

6700 FALLBROOK AVENUE

West Hills, CA 91307

MODERN OFFICE SPACE FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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6700 Fallbrook Avenue
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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	3 Window Offices, 2 Interior Offices, Bullpen, Storage
192A	±795	$2.20 MG	Available with 30 days' Notice
192B	±1,385	$2.20 MG	Available February 15, 2027
221*	±681	$2.20 MG	3 Offices
223*	±1,420	$2.20 MG	3 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
287	±710	$2.20 MG	2 Offices, Reception, Storage

*Suite 221 & 223 Contiguous for 2,101 RSF
**Suites 250 & 255 Contiguous for 3,065 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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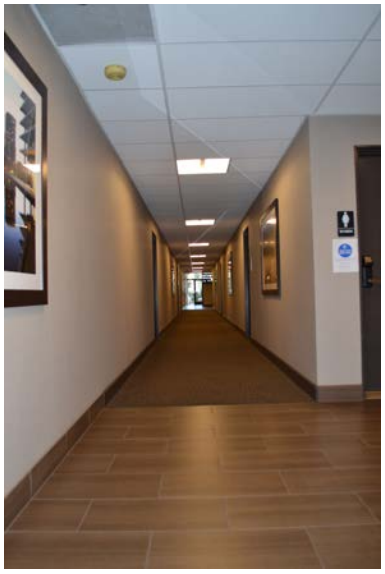
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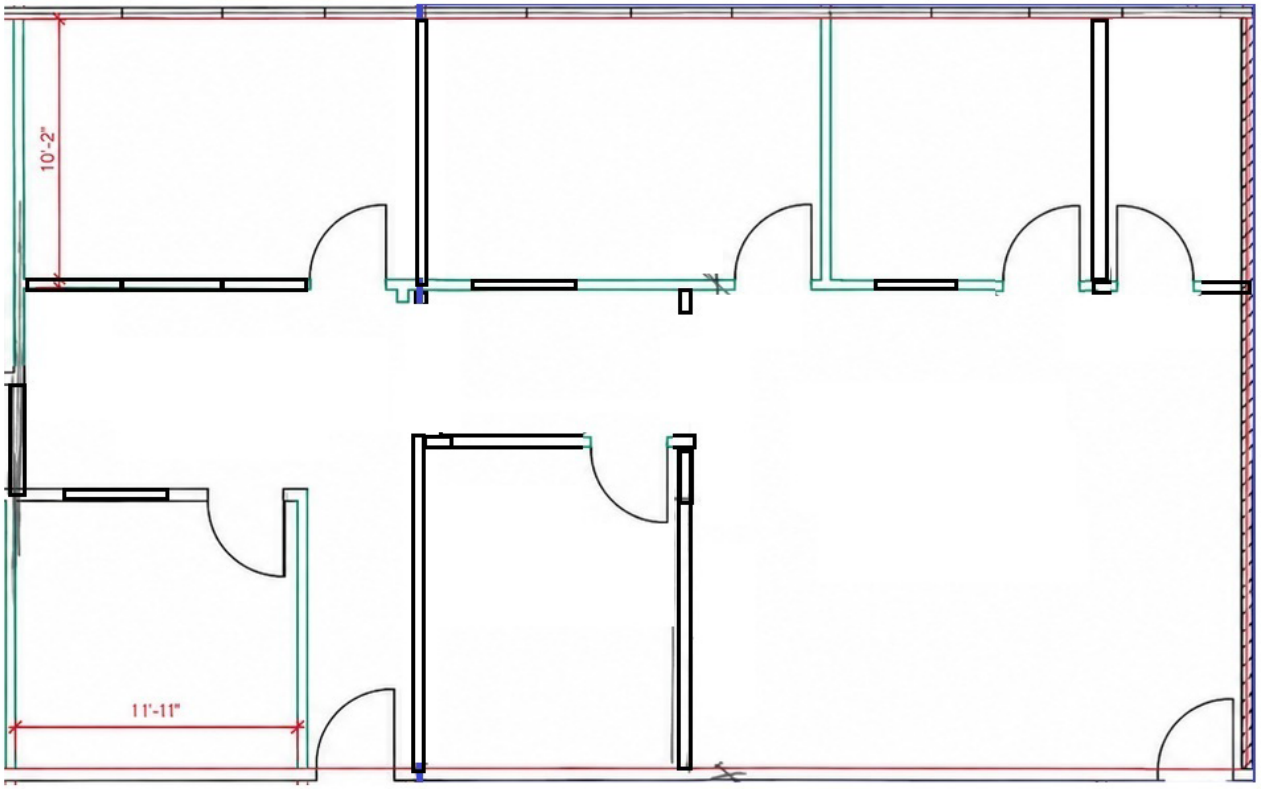




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FLOOR PLAN: SUITE 133 - 1,748 RSF

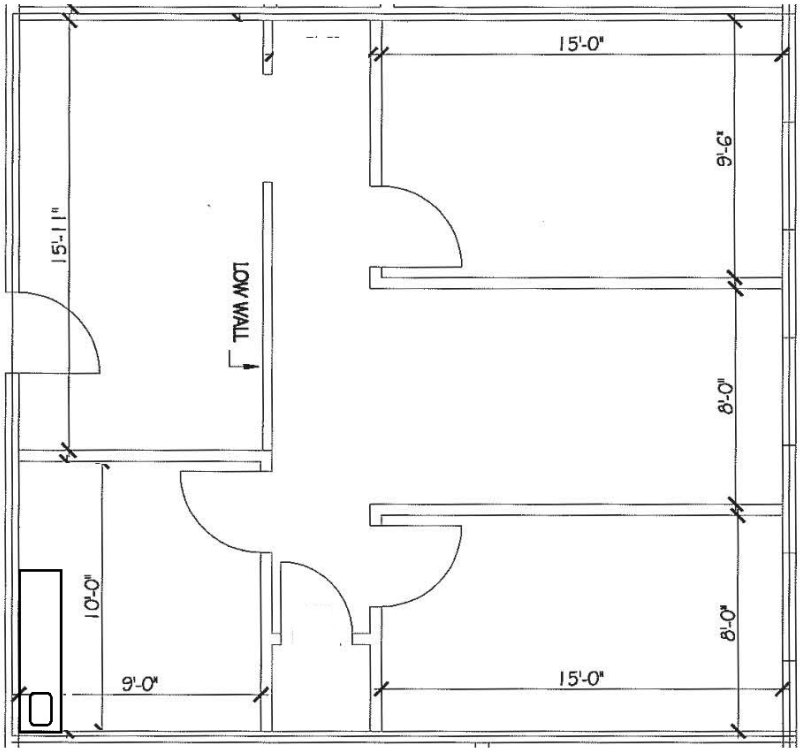


NOT TO SCALE

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FLOOR PLAN: SUITE 192A - 795 RSF

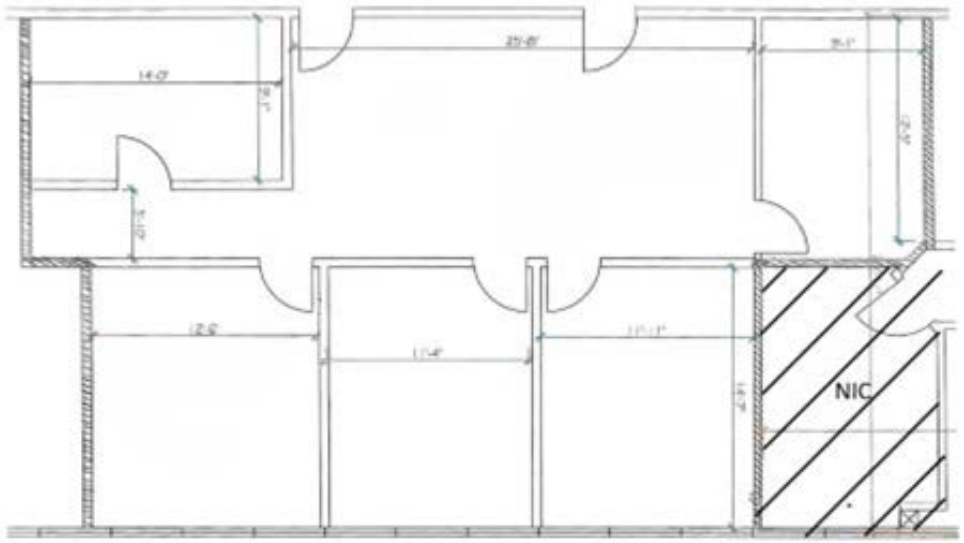


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FLOOR PLAN: SUITE 192B - 1,385 RSF

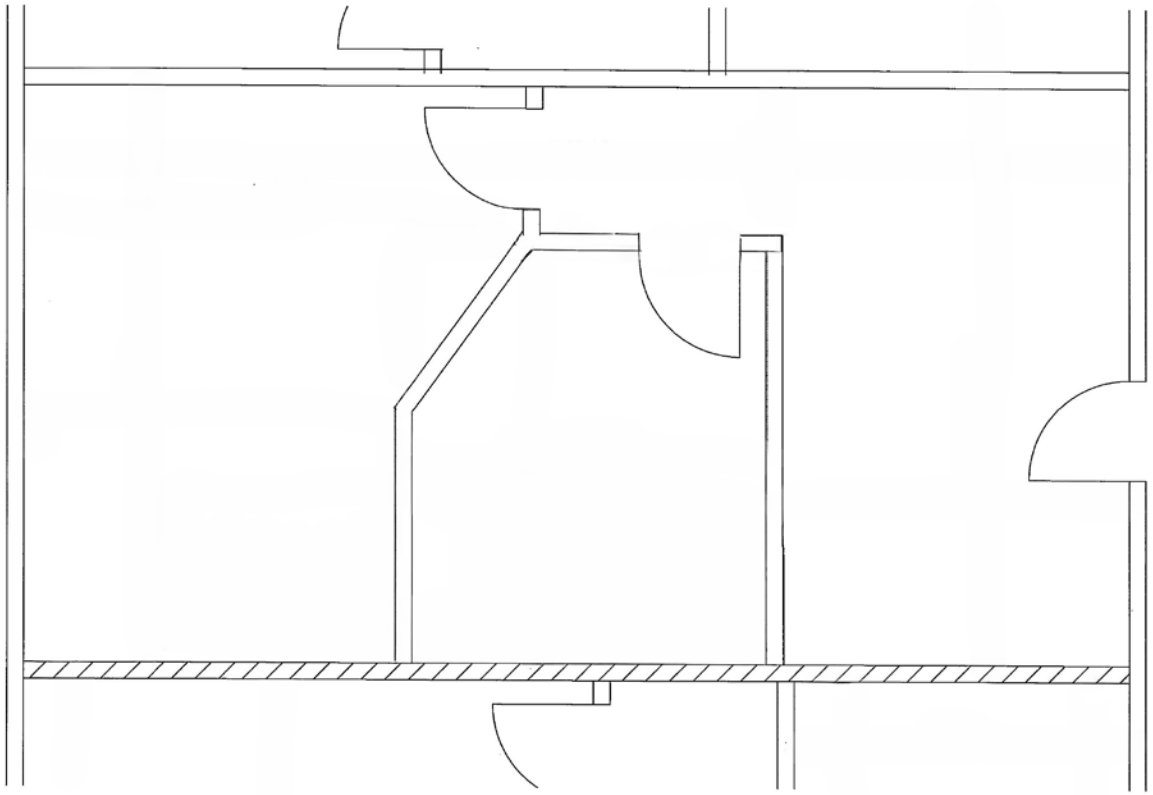


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FLOOR PLAN: SUITE 221 - 681 RSF

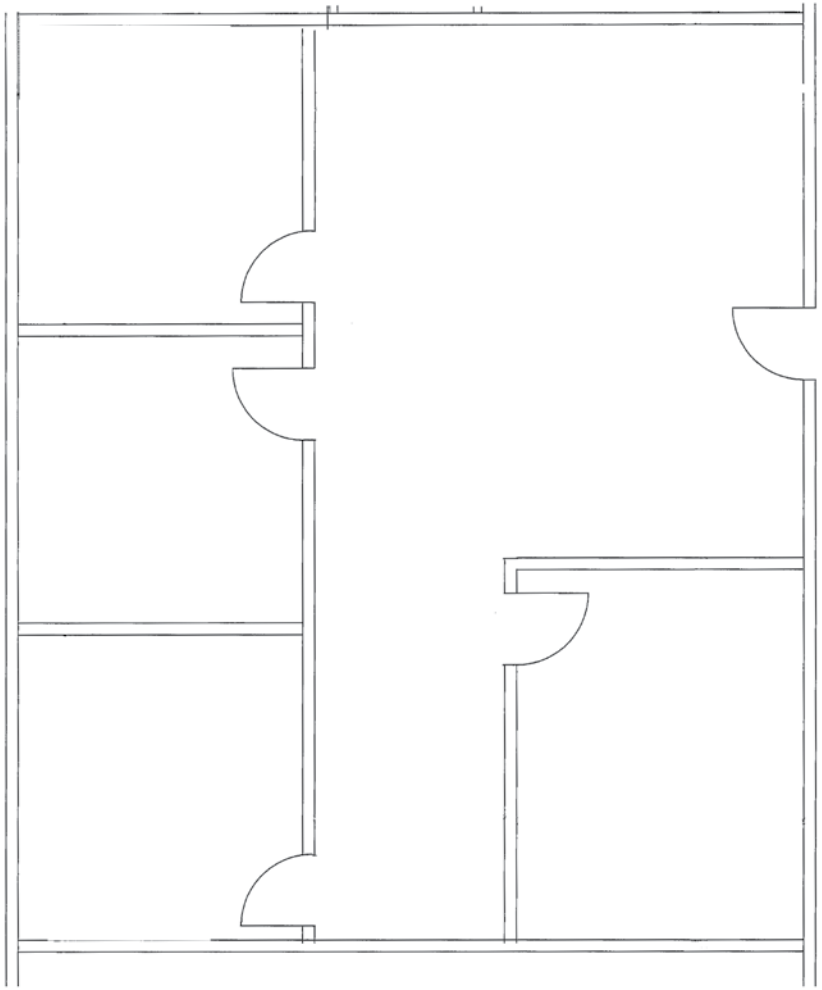


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FLOOR PLAN: SUITE 223 - 1,420 RSF



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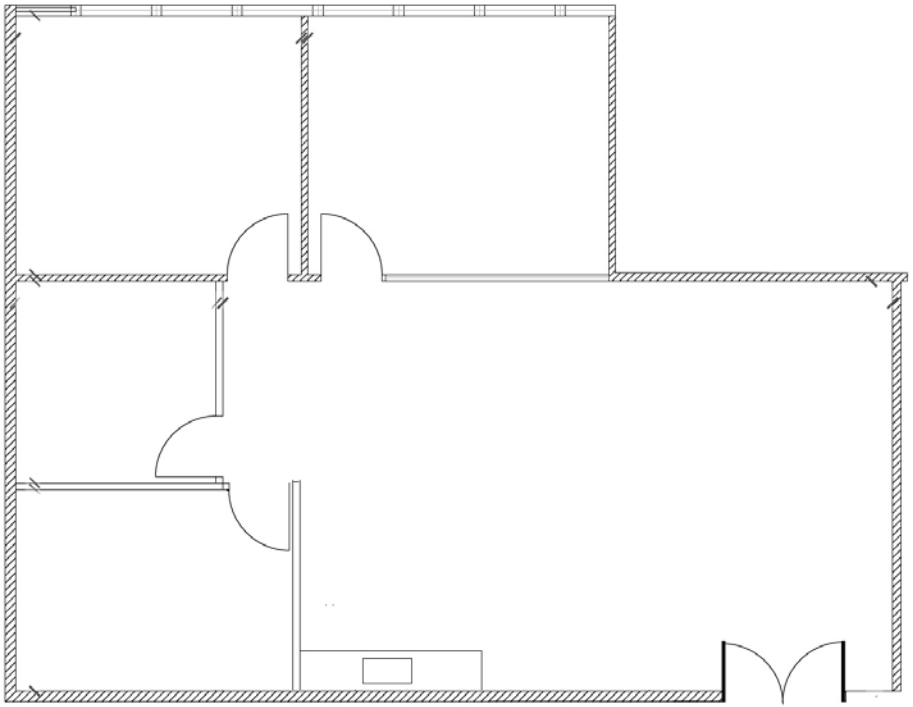
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FLOOR PLAN: SUITE 235 - 1,440 RSF
Move in Ready Spec Suite Available!
Spec Suites Features New Kitchenette



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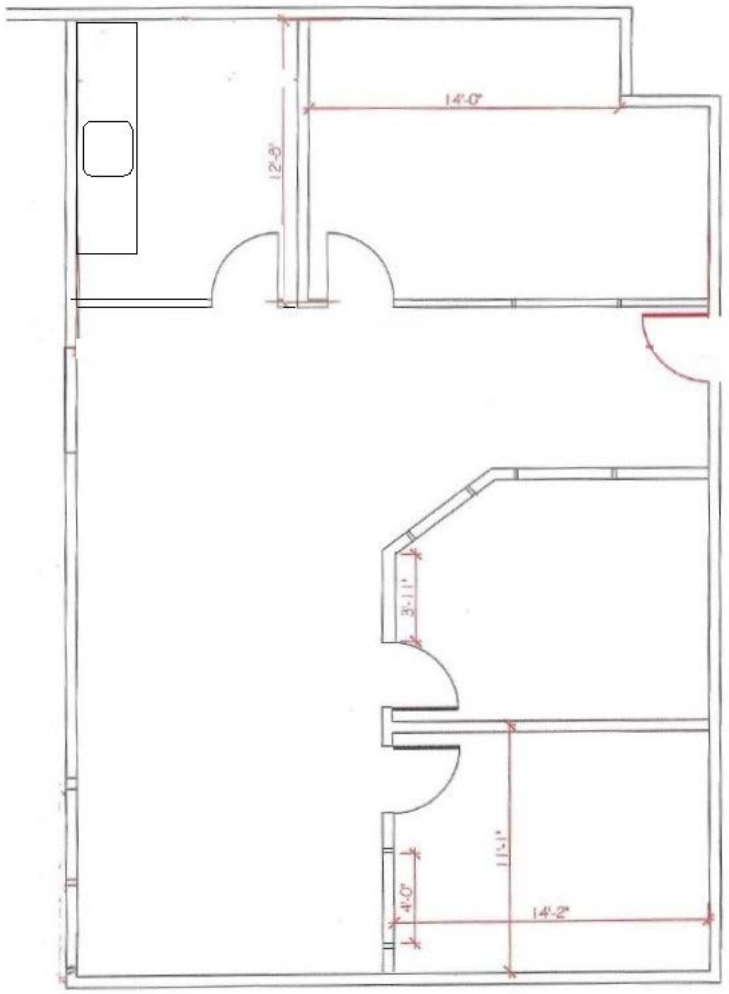




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FLOOR PLAN: SUITE 250 - 1,425 RSF

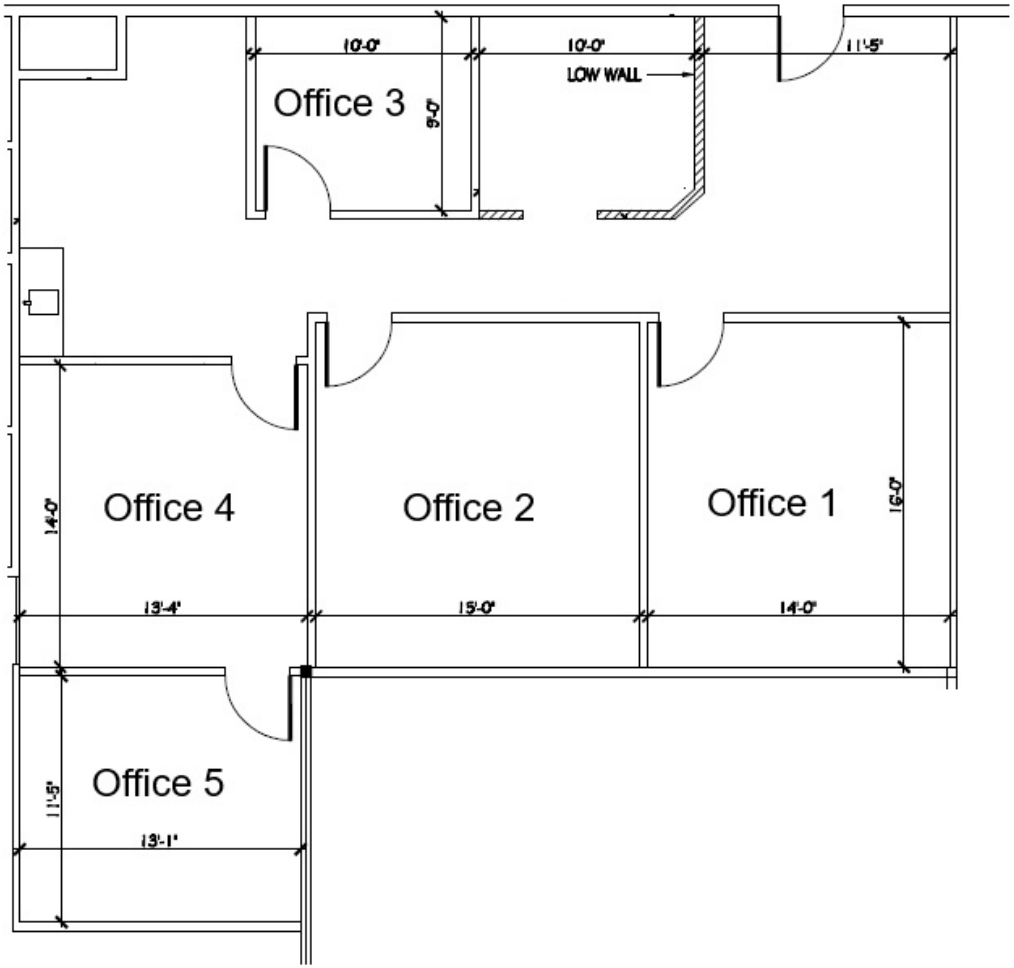


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FLOOR PLAN: SUITE 255 - 1,640 RSF

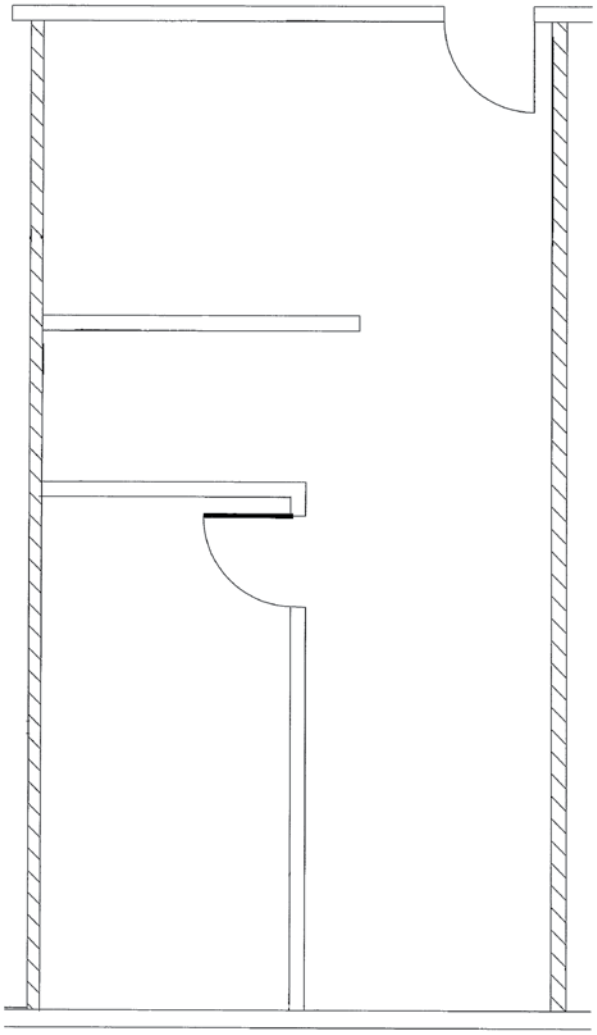


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FLOOR PLAN: SUITE 287 - 710 RSF



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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.

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