

6842

VAN NUYS
BOULEVARD
VAN NUYS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **KINGSBARN™**
REAL ESTATE CAPITAL

\$1 PSF BROKER BONUS
5 Year Deal Min. 5,000 SF

CLICK HERE
Check Out Our Space & Views!

PROPERTY HIGHLIGHTS

THE PHOENIX BUILDING | 6842 Van Nuys Blvd, Van Nuys, CA

PROPERTY HIGHLIGHTS

- Top Two Floors Contiguous for up to 22,955 RSF
- Excellent Central SFV Location
- Expansive Balcony Along All Three Sides of 8th Floor
- Stunning Views and Natural Lighting
- Light Rail Coming Soon

AVAILABILITY

- 7th Floor - 5,000 - 12,500 RSF
- 8th Floor - 5,000 - 10,455 RSF

PARKING

- 4/1,000 SF / \$45 Per Stall

AMENITIES

- Covered Parking
- Walking Distance to Restaurants and Shops
- Easy Access to 405, 101 & 170 Freeways as Well as Metrolink

ASKING RATE

- Negotiable

PROMOTIONAL RATE & MOVING ALLOWANCE

- **\$1.00prsf Promotional Rate for the first 6 months of a minimum 3-year lease term.**
- **Moving Allowance of \$1/RSF on a minimum 5-year lease term.**

CLICK HERE
Light Rail Coming Soon



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.

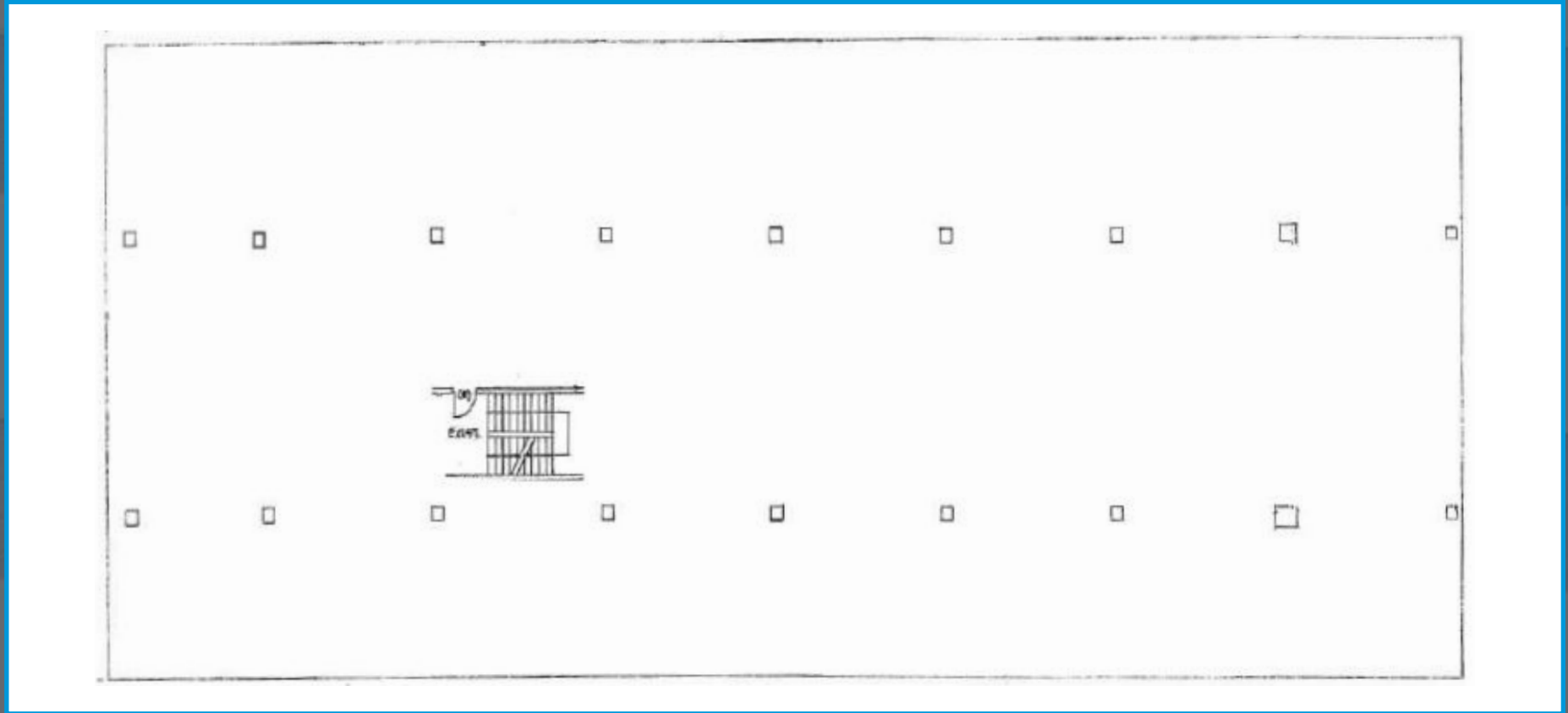


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PROPERTY AVAILABILITY

THE PHOENIX BUILDING | 6842 Van Nuys Blvd, Van Nuys, CA

7TH FLOOR | 5,000 - 12,500 RSF



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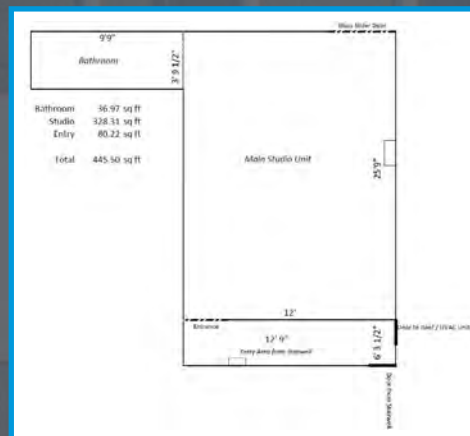
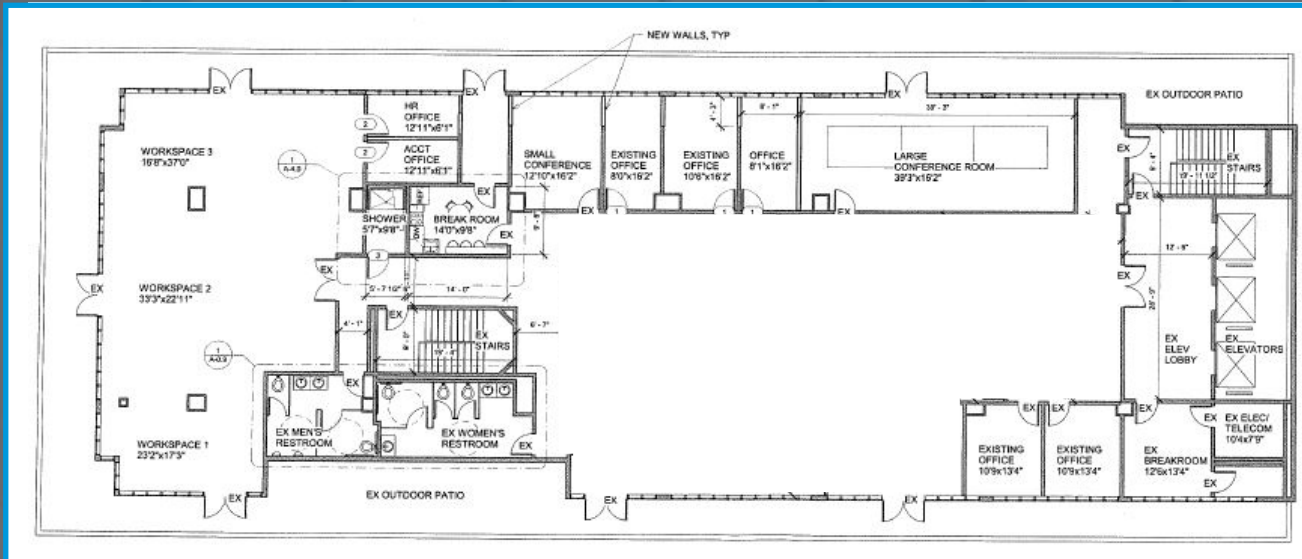


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PROPERTY AVAILABILITY

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8TH FLOOR & MAIN STUDIO | 5,000 - 10,500 RSF



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PROPERTY PANORAMIC VIEWS

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AMENITIES AERIAL

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