



6700 FALLBROOK AVENUE

West Hills, CA 91307

MODERN OFFICE SPACE FOR LEASE

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JAY RUBIN

Principal
818.223.4385
jrubin@lee-re.com
DRE #01320005

EUGENE KIM

Principal
818.444.4919
ekim@lee-re.com
DRE #01521416

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

AVAILABILITY

SUITE	SQ. FT.	RATE	DESCRIPTION
133	±1,748	\$2.20 MG	Available 9/1/2026
223	±1,420	\$2.20 MG	Available 10/1/2026
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
287	±710	\$2.20 MG	Available 10/1/2026
292	±858	\$2.20 MG	2 Window Offices, Bullpen

*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
- Move in Ready Spec Suites Available
- Beautifully Designed Common Areas
- AT&T Fiber Available

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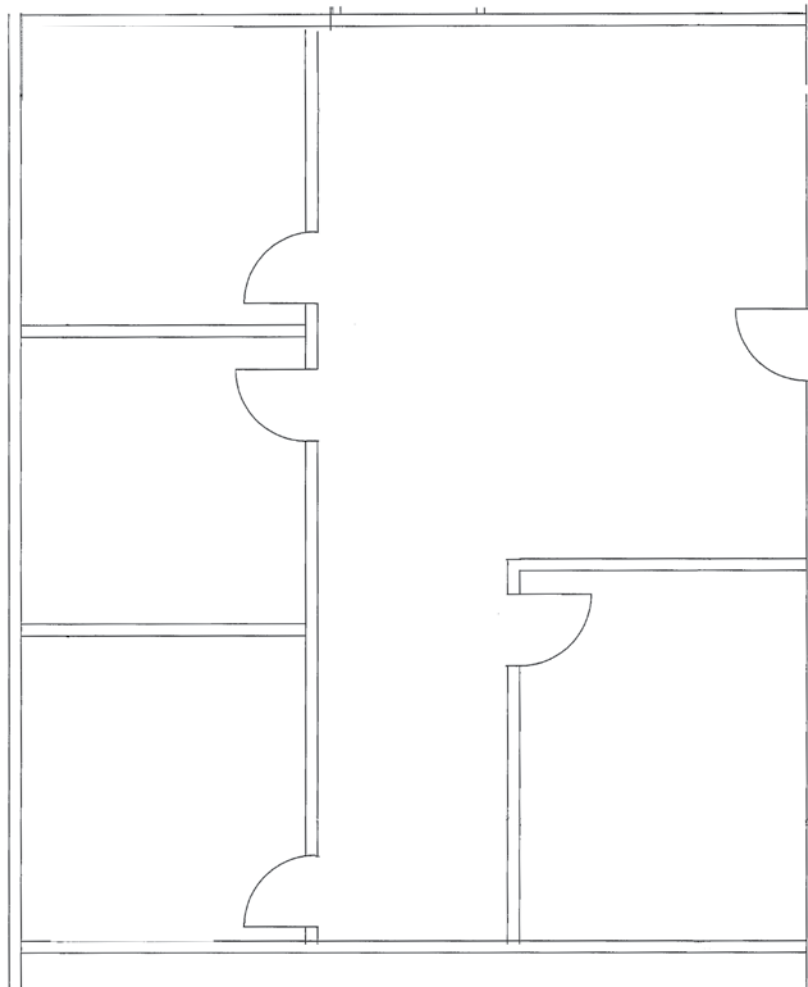
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FLOOR PLAN: SUITE 223 - 1,420 RSF

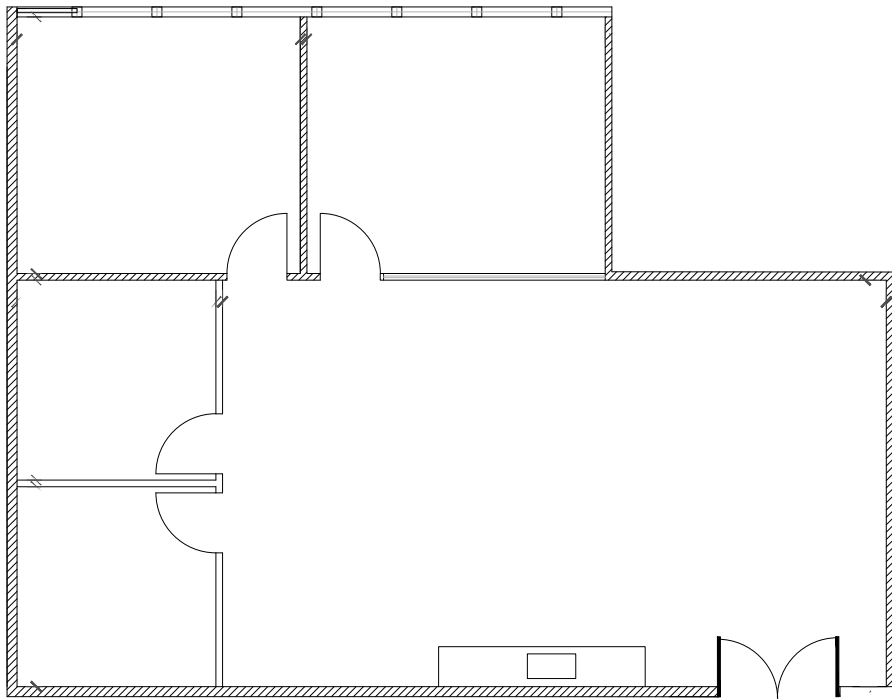


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FLOOR PLAN: SUITE 235 - 1,440 RSF
Move in Ready Spec Suite Available!
Spec Suites Features New Kitchenette



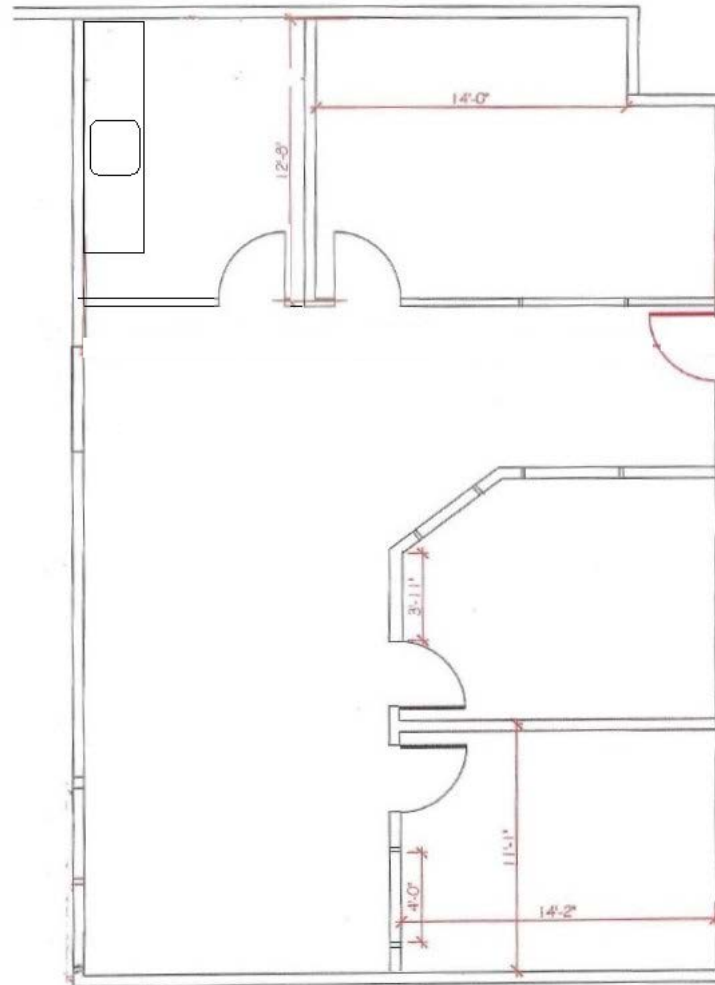
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FLOOR PLAN: SUITE 250 - 1,425 RSF

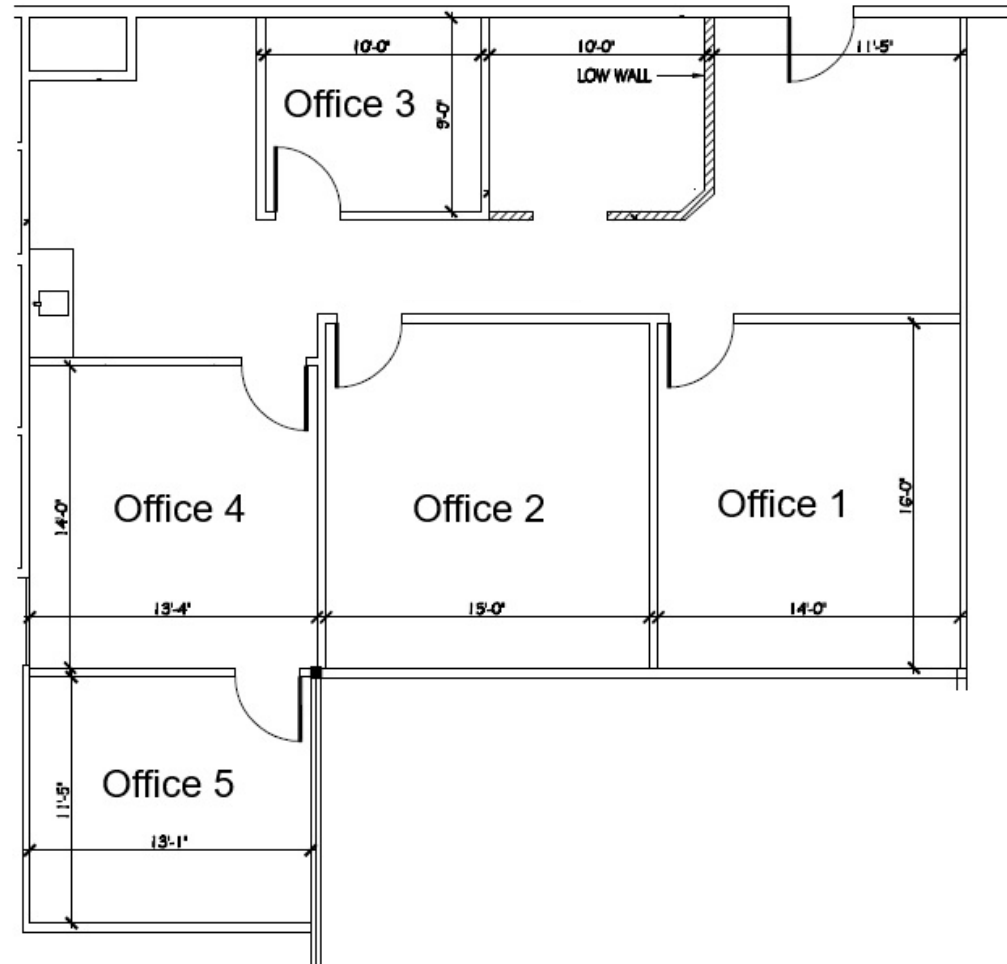


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FLOOR PLAN: SUITE 255 - 1,640 RSF

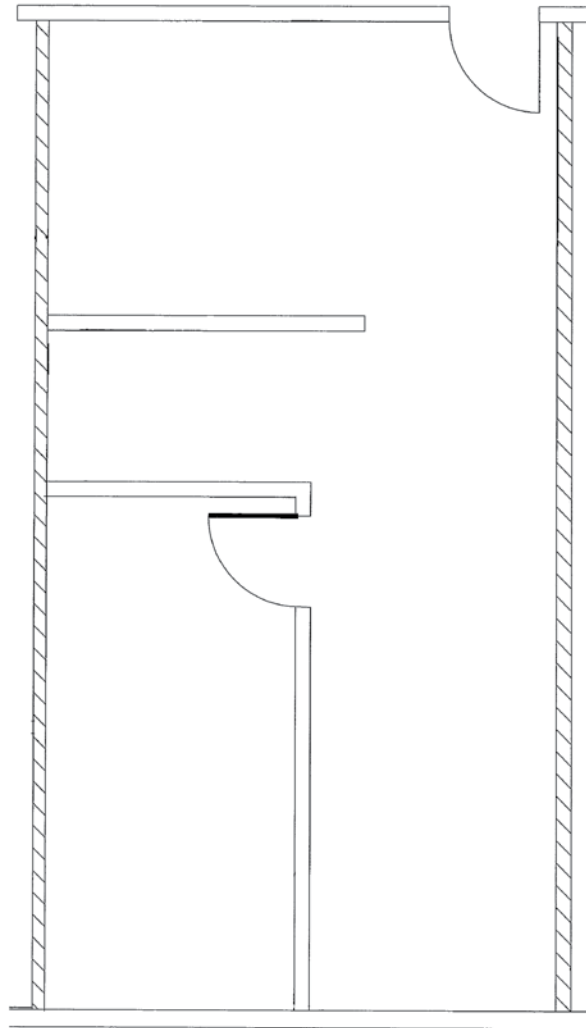


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FLOOR PLAN: SUITE 287 - 710 RSF

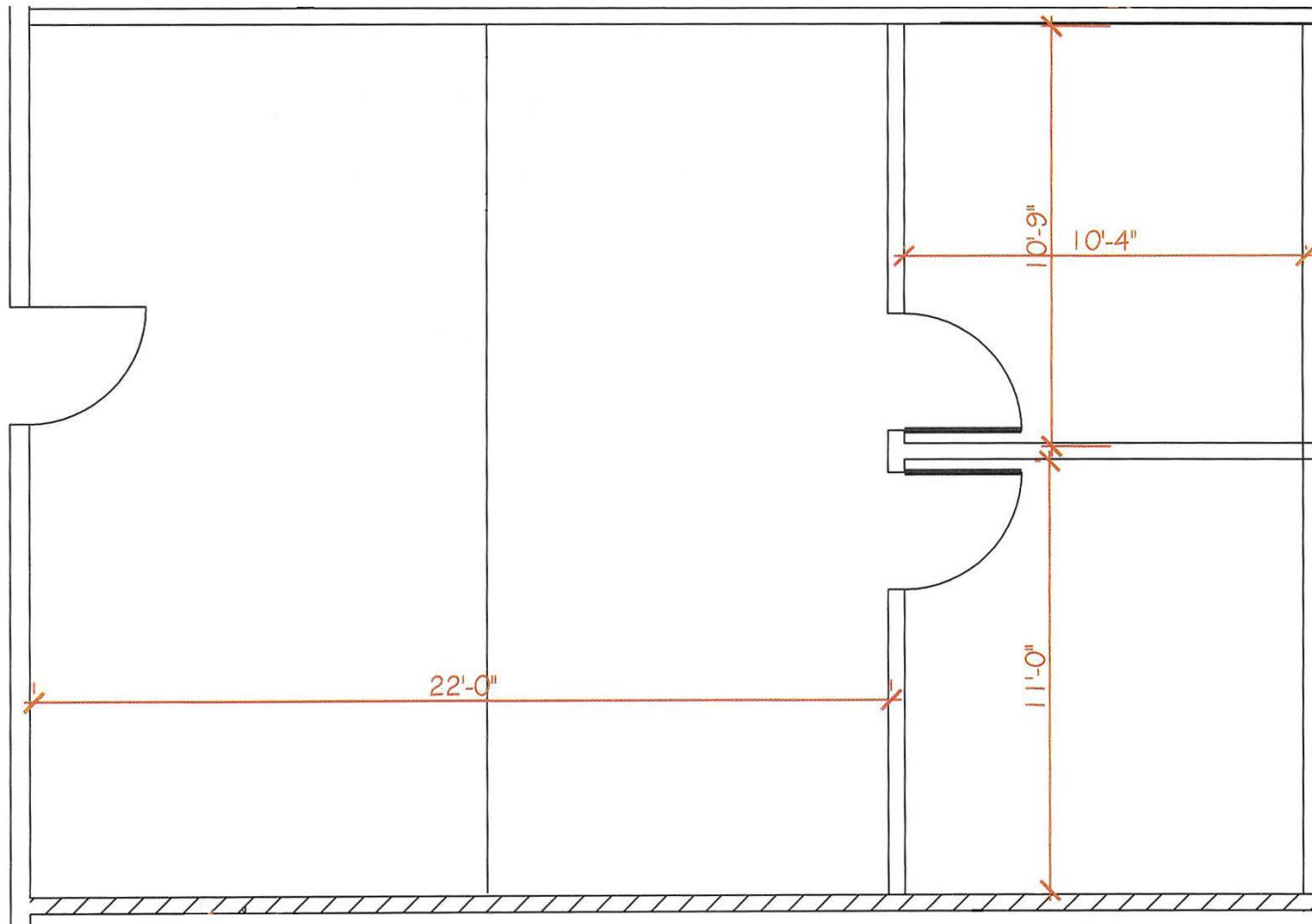


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FLOOR PLAN: SUITE 292 - 858 RSF



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For more information:

Jay Rubin

Principal
818.223.4385
jrubin@lee-re.com
DRE #0132005

Website: www.JayRubin-RE.com

Eugene Kim

Principal
818.444.4919
ekim@lee-re.com
DRE #01521416

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 or follow us on Facebook, LinkedIn, Twitter, and Link, our company blog.



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates®
Group of Companies
5707 Corsa Ave, Suite 200
Westlake Village, CA 91362
P:818.223.4388 F:818.591.1450

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