

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



DON'T SETTLE FOR AVERAGE

The Center at Needham Ranch campus is a San Fernando Valley-adjacent master-planned business park stretching over 250 acres and offering an unparalleled workplace experience close to where you live and play. State-of-the-art features include generous interior spaces, soaring ceilings, exceptional loading, ample employee parking and limitless possibilities. With the opportunity to build facilities to match your needs, The Center at Needham Ranch is not only practical, it's unfettered potential. Check out these features.

PHASE 2 HAS SPACES AVAILABLE FROM FROM ±85,968 SF TO ±202,261 SF

■ 36' min clear height

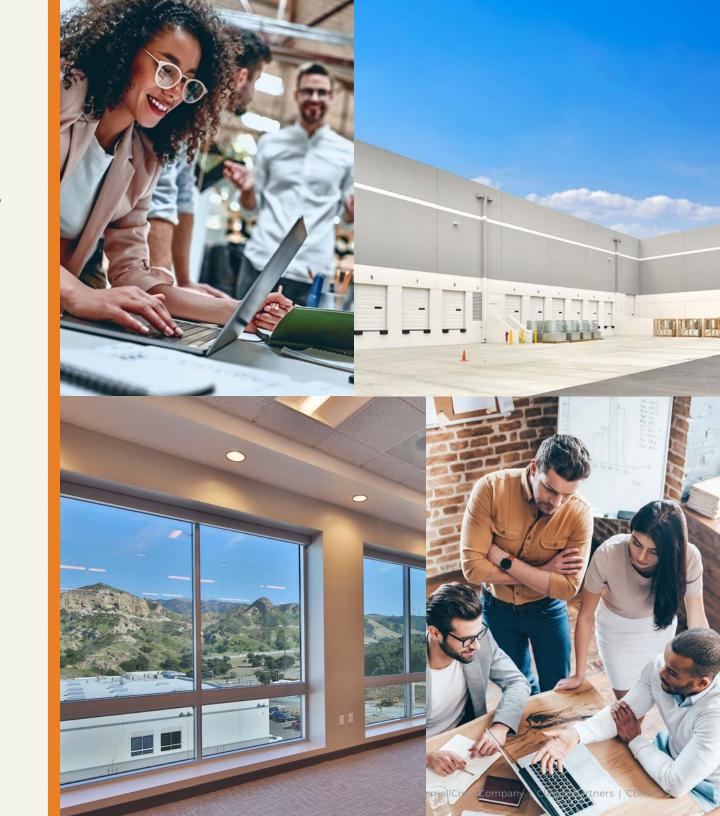


PROJECT HIGHLIGHTS

The Center at Needham Ranch overlooks Highway 14 and is approximately 1 mile north of Interstate 5. Located minutes from the City of Los Angeles, adjacent to San Fernando Valley in the award-winning City of Santa Clarita, The CANR provides outstanding access to a population of approximately 5.3 million people within a 30 minute commute including parts of the Santa Clarita Valley, San Fernando Valley and Antelope Valley.

- Amenity-rich environment, close to excellent dining/shopping in Old Town Newhall and immediate area
- Rapid access to 6 major highways Highway
 14, the I-5, 210, 405, 118 and 126
- Minutes away from San Fernando Valley, Burbank Airport, Downtown Los Angeles, West Los Angeles, Los Angeles International Airport and the Ports of Los Angeles/Long Beach
- Contiguous parks and trail network.





AVAILABILITY

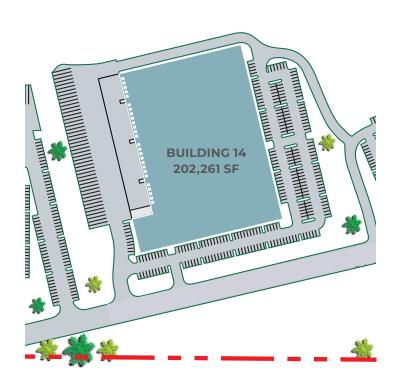
PHASE 2		BLDG 10		BLDG 11		BLDG 12		BLDG 14	BLDG 17	
Total Building Area		179,854		159,030		319,479		202,261	107,522	
Pad Acres		8.8		10.4		18.6		13.1	7.5	
First Floor Office		5,411		6,000		6,000		10,000	3,000	
Second Floor Office/Mezz	ED	4,541	SED	6,000	SED	6,000	Ë	10,000	3,000	
Clear Height	AS	36'	≣AS	36'	EAS	36'	EAS	36'	36'	
Sprinklers	Y LE	ESFR	\ 	ESFR	\ 	ESFR	∠	ESFR	ESFR	
Bay Spacing	FULL	60' x 56'	FULL	56' x 60'	FULL	56' x 60'	FULL	56' x 60'	56' x 60'	
Parking Spaces	교	276	屲	196	ュ	371	屲	272	177	
Dock High Doors		30		18		42		26	19	
Ground Level Doors		4		2		5		3		
Power Amps Capacity		3200A		4000A		4000A + (expandable up to 8000A)		4000A+ (expandable up to 8000A)	4000A	
Additional 340 Parking Stalls Availa	able	in Lot 16								

85,968

PHASE 2 SITE PLAN

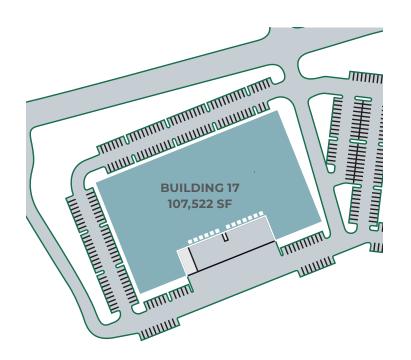






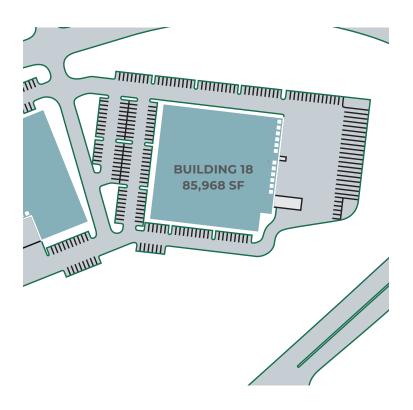


Total Building Area	202,261
Office Area	10,000
Mezzanine	10,000
Clear Height	36'
Sprinklers	ESFR
Bay Spacing	56' x 60'
Parking Spaces	272
Trailer Spaces	46
Dock High Doors	26
Ground Level Doors	3
Power Amps Capacity	4,000A+ expandable up to 8000A 480/277V



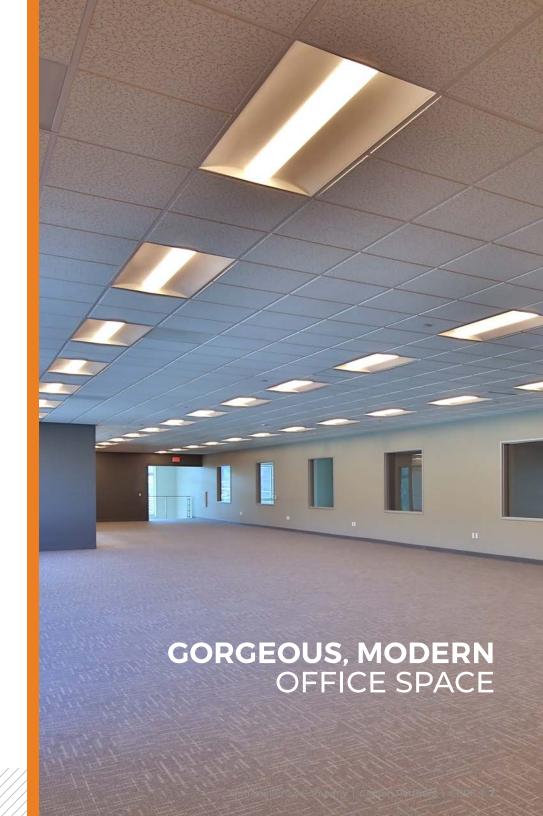
BUILDING 17 NEEDHAM RANCH PKWY

Total Building Area	107,522
Office Area	3,000
Mezzanine	3,000
Clear Height	36'
Sprinklers	ESFR
Bay Spacing	56' x 60'
Parking Spaces	177
Trailer Spaces	
Dock High Doors	19
Ground Level Doors	1
Power Amps Capacity	4.000A 480/277V



BUILDING 18NEEDHAM RANCH PKWY

Total Building Area	85,968
Office Area	3,000
Mezzanine	3,000
Clear Height	36'
Sprinklers	ESFR
Bay Spacing	56' x 60'
Parking Spaces	136
Trailer Spaces	20
Dock High Doors	11
Ground Level Doors	1
Power Amps Capacity	4,000A 480/277V

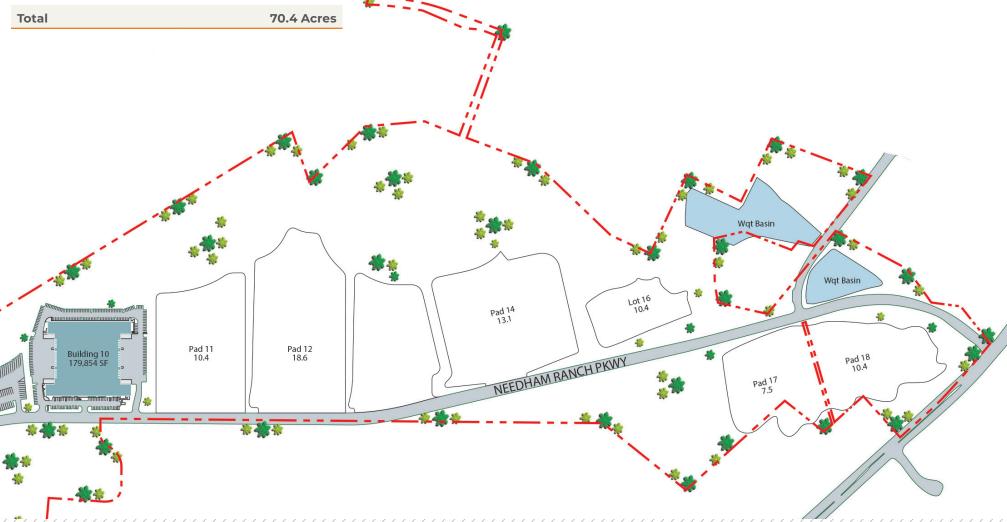




SITE PLAN/PARCELS

PAD NUMBER	PAD ACREAGE
Pad 11	10.4 acres
Pad 12	18.6 acres
Pad 14	13.1 acres
Pad 16	10.4 acres
Pad 17	7.5 acres
Pad 18	10.4 acres
Total	70.4 Acres







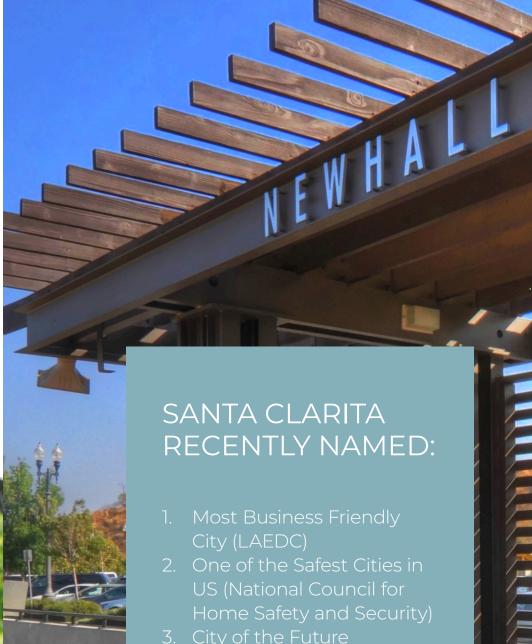


THE NEIGHBORHOOD NEXT DOOR

Local culture meets lux style in this dynamic San Fernando Valley-adjacent location. A favorite of industry types, not only is this area within the Thirty Mile Zone ("TMZ"), it is just minutes from Burbank, Studio City, Sherman Oaks, Downtown Los Angeles airports and 6 major highways. Strategically located, 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.

The local scene is thriving. The CANR places you in the center of countless amenities, including diverse upscale dining and retail options at the Westfield Valencia Town Center- a 1.1 million square feet premier lifestyle destination. In addition, Old Town Newhall, locally known as Santa Clarita's arts and entertainment district, is booming with shopping, dining and entertainment. No other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley and just minutes from home





US (24/7 Wall Street)

CUT THE COMMUTE.

THE CANR IS JUST MINUTES FROM WHERE YOU LIVE.

DESTINATIONS	DISTANCE
San Fernando Valley	5 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





LOCATION IS
EVERYTHING AND
THIS LOCATION HAS
EVERYTHING.

THE CANR IS CLOSE TO PRIME RETAIL, DINING + ENTERTAINMENT





THE CENTER FOR THE ENTERTAINMENT BUSINESS

THE THIRTY MILE ZONE

There is a reason the Santa Clarita Valley is called Hollywood North. Innumerable TV shows, feature films and music videos are shot in this region and the Center at Needham Ranch is strategically situated in the center of it all and within the Thirty Mile Zone ("TMZ") - the coveted location for studios and entertainment support. In the American entertainment industry, the TMZ is the area marked roughly around a 30-mile (50 km) radius from the intersection of West Beverly Boulevard and North La Cienega Boulevard in Los Angeles, California. The Center is well within this zone which allows a production company to avoid additional travel requirements and expenses.

This area not only charms, it is embued with the entertainment spirit and shows no signs of waning. Buoyed by its pro-business environment and its diverse, creative local talent force, the Santa Clarita Valley continues to reign as one of Hollywood's most sought after destinations. It currently boasts more than 40 working sound stages and 3,500 acres of movie ranches. A myriad of hit shows and films including The Mentalist, NCIS, Shooter, CSI, Antartica, Westworld, Blunt Talk, Criminal Minds, Modern Family, Fresh Off the Boat, Melrose Place, Big Love, Sons of Anarchy, The Girl with the Dragon Tattoo, Ted 2, Furious 7, Whiplash and Pirates of the Caribbean II & III - among others- have all called this area home.

Moreover, The Center is less than one mile away from the current Disney Golden Oak Ranch and future \$300 million Studios at the Ranch.









YOUR BUSINESS. BETTER.

LOCATION, LOCATION,

The city of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

■ Pro Business City

- Industry Cluster Attraction Incentive
- Tax Incentive Credit Program
- Film and Television Production Credit
- Worksource Center

NGS	CITY OF SANTA TAXES & FEES CLARITA		LOS ANGELES/ SFV PASADENA GLENDALE BURBANK					
POTENTIAL COST SAVINGS	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		
Z Z	UTILITY USER TAX RATES*							
TO	Electric	0	12.50%	15.1%	7.00%	7.00%		
N HO	Gas	0	10.00%	7.90%	7.00%	7.00%		
	Water	O*	0	7.67%	7.00%	0		
ΓΥS	Telephone	O*	9.00%	8.28%	7.00%	7.00%		
ANALYSIS	Cellular	O*	9.00%	8.28%	0	7.00%		
	Parking Tax	0	10.00%	0	0	12.00%		





A HISTORIC LOCATION

HISTORY MAKING

The Center is adjacent to the Gate King Open Space, comprised of 180 acres of dense oak woodlands donated to the City of Santa Clarita as permanent open space by Needham Ranch's master developer Mark Gates as part of the 584-acre Needham Ranch project.

The history of Needham Ranch is colorful. Henry Clay Needham was a prohibitionist who bought large sections of the Rancho San Francisco (the former name of land currently located within the City of Santa Clarita) and land within the town of Newhall in 1889 in order to establish his own private alcohol-free zone, a so-called "dry colony". His plans never materialized, but Mr. Needham did later become an important community leader and philanthropist. After his death his heirs sold about 770 acres of the property - the portion bounded roughly by Pine Street, San Fernando Road and Sierra Highway - to Mark Gates Sr.

Gates eventually sold off a 220–acre portion. In the 1990s, Gates' son, Mark Jr., began entitlement of The project to develop the remaining 584 acres as the "Needham Ranch" business park. The historic "Live Oak Manor" rock archway built in 1889 can still be seen on Sierra Highway.



DEVELOPMENT TEAM

ABOUT TRAMMELL CROW COMPANY

Trammell Crow Company (TCC), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. The Company has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. As of September 30, 2021, TCC had \$16.8 billion of projects in process and \$9.6 billion in its pipeline.

The company acquires premier sites in the most desirable markets, procures optimal entitlements, and directs the design, construction and leasing of assets. TCC builds sustainable properties that generate long-term economic benefits through timeless design, superior functionality, and smart technology. Every development is rigorously vetted by our investment committee, and the company employs a conservative capital structure to mitigate risk.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm. As such, TCC enjoys ready access to the nation's top project execution teams and transaction advisors; the industry's strongest balance sheet; an unparalleled technology platform; and world-class proprietary research.

For more information visit www.TrammellCrow.com.

Trammell Crow Company





ABOUT CLARION PARTNERS

Clarion Partners LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 39 years. Headquartered in New York, the firm maintains offices in key markets throughout the United States and in London, England. With more than \$65.9 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/ return spectrum to its approximately 500 domestic and international institutional investors.

More information about the firm is available at www.clarionpartners.com



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

THE CENTER at Needham Ranch

For more information, please contact:

CRAIG PETERS

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

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

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

Trammell Crow Company



CD CLARION PARTNERS



© 2021 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.