

# 4115 GUARDIAN ST., SIMI VALLEY, CA



**OFFICE FOR LEASE** • EXCELLENT SIMI VALLEY LOCATION

JOE JUSKO  
818.223.4397  
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www.jjusko.com  
DRE# 00875413

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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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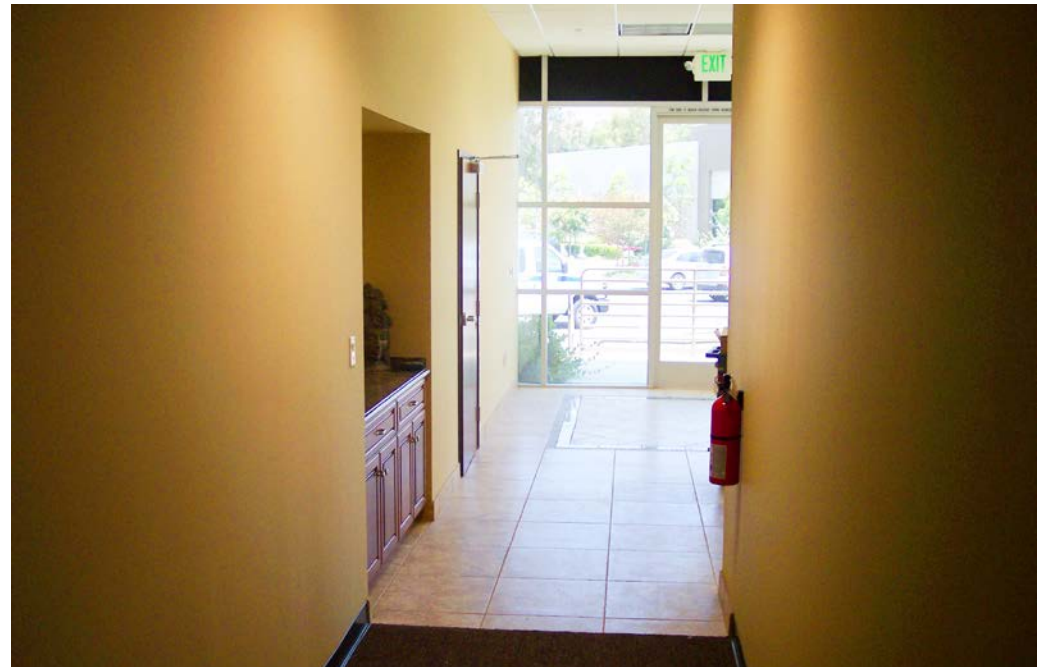
**Suite B: 482 SF**

**Suite D: 1,372 SF**

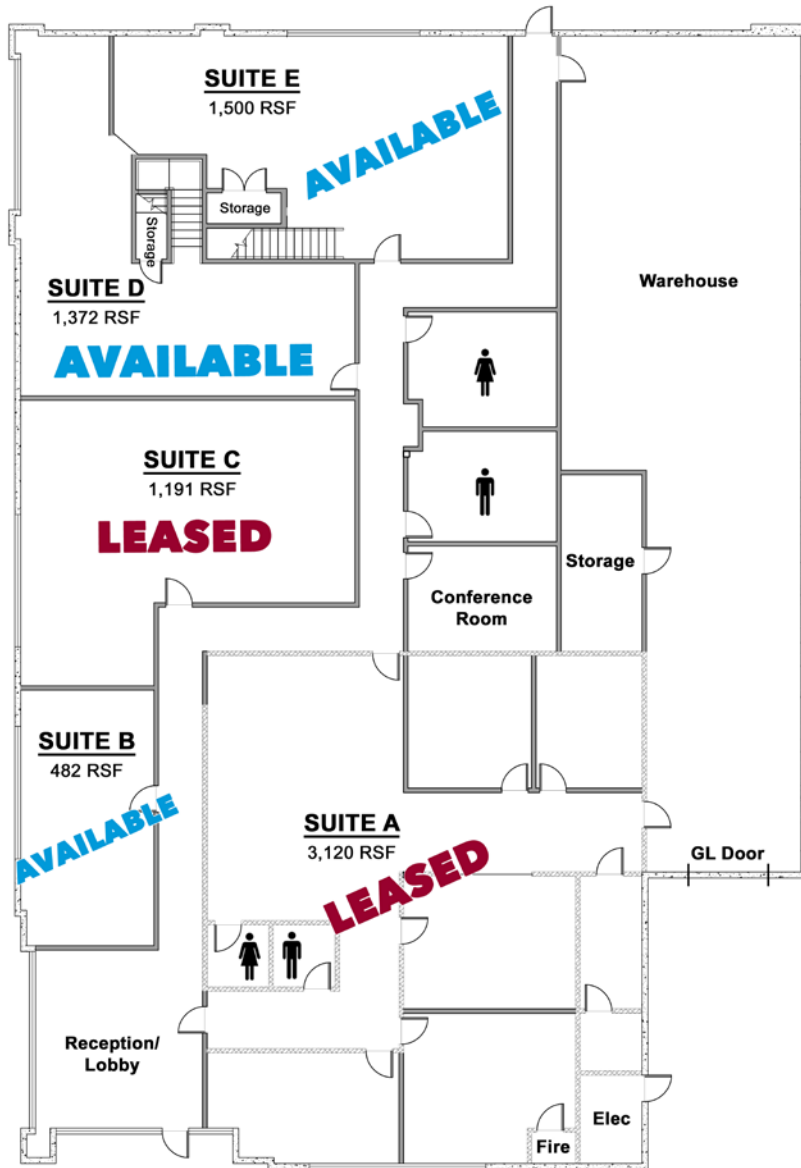
**Suite E: 1,500 SF**

**\$1.70/SF Modified Gross**

- Professional Business Park
- Secured Facility
- Excellent Windowline
- Convenient East Simi Location (Tapo Canyon)
- Flexible Floor Plan
- Abundant Parking
- Beautiful Common Areas Include Conference Room, Lobby, Restrooms - Must See!



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**RONALD REAGAN FWY**

**Cochran St**

**Tapo St**

**Los Angeles Ave**

**Tapo Canyon Rd**

**Guardian St**

**TAPO CANYON BUSINESS PARK**  
**4115 Guardian St**  
**Simi Valley**



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