



6700 FALLBROOK AVENUE

West Hills, CA 91307

MODERN OFFICE SPACE FOR LEASE



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All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY DETAILS

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

Parking: 2.5/1,000 SF
\$85 per car per month

AVAILABILITY

SUITE	SQ. FT.	RATE	DESCRIPTION
150	±778	\$2.20 MG	2 Window Offices 1 Interior Office
235	±1,440	\$2.20 MG	2 Window Offices 2 Interior Offices Bullpen, Storage
250*	±1,425	\$2.20 MG	3 Offices, Kitchen, Bullpen
255*	±1,640	\$2.20 MG	5 Offices, Kitchen

*Suites 250 and 255 Contiguous for 2,865 RSF

PROPERTY HIGHLIGHTS

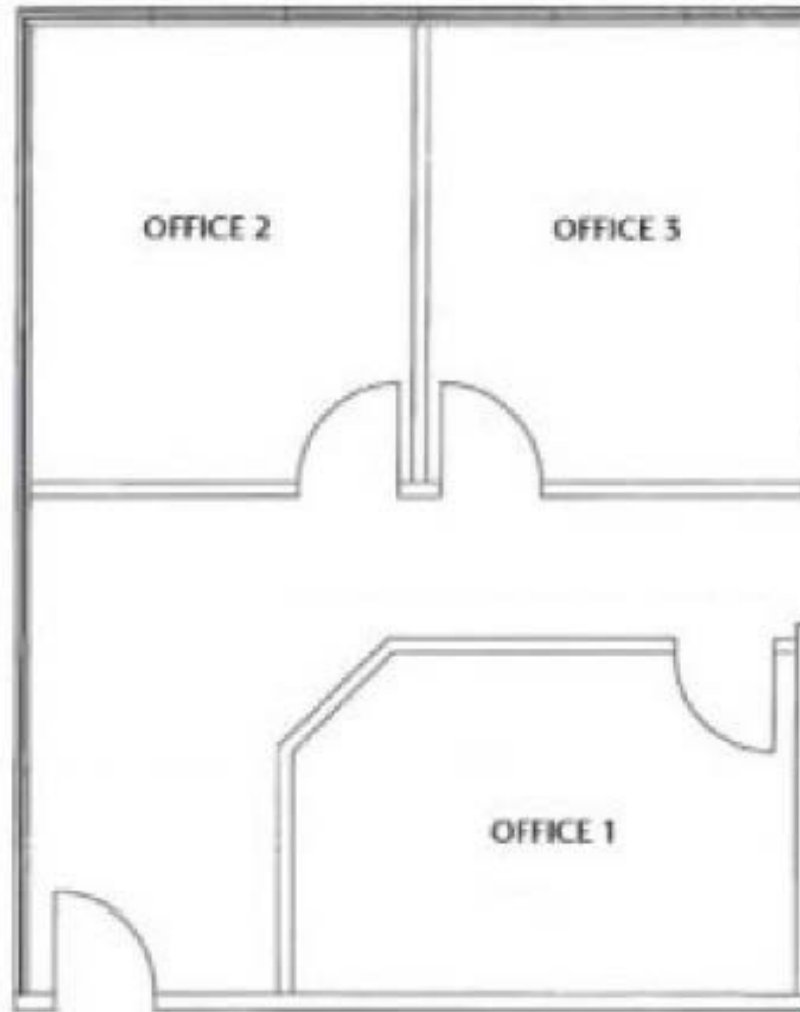
- Walking Distance to Restaurants, Starbucks & Retailers
- On Site Management
- Easy Access to 101 Freeway
- Ready to Move-In Office Space
- Beautifully Designed Common Areas
- AT&T Fiber Available

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PRIME WEST HILLS
OFFICE SPACE AVAILABLE FOR LEASE

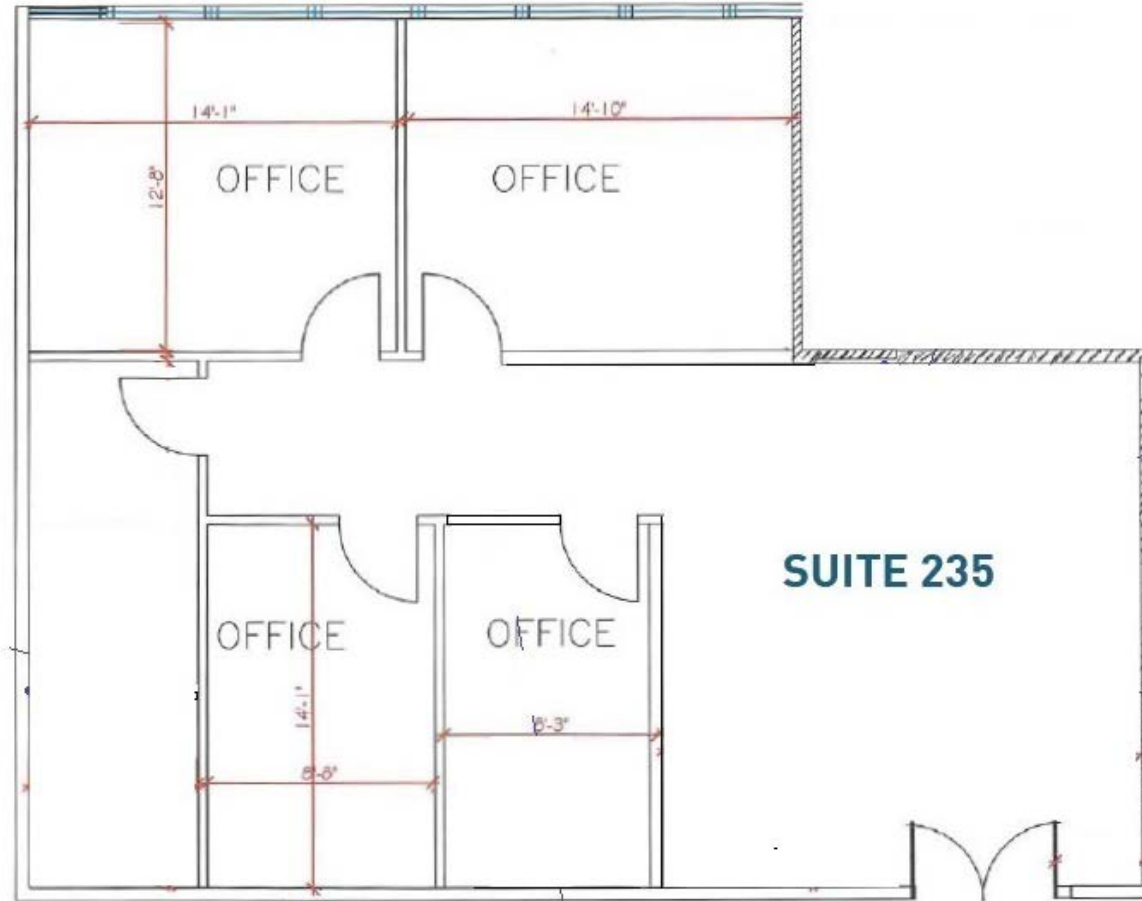


FLOOR PLAN: SUITE 150 - 778 RSF



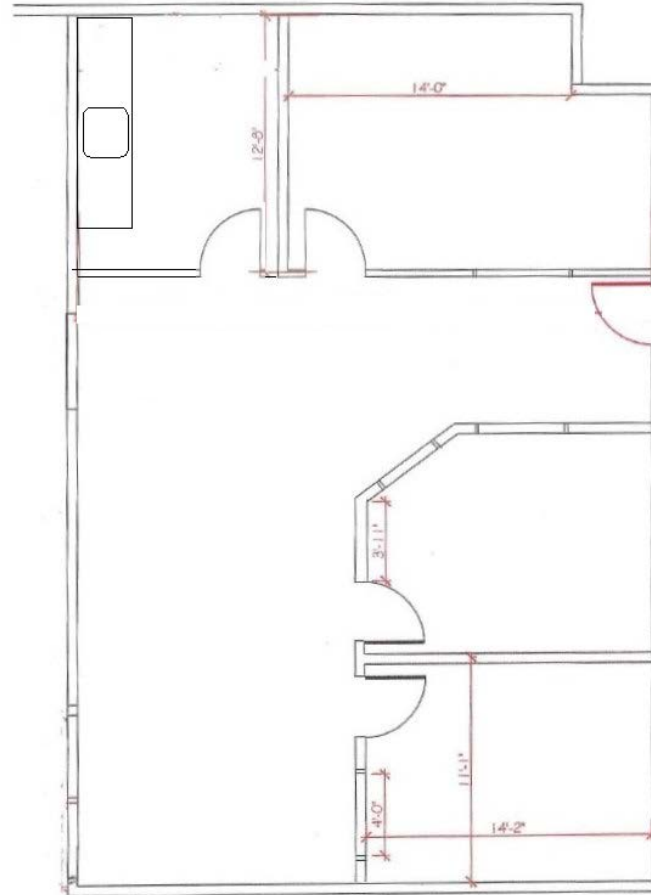
NOT TO SCALE

FLOOR PLAN: SUITE 235 - 1,440 RSF



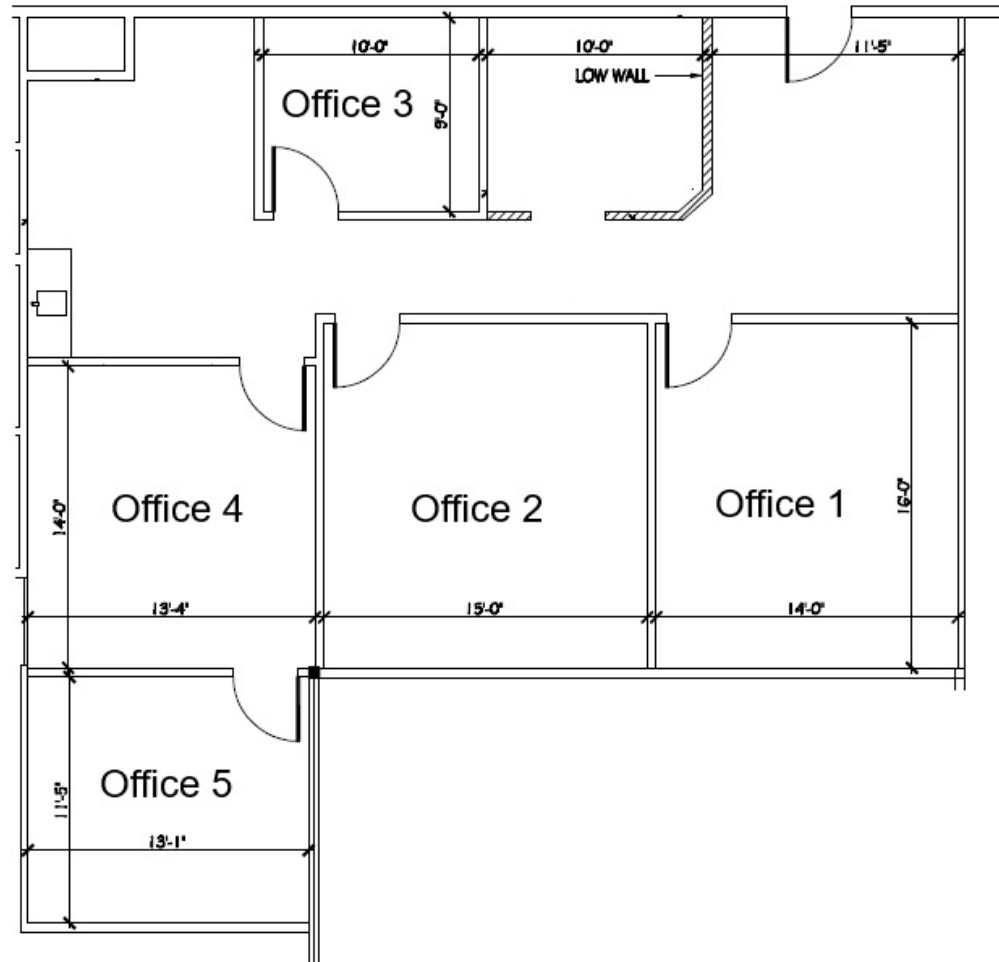
NOT TO SCALE

FLOOR PLAN: SUITE 250 - 1,425 RSF



NOT TO SCALE

FLOOR PLAN: SUITE 255 - 1,640 RSF



NOT TO SCALE

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For more information:

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ABOUT LEE & ASSOCIATES

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