



<b>LOCATION:</b>	10324 Balboa Boulevard, Granada Hills, Ca 91344
<b>SIZE/RENTAL RATE:</b>	1st Floor – 6,200 +/- R.S.F. @ \$2.65 p.s.f., GROSS* (Includes utilities & water/No Janitorial) <b>*Can be Split. Rate is \$2.75 p.s.f.</b>
<b>AVAILABLE:</b>	Thirty (30) Days
<b>PARKING:</b>	Excellent “FREE” parking
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Prime Granada Hills location</li><li>* NEC of Balboa Boulevard &amp; Devonshire Street</li><li>* Excellent Window Line to the 405 &amp; 118 Freeways</li><li>* Great exposure with easy freeway access</li><li>* Many amenities in walking distance</li></ul>

### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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*\*Lessee to Verify (Size is approximate)*

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