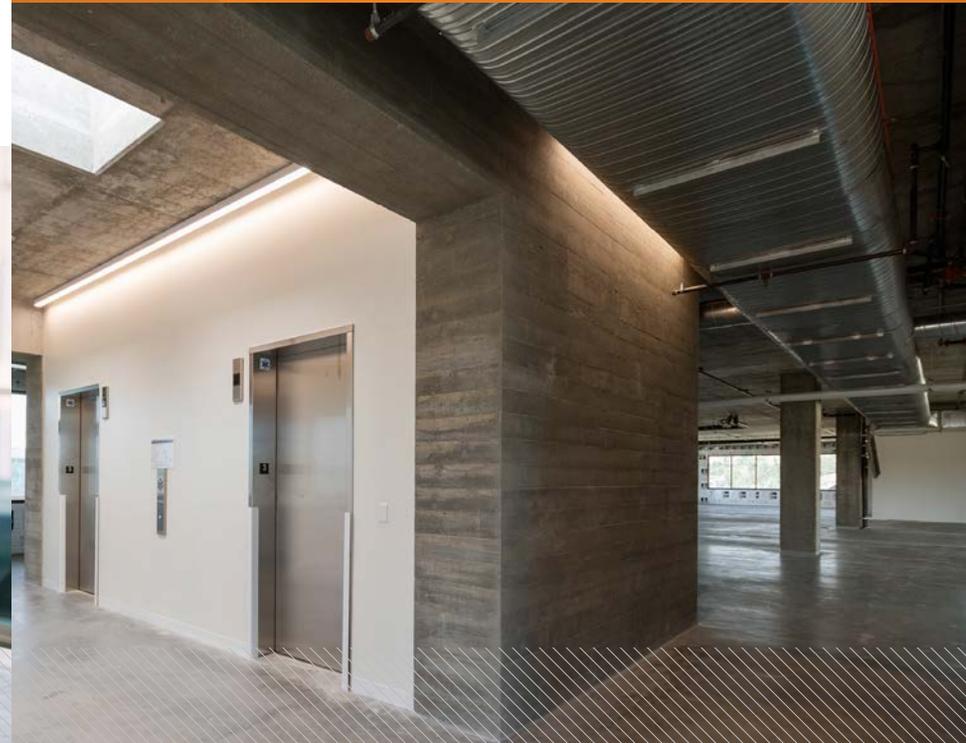


IMPECCABLE AMBIENCE MULTI-FACETED EXPERIENCE



EXPECTATIONS EXCEEDED

PROPERTY ADDRESS: 27651 Lincoln Place, Santa Clarita, 91387
NUMBER OF FLOORS: 3
TYPICAL FLOOR SIZE: 20,000 SF divisible to 1,000
BUILDING SIZE: 57,000 rentable
ELEVATORS: Kone / Monospace 500 / 200 FPM / 3,500 LB
ELECTRICAL: Main switchgear 3000 amps 277 / 480 volt
HVAC: Air cooled rooftop packaged V.A.V. units
CEILING HEIGHT: 16 feet for retail (floor 1), 13 feet (floors 2 and 3)
SOLAR: 7,700 SF of panels
BROADBAND: Full broadband / Fiber infrastructure and capabilities from both AT&T and Spectrum
PARKING: 4 / 1,000 SF+ available parking
E.V. CHARGING STATIONS: 60+



BUILD YOUR FUTURE AT VISTA CANYON

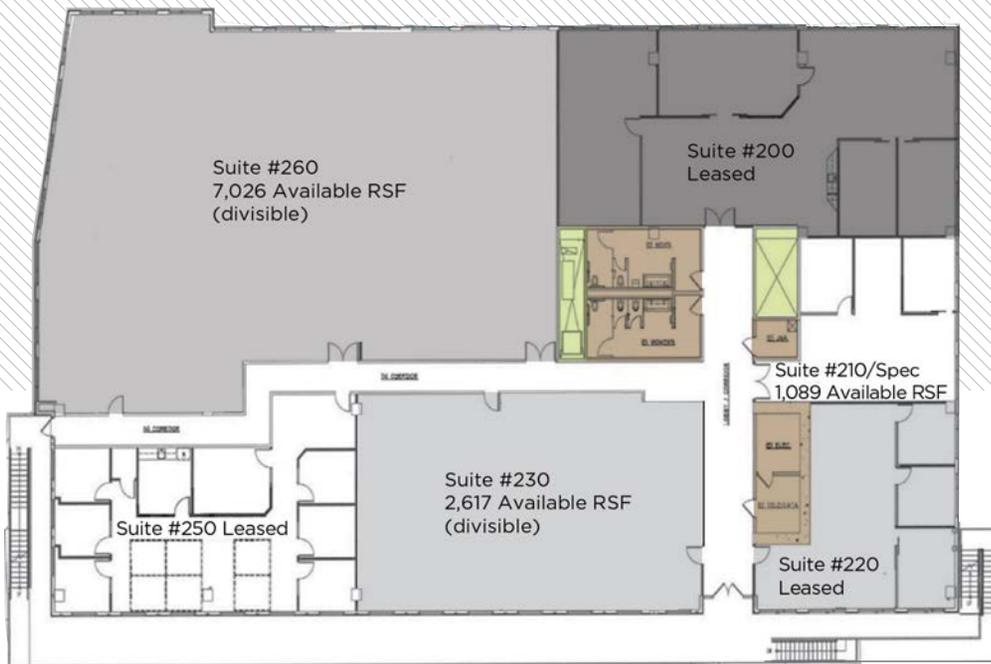


OPEN, AIRY AND FLEXIBLE FLOORPLANS

The offices at Vista Canyon can be adapted to the needs of any business with its high ceilings and a layout that allows for modern work spaces, open and collaborative rooms, outdoor balconies and dedicated areas that are quiet and private for more focused work.



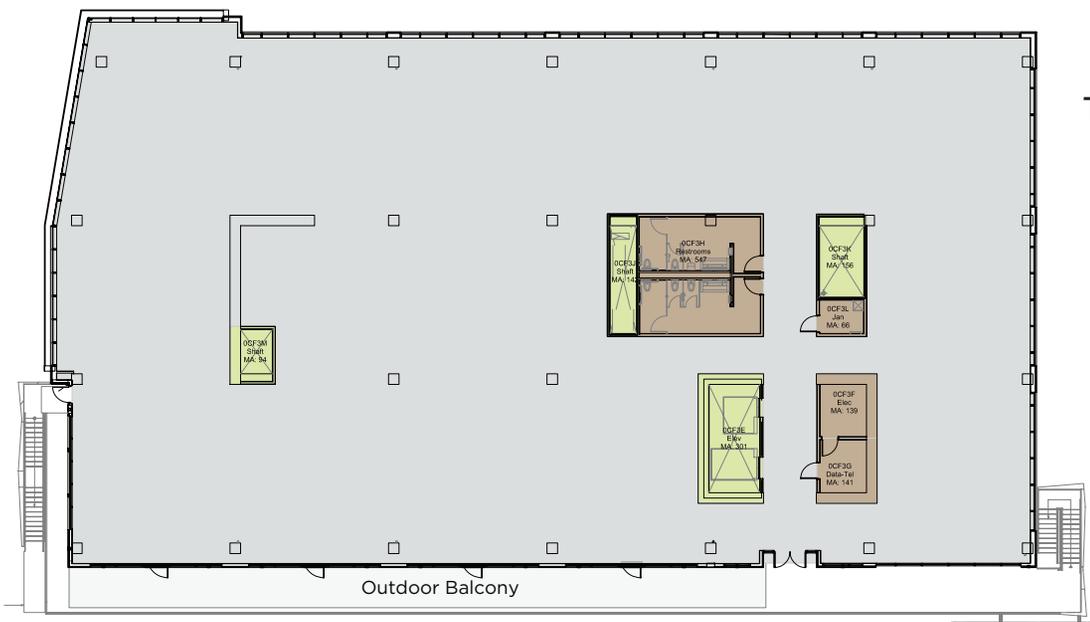
CUSTOMIZE SPACES
AROUND YOUR NEEDS



SECOND FLOOR MULTI-TENANT

Rentable Area: 20,615 SF
 Usable Area: 18,407 SF
 Load Factor: 1.12

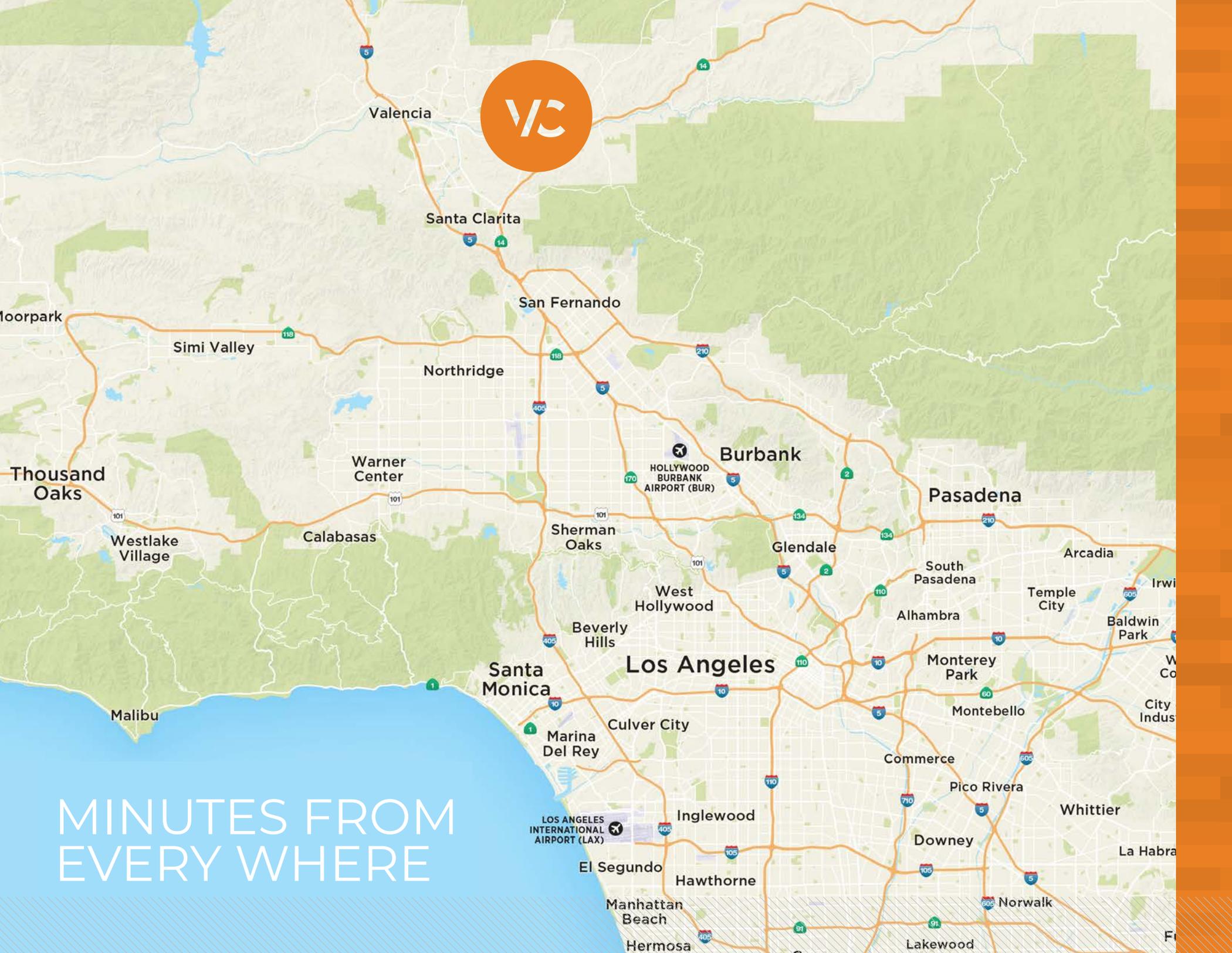
* Square footage approximate, subject to final multi-tenant configuration



THIRD FLOOR SINGLE-TENANT

Rentable Area 21,082 SF
 Usable Area 18,823 SF
 Load Factor 1.12

- Floor Service
- Shafts
- Building Service



MINUTES FROM
EVERYWHERE



27651

Three-story,
mixed-use office / retail
building by Gensler



HIGHWAY 14

RIVER CORRIDOR

VISTA CANYON BLVD

BUS TRANSFER STATION

MITCHELL DRIVE

RAVENNA LANE

PA-3

LANG WAY

LOST CANYON ROAD

PARK SITE

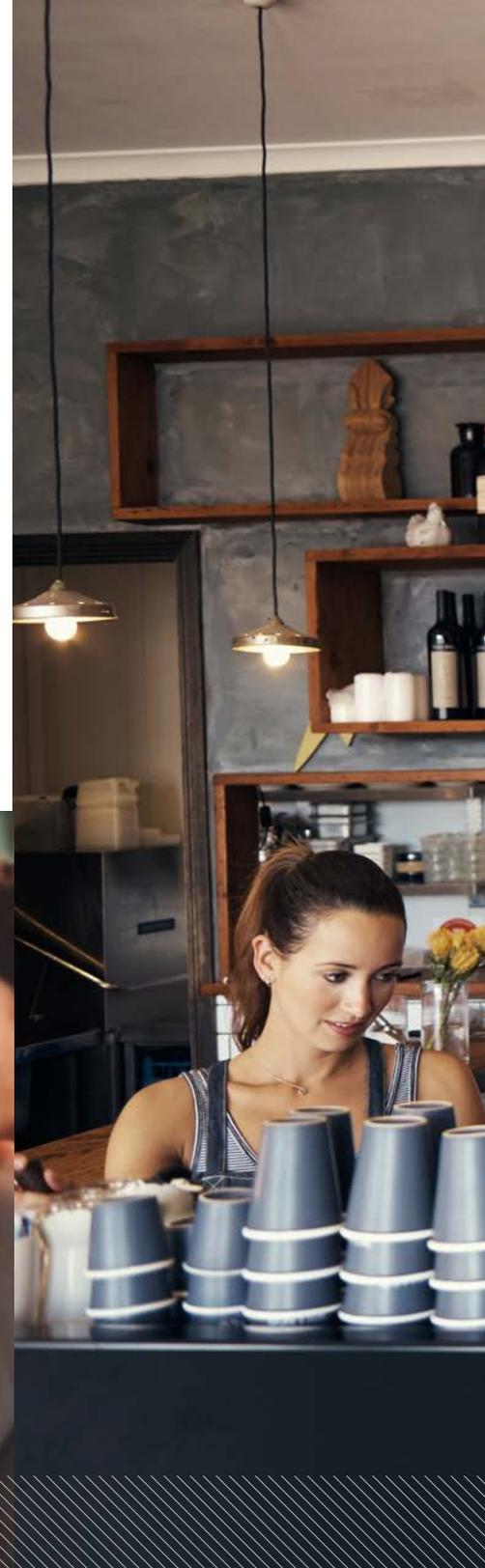


A COMMUNITY CONNECTED BY A TOWN SQUARE

Town Square is the heart of Vista Canyon, A vibrant, central gathering place filled with stores you love, foodie delights and public spaces for enjoying concerts, exhibits and all kinds of great events.

Sit for coffee with a neighbor or enjoy a craft beer after another great hike. Spend date night at an open air concert or watch an outdoor movie on on of our town greens.

Farm-to-table restaurants, neighborhood pubs, an eclectic mix of local businesses and innovative office space. Vista Canyon has it all.



PREMIUM AMENITIES ON TAP







GO
ANYWHERE.
ANYTIME.

EASY ACCESS
TO DTLA,
BURBANK AND
BEYOND.

FROM ANYWHERE TO EVERYWHERE, VISTA CANYON IS A SINGULARLY ACCESSIBLE COMMUNITY.

Arrive to work your way. Vista Canyon will boast its own Metrolink Station-completion estimated date Mid-2022- making this one of Southern California's best connected communities.

Catering to today's professional, the embedded rail and bus transit terminals create a veritable car optional community a world apart and a quick trip away to key destinations throughout Los Angeles.

THINK MODERN.

EXCEEDING SUSTAINABILITY STANDARDS.

Vista Canyon is innovative by design: walkable, transit-oriented and environmentally sensitive. Vista Canyon's commitment to sustainability extends throughout a range of community features including transit-friendly options, solar panels throughout the community, sun shades on corporate buildings, more than 60 EV charging stations and even its own water reclamation plant and community garden.





VISTA CANYON™





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SANTA CLARITA. SMART MOVE.

Thriving, energetic and densely amenitized, Santa Clarita seamlessly blends big city sophistication and small town charm. Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. And with unbeatable access to major highways and premium amenities at your doorstep, your next move is here.





ONE VISTA CANYON COMMUNITY. ENDLESS OPPORTUNITY.



Home to College of the Canyons, The Master's University and CalArts



34 parks and 115-mile network of bike paths and trails



Attractive, high-performance local elementary, junior high and high schools rank in the top 10% in California



Recognized as one of the "Happiest" cities in the United States by WalletHub.



Santa Clarita named Most Business Friendly City in 2016 (LAEDC), Third Safest City in the US (National Council for Home Safety and Security), City of the Future (fDi Magazine) and Best Cities to Live in the US (24/7 Wall Street)



VISTA CANYON™



FOUNDED 1860.
REIMAGINED 2020.





DEVELOPED BY JSB: 30+ YEARS OF VISIONARY LEADERSHIP IN SANTA CLARITA

JSB Development is a real estate development group based in Santa Clarita, California. From their initial collaboration on Newhall Land's Town Center and throughout the last 30 years, the team has helped develop some of Santa Clarita's most successful and innovative commercial and residential projects.

jsbdev.com





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For More Information Contact

Craig Peters

+1 818 907-4616

craig.peters@cbre.com

License #00906542

Richard Ramirez

+1 818-907-4639

richard.ramirez@cbre.com

License #01792270

27651 Lincoln Place, CA 91387 | vistacanyon.com



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CBRE

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