



THE CENTER AT NEEDHAM RANCH WELCOMES A TMZ-LOCATED
212,236 SF FACILITY TO ITS EXPANSIVE MIXED-USE CAMPUS

21380 NEEDHAM RANCH PARKWAY
SANTA CLARITA, CA 91321

READY FOR OCCUPANCY

**212,236 SF AVAILABLE
(DIVISIBLE)**

Trammell Crow Company



CLARION PARTNERS

CBRE

YOU ARE HERE.

A PREMIER DEVELOPMENT
STRATEGICALLY LOCATED.
CLOSE TO TOP TALENT,
PRIME AMENITIES AND YOU.



BUILDING 3

21380 NEEDHAM RANCH PARKWAY

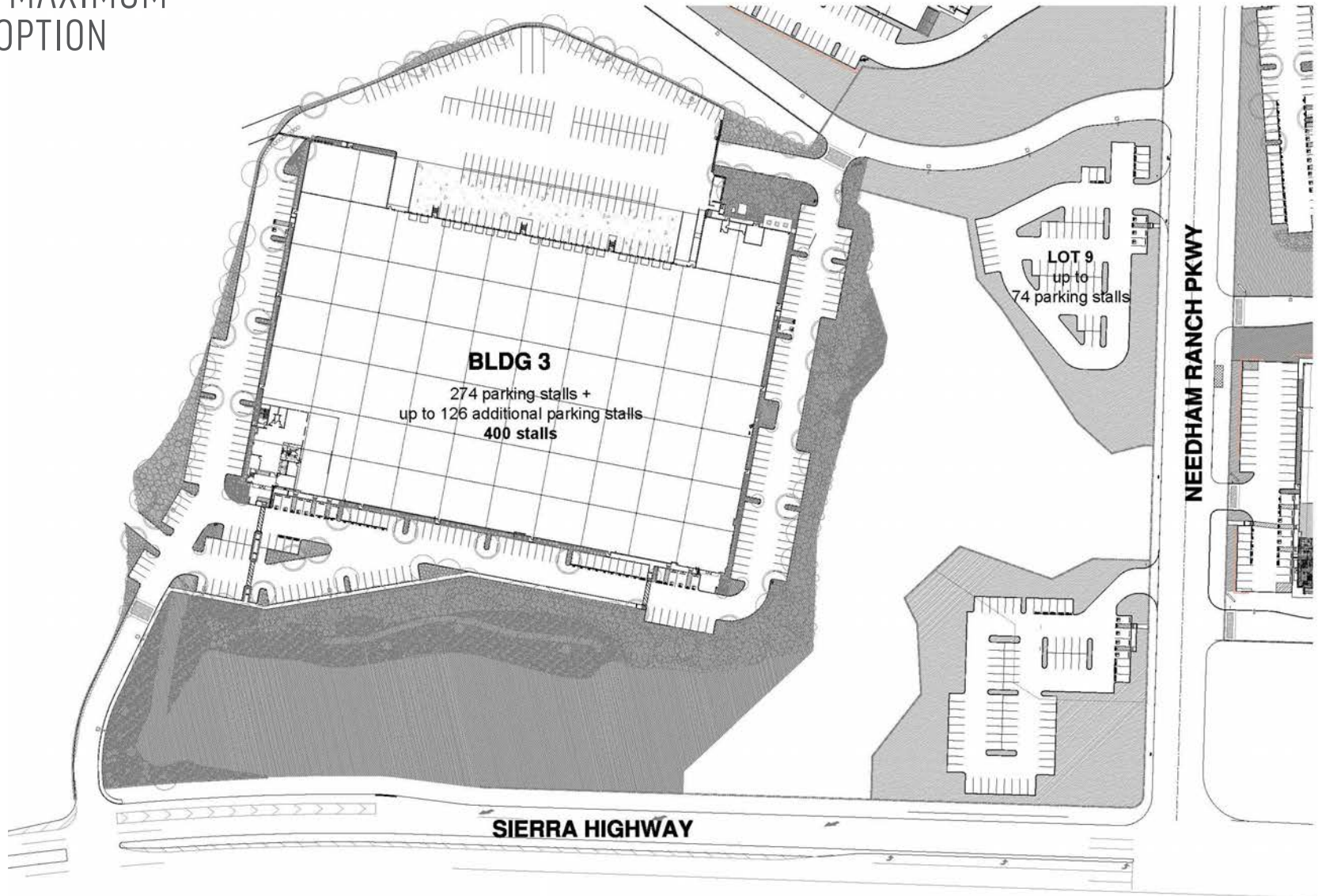
Total Building Area	212,236
Total Office Area	6,481
Mezzanine Office	4,465
Mezzanine Storage	3,233
Clear Height	36'
Sprinklers	ESFR
Bay Spacing	60' x 56'
Parking Spaces	274*
Dock High Doors	21
Ground Level Doors	2
Power Amps Capacity	3000A

**Additional parking available; Up to an additional 400 stalls + 74 stalls in adjacent lot. Secondary lot offers 850 + auto stalls.*



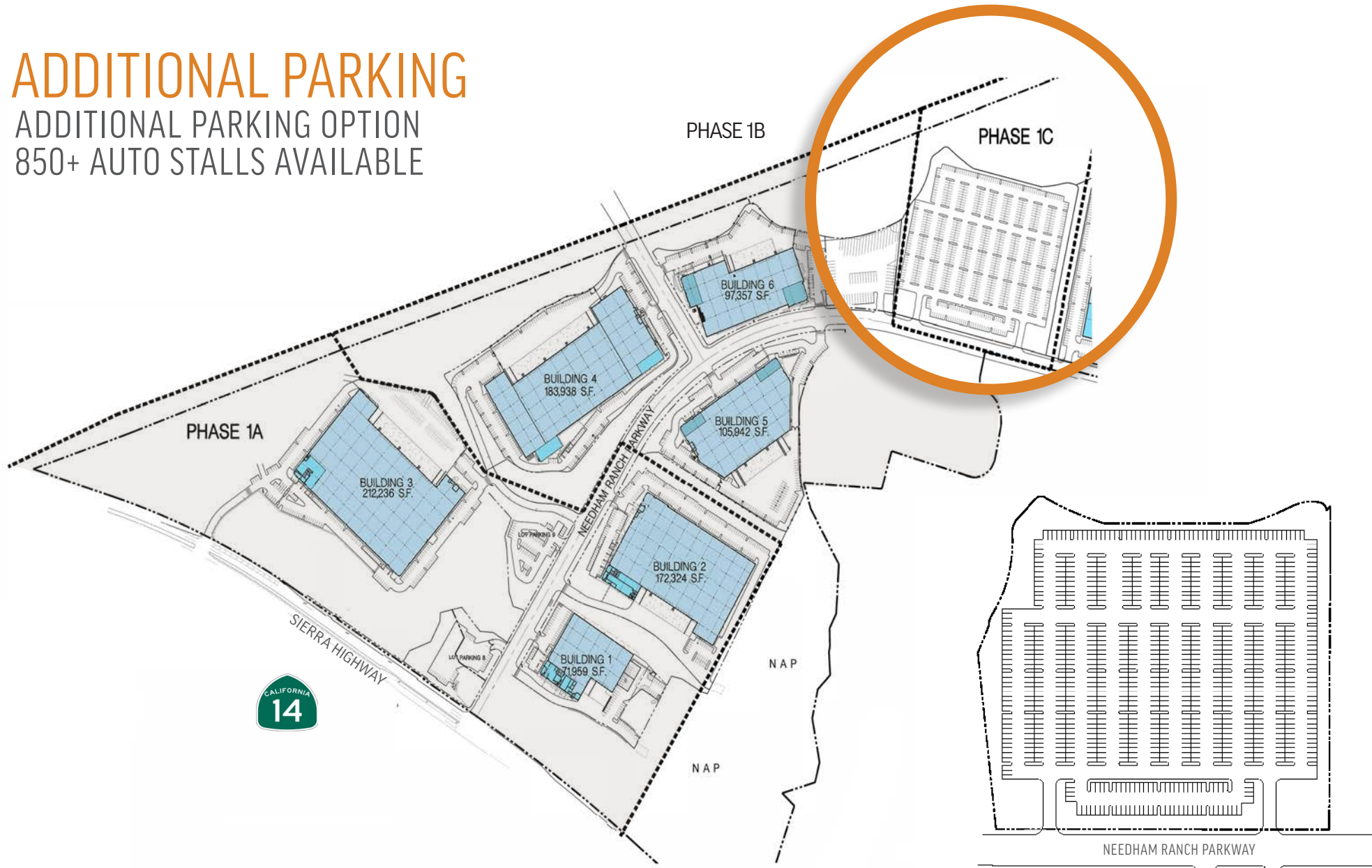
PARKING

21380 NEEDHAM RANCH
PARKWAY MAXIMUM
PARKING OPTION



ADDITIONAL PARKING

ADDITIONAL PARKING OPTION
850+ AUTO STALLS AVAILABLE



AREA HIGHLIGHTS

Local culture meets luxe style in picturesque North Los Angeles. A favorite of industry types, not only is this area within the Thirty Mile Zone ("TMZ"), it is just 25 minutes from Downtown Los Angeles, airports and major highways. Tucked in this ideal location, The Center at Needham Ranch allows you to connect with the most influential companies in Los Angeles and around the world - at the speed of business.

Meanwhile, the local scene brims with excitement, placing you in the center of countless amenities, including diverse options at the Westfield Valencia Town Center- a 1.1 million square feet premier lifestyle destination offering upscale dining and high-end shopping from national retailers. In addition, Old Town Newhall, locally known as Santa Clarita's arts and entertainment district, thrives with boutique shopping, casual dining and a variety of art and live entertainment choices. No other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley.

NEW HALL

**READY FOR ITS
CLOSE UP**
NORTH LOS ANGELES
IS ALL DRESSED UP
AND HAS PLACES
FOR YOU TO GO

DRIVE TIMES & DEMOGRAPHICS

DESTINATIONS

DISTANCE

San Fernando Valley	5 Minute Drive
Burbank Airport	15 Minute Drive
Beverly Hills	20 Minute Drive
Hollywood	20 Minute Drive
Downtown Los Angeles	30 Minute Drive
Los Angeles Intl. Airport	30 Minute Drive
Port of Los Angeles	50 Minute Drive
Port of Long Beach	50 Minute Drive

2018 POPULATION

15 Miles	1,799,900
30 Miles	5,329,234
45 Miles	10,819,358



5.3 MILLION PEOPLE WITHIN A 30 MINUTE COMMUTE

MINUTES FROM SAN FERNANDO
VALLEY IN THE AWARD WINNING
CITY OF SANTA CLARITA



SANTA CLARITA VALLEY. YOUR NEXT SMART BUSINESS MOVE IS HERE.

The Santa Clarita Valley is the low cost option for highly competitive businesses in Southern California. This award-winning region offers businesses a great value compared to similar regions. With NO gross receipts tax and NO utility user taxes, SCV's pro-business climate makes it one of Los Angeles County's fastest growing hubs for technology and innovation.

Companies and their teams love it here. Lower costs of living means employees can get more bang for their buck when they live in SCV. Great schools, safe neighborhoods, and plenty of recreational activities make the Santa Clarita Valley one of the best places to live in the USA. Relocating your business to the Santa Clarita Valley will be your next smart business move.

COST BENEFITS / COMPARISON CHART

ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES*					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0*	0	7.67%	7.00%	0
	Telephone	0*	9.00%	8.28%	7.00%	7.00%
	Cellular	0*	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%

THE CENTER

at Needham Ranch

NEEDHAM RANCH PARKWAY // SANTA CLARITA, CA 91321

CRAIG PETERS

Executive Vice President
Lic. 00906542
+1 818 907 4616
craig.peters@cbre.com

DOUG SONDEREGGER

Executive Vice President
Lic. 00827505
+1 818 907 4607
doug.sonderegger@cbre.com

CAMERON P. MERRILL

Senior Vice President
Lic. 01392623
+1 310 363 4799
cameron.merrill@cbre.com

Trammell Crow Company



CLARION PARTNERS

CBRE

© 2020 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

ONE MILE FROM THE CITY OF LOS ANGELES. A WORLD APART.