

FOR SUBLEASE: 1,540 SF Flex + Office, Woodland Hills

6430 Variel Ave, Unit 109, Woodland Hills, CA 91367 (Warner Center area, minutes to the 101)

PRICE REDUCED: \$2,995 per month, full-service gross

Water, gas and trash included. Tenant pays electricity only. No NNN charges.



THE SPACE

- Approx. 1,540 SF: about 400 SF built-out office with private restroom, plus open warehouse
- 8-foot grade-level roll-up door, 13-foot clear height, polished concrete floors
- Central HVAC throughout (office and warehouse), 200-amp 3-phase power
- 3 to 4 reserved parking spaces directly in front; glass storefront entry
- Ideal for studio/creative, showroom, e-commerce, training, light assembly, professional uses
- Not permitted: cannabis, automotive/body shop, welding/fabrication, heavy industrial

TERMS

- \$2,995/month full-service gross. Owner-approved sublease, 12 to 26 months (master lease runs through 10/2028)
- Available immediately. First month, last month and security deposit at signing. Good credit required
- Easy to show, including evenings. Tours by appointment

BROKERS WELCOME: \$1,500 flat procuring-broker fee, paid at lease execution.

Bring your 1,500 SF tenant. The owner's representative handles the sublease paperwork and landlord consent. LoopNet listing ID 39255404. Also on Crexi and Craigslist.

Irina Stupak, Owner's Representative

(818) 312-0729 | irina@laconstructionandair.com

LA Construction and Remodeling, Inc., sublessor. Sublease subject to master landlord consent. Information deemed reliable but not guaranteed; verify on site.

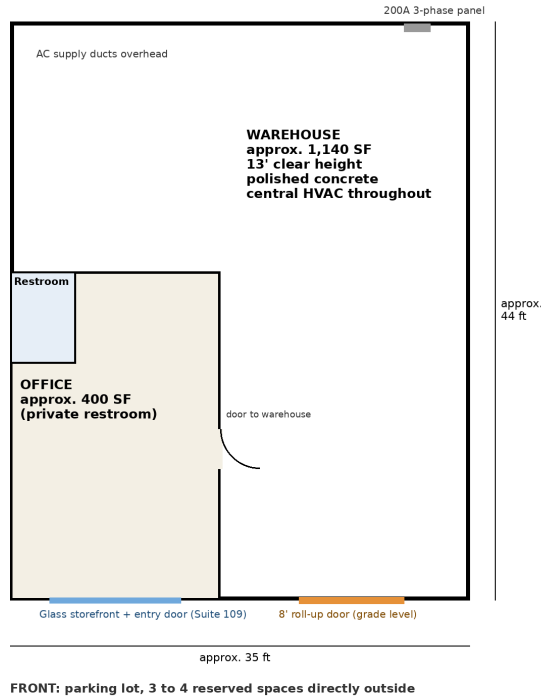


Scan: LoopNet listing

6430 Variel Ave, Unit 109: schematic layout and photos

6430 Variel Ave, Unit 109, Woodland Hills, CA 91367

Schematic layout, NOT TO SCALE. Areas per listing; wall dimensions approximate, verify on site.



KEY FACTS

Total approx. 1,540 SF
Office approx. 400 SF + restroom
Warehouse approx. 1,140 SF
8' roll-up door, 13' clear
Central HVAC throughout
200-amp 3-phase power
3 to 4 reserved parking spaces
Full-service gross \$2,995/mo
(water, gas, trash included;
tenant pays electricity only)
12 to 26 month terms
Owner-approved sublease
Available now

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