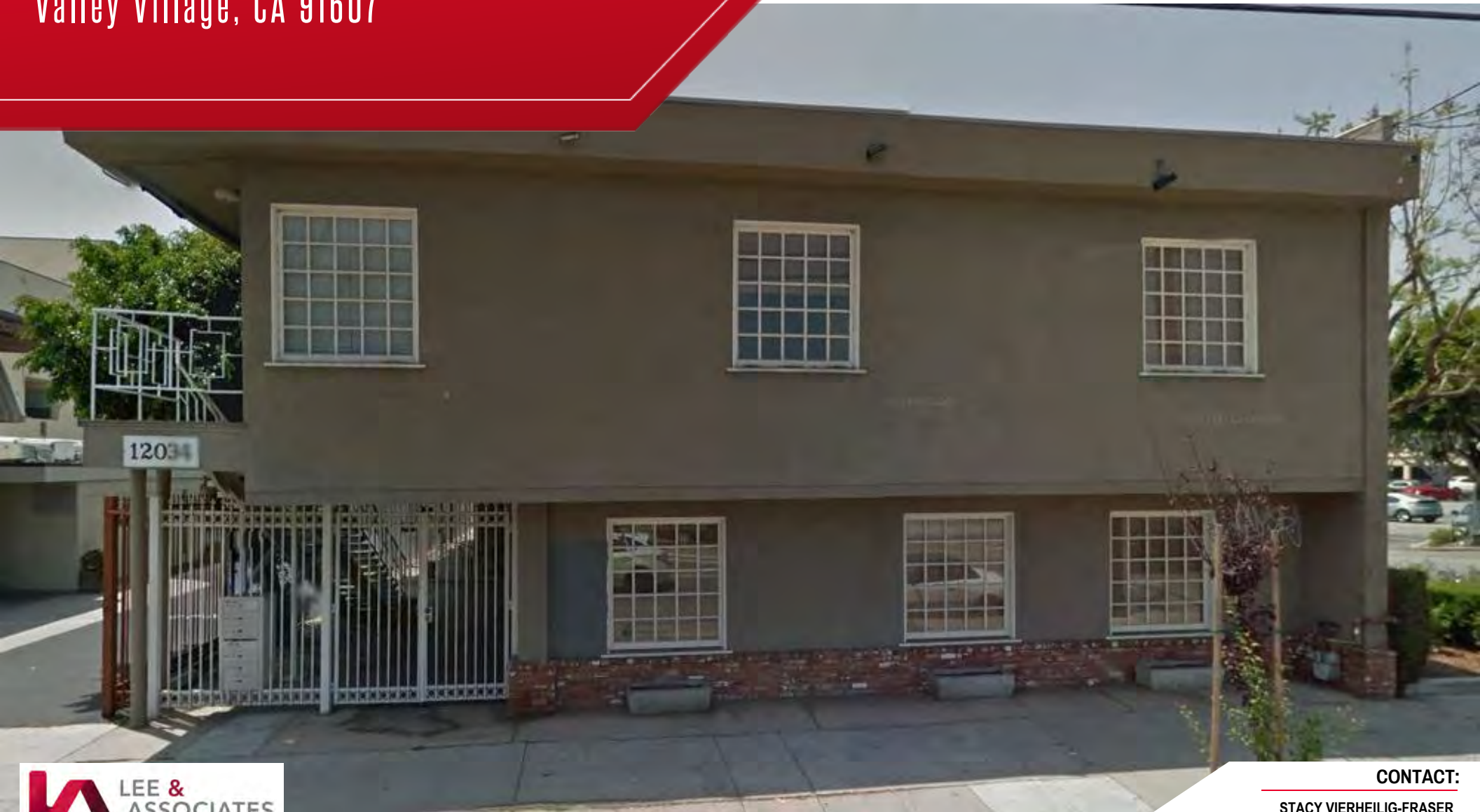


12034 Riverside Drive

Valley Village, CA 91607

FREE STANDING
BUILDING FOR LEASE



LEE & ASSOCIATES - LA NORTH/VENTURA, INC.

15250 Ventura Blvd, Suite 100 | Sherman Oaks, CA 91403 | Lic. #01191898 | lee-associates.com

CONTACT:

STACY VIERHEILIG-FRASER

Shareholder

CalBRE #00986794

Direct | 818.933.0313

svierheilig@lee-re.com

PROPERTY DETAILS

12034 Riverside Drive is an office building adjacent to Gelson's Market with great access to the 101 Freeway.

PROPERTY FACTS

Space Available: Entire Building Available: $\pm 9,000$ SF
1st Floor: $\pm 4,000$ SF Divisible to 2,000 SF
2nd Floor: $\pm 5,000$ SF

Lease Rate: \$2.35/SF Modified Gross
Tenant pays trash, utilities, janitorial, interior maintenance, and quarterly HVAC maintenance.

Parking: 4/1000 surface spaces free of charge

Term: 1-3 years

PROPERTY HIGHLIGHTS

Private restrooms
Private entrance
Kitchen
Ideal for production



PROPERTY PHOTOS



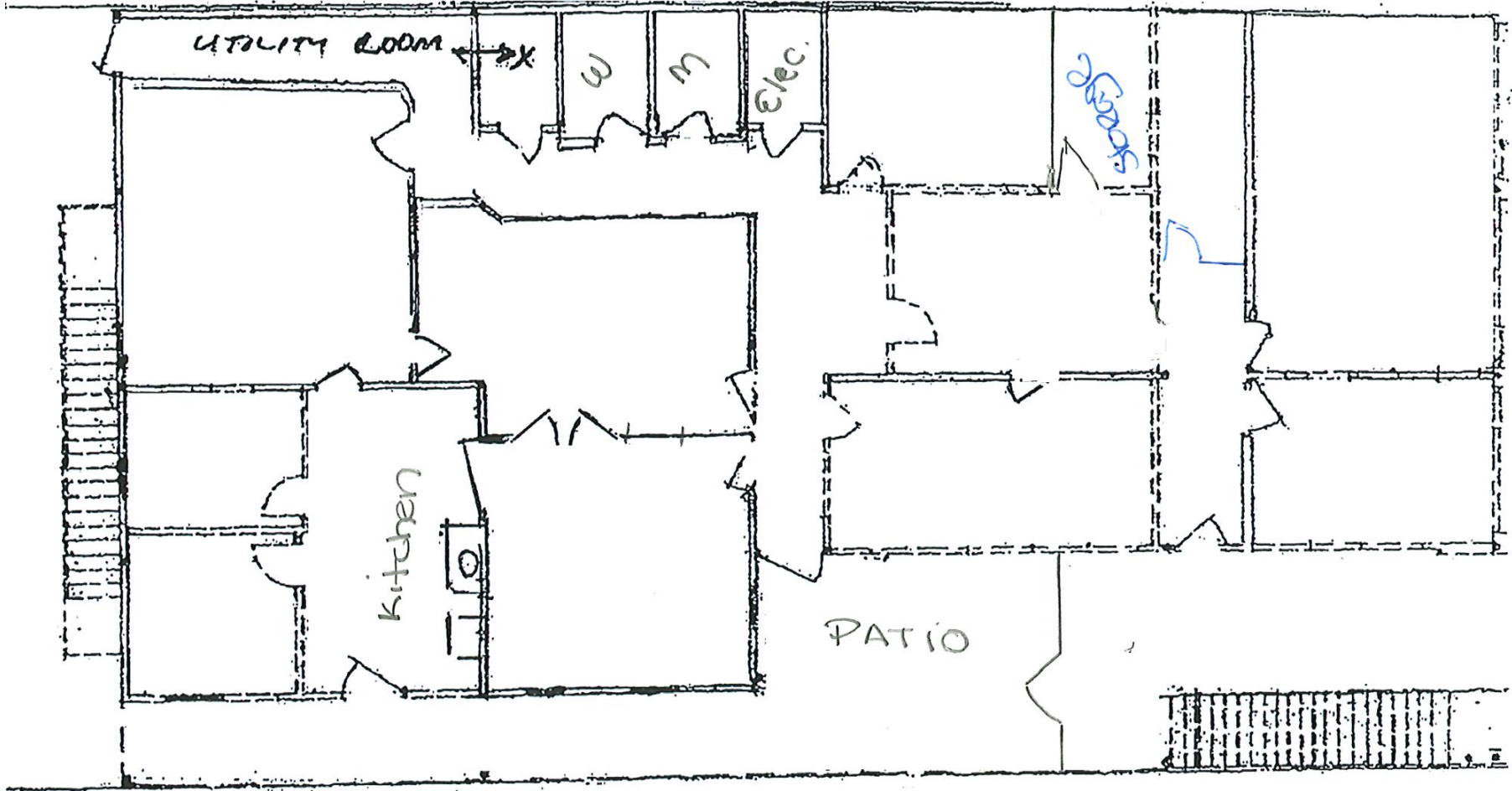
PROPERTY PHOTOS



FLOOR PLANS

1 FIRST FLOOR

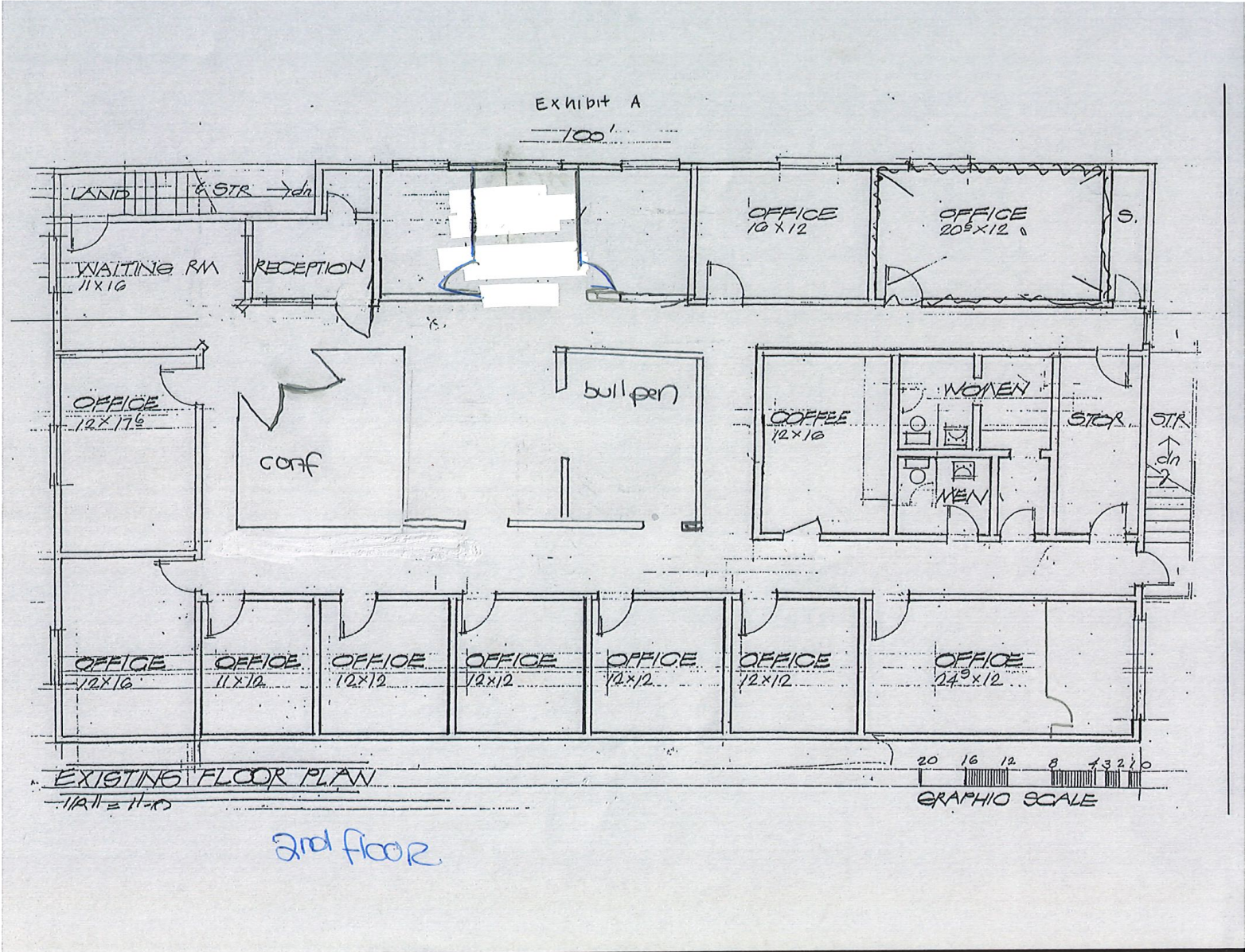
1st FLOOR



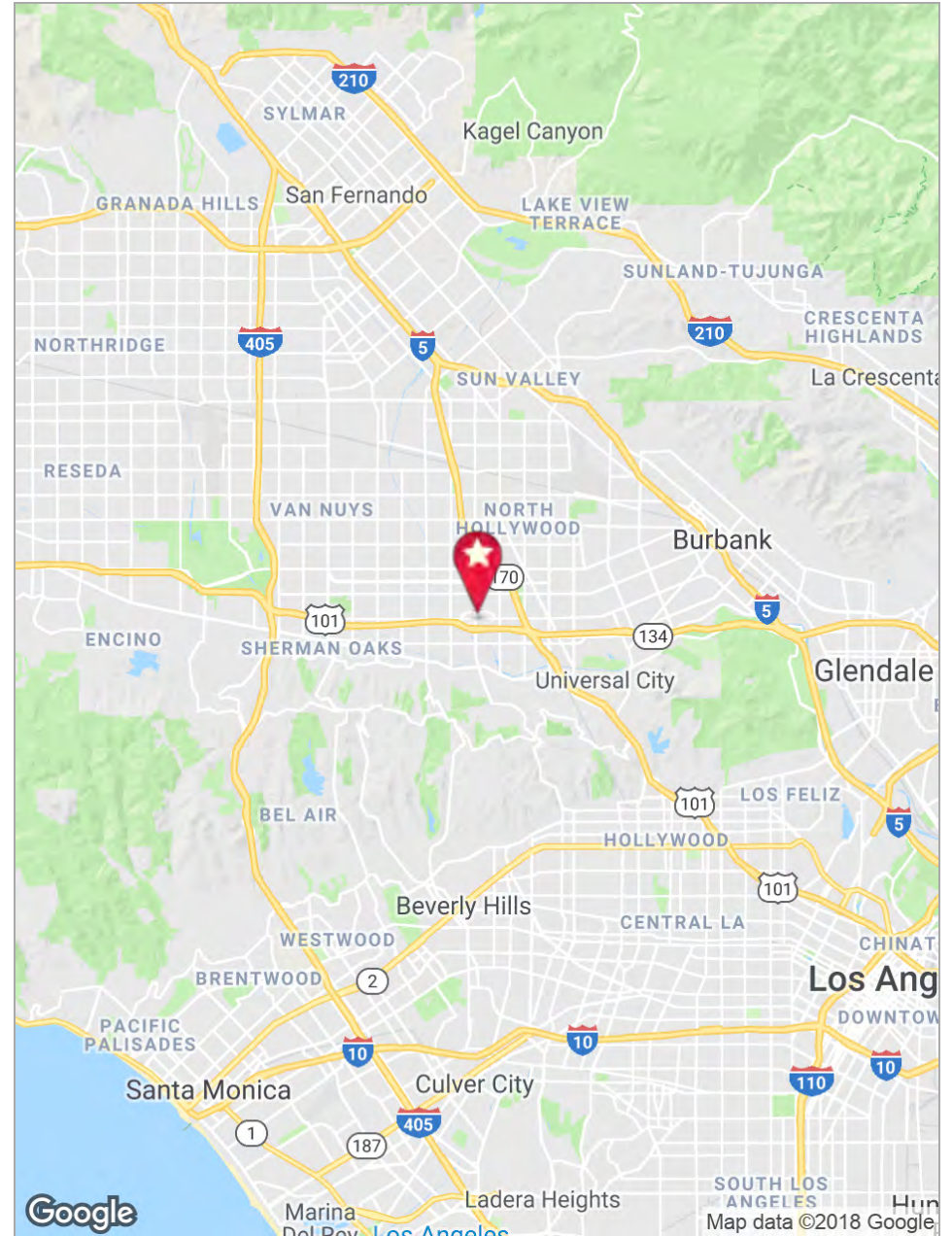
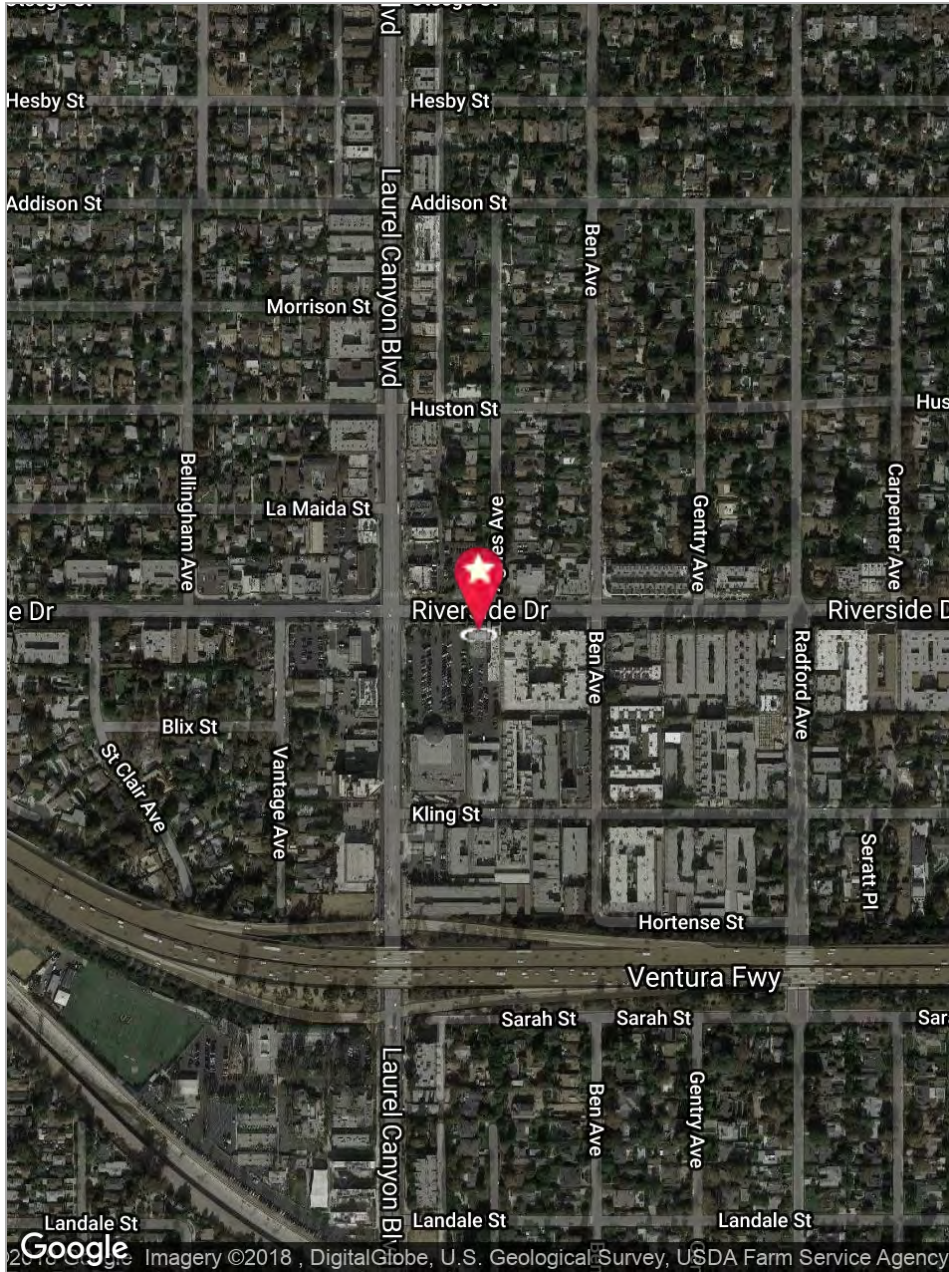
FLOOR PLANS

2

SECOND FLOOR



PROPERTY MAPS



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