



## 6700 FALLBROOK AVENUE

West Hills, CA 91307

## MODERN OFFICE SPACE FOR LEASE



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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## PRIME WEST HILLS OFFICE SPACE AVAILABLE FOR LEASE



### PROPERTY DETAILS

**Lease Rate:** \$2.20 RSF Modified Gross  
Utilities included. Tenant is responsible for janitorial within premises.

**Parking:** 2.5/1000  
\$85 per car per month

### AVAILABILITY

SUITE	SQ. FT.	RATE	DESCRIPTION
192A	±795	\$2.20 MG	3 Offices, Reception
235	±1,440	\$2.20 MG	2 Window Offices 2 Interior Offices Bullpen, Storage
250	±1,425	\$2.20 MG	3 Offices, Kitchen, Bullpen
294	±849	\$2.20 MG	3 Offices

### PROPERTY HIGHLIGHTS

- Walking Distance to Restaurants, Starbucks & Retailers
- On Site Management
- Easy Access to 101 Freeway
- Ready to Move-In Office Space
- Beautifully Designed Common Areas
- AT&T Fiber Available



COMMERCIAL REAL ESTATE SERVICES

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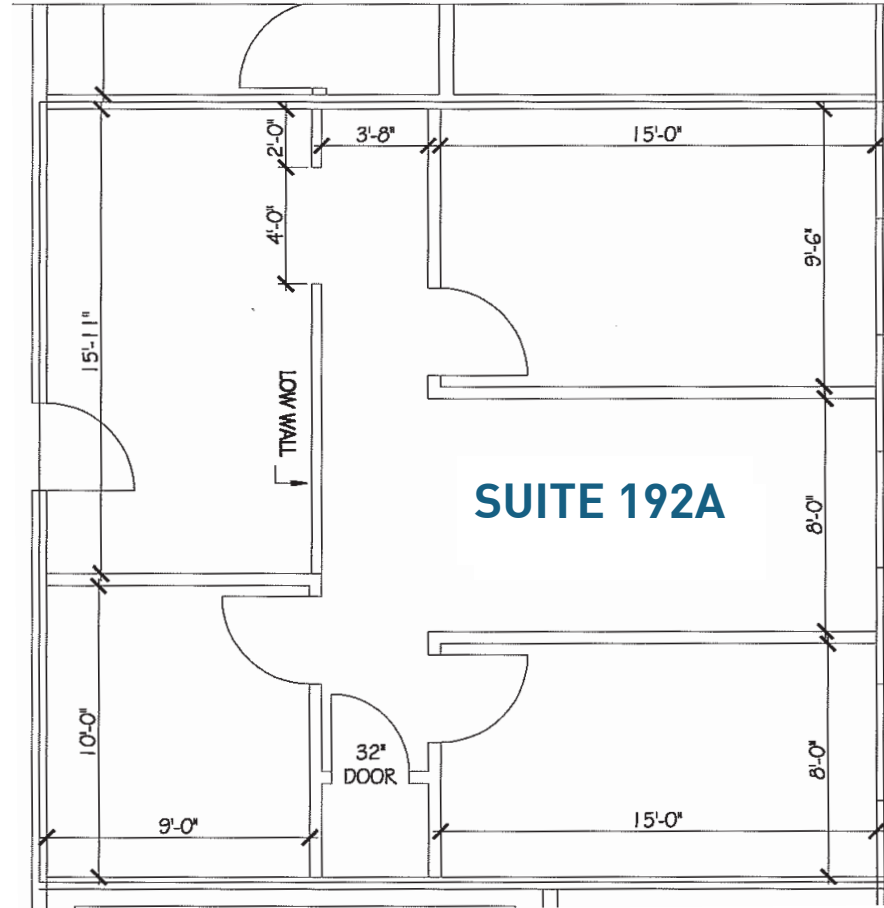
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## FLOOR PLAN: SUITE 192A - 795 RSF



NOT TO SCALE



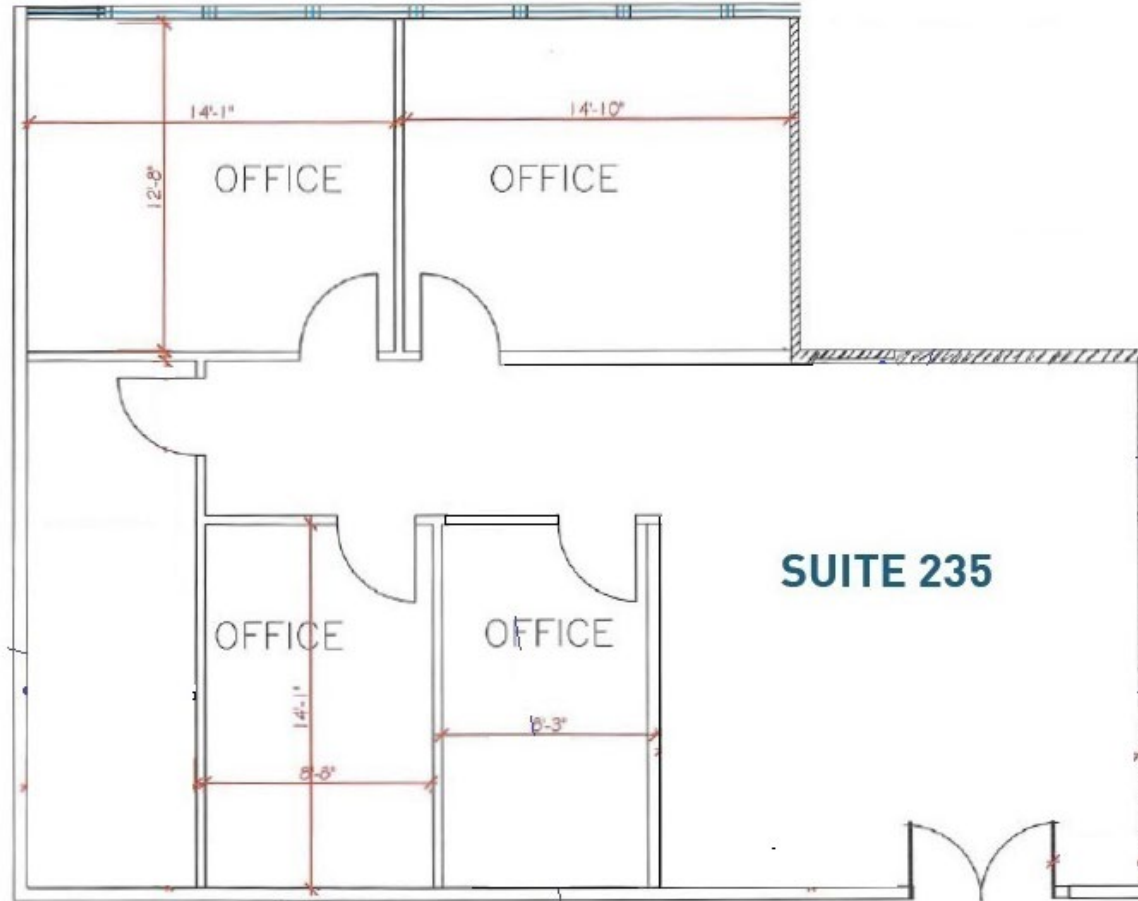
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FLOOR PLAN: SUITE 235 - 1,440 RSF



NOT TO SCALE



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## PRIME WEST HILLS OFFICE SPACE AVAILABLE FOR LEASE

A detailed floor plan of a room, likely a kitchen or dining area, with the following dimensions and features:

- Top Wall:** A horizontal dimension of 14'-0" is shown.
- Left Wall:** A vertical dimension of 12'-8" is shown.
- Bottom Wall:** A horizontal dimension of 14'-2" is shown. A vertical dimension of 11'-1" is shown from the bottom wall to the start of a doorway.
- Right Wall:** A vertical dimension of 3'-11" is shown for a section of the wall.
- Doorways:** There are two doorways. One is at the top center, and the other is at the bottom center. Both have arched tops.
- Furniture:** A rectangular table is located in the top left corner. A curved object, possibly a chair or a small table, is located in the bottom right corner.

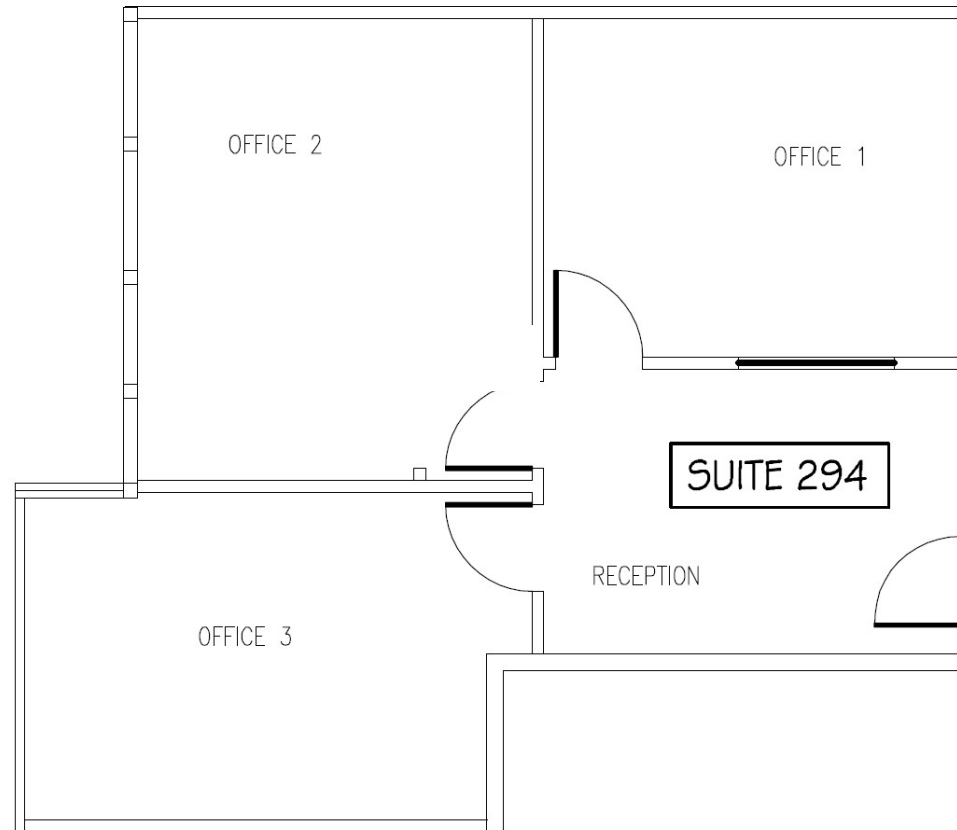


LEE &  
ASSOCIATES

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## FLOOR PLAN: SUITE 294 - 849 RSF



NOT TO SCALE



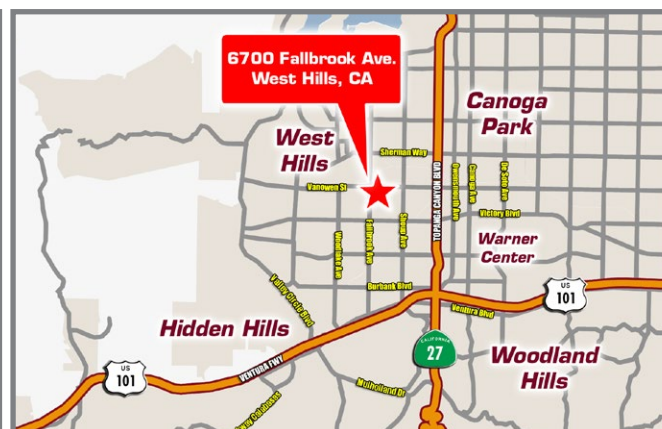
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For more information:

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#### ABOUT LEE & ASSOCIATES

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with 70+ offices throughout the United States and Canada. Our 1,300 professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information. For the latest news from Lee & Associates, visit [lee-associates.com](http://lee-associates.com) or follow us on Facebook, LinkedIn, Twitter, and Link, our company blog.



#### COMMERCIAL REAL ESTATE SERVICES

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