

FOR LEASE

**21211 NORDHOFF ST.
CHATSWORTH, CA 91311**

 **COLDWELL BANKER
COMMERCIAL** QUALITY
PROPERTIES

ARTHUR PFEFFERMAN
Executive Vice President
DRE License # 01021906

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THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.

OVERVIEW

21211NORDHOFFST.CHATSWORTH,CA 91311



FREE PARKING 5.0:1000 SF

- Three level parking structure providing \pm 250 parking stalls
- Multiple entries into parking structure
- Secured card entry system
Max. Clearance 6' 7"

ASK ABOUT LANDLORD'S BUILDOUT CONTRIBUTION

Lease Rate	\$1.75/SF/MO
Lease Type	Full Service Gross
Terms	Negotiable
Available RSF	Approx. 45,000 RSF - Divisible
Zoning	MR2-1
Construction Type	Tilt Up

\pm 45,000 **RSF**

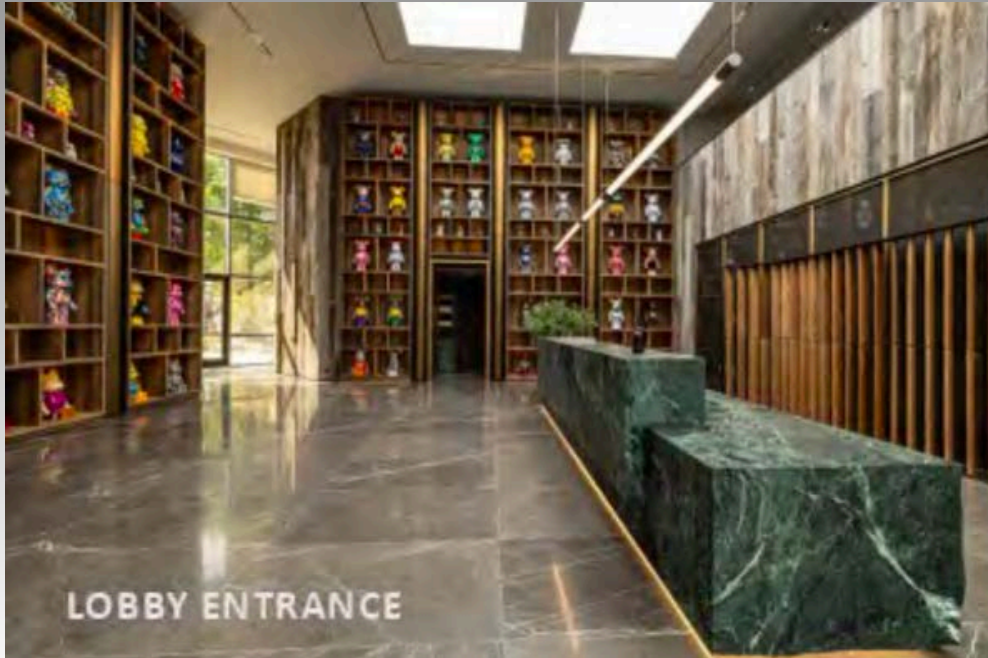
OFFICE DIVISIBLE TO APPROX. 2,000 RSF



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New Interior Design



1 ST FLOOR

Approx. 2,000 RSF - 18,503 RSF



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New Interior Design



2 ND FLOOR

Approx. 2,000 RSF - 24,421 RSF



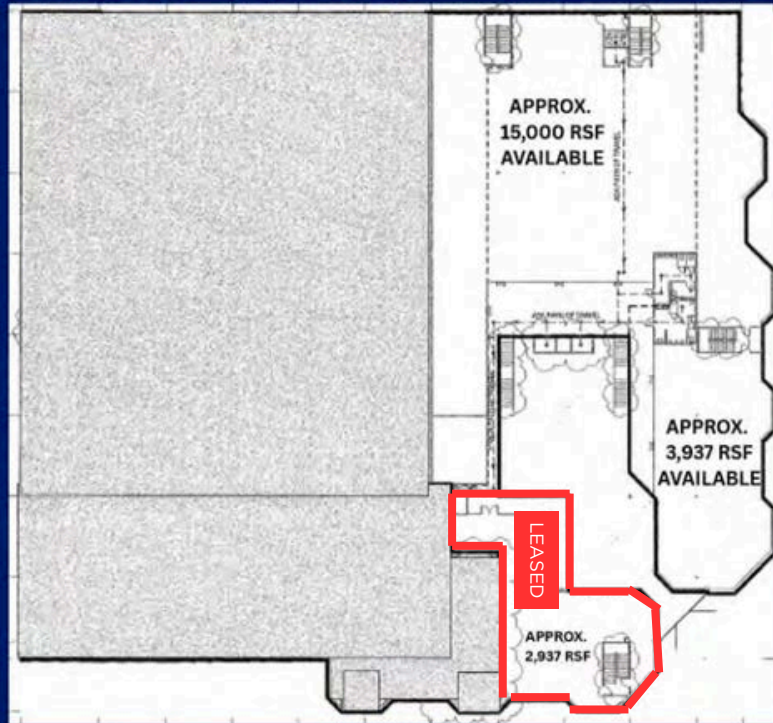
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FLOOR PLAN

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PROPOSED 2ND FLOOR PLAN



NOT TO SCALE

Lessee to verify measurements and all information contained

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HIGHLIGHTS

21211NORDHOFFST.CHATSWORTH,CA 91311



Major street frontage on Nordhoff Street



5 minute walk to Metro Orange Line Busway Nordhoff Station



100% HVAC throughout



Close proximity to retail amenities



Elevator served



Easy access to rest of Los Angeles Region via 118, 405, 5, 170 and 101 Freeways`



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TRANSPORTATION



FREE PARKING 5.0:1000 SF

Three level parking structure providing
± 250 parking stalls

Multiple entries into parking structure

Secured card entry system

Max. Clearance 6' 7"



Transit / Subway

4minutewalktoNordhoff Transit Stop (Orange Line)

Commuter Rail

6minute driveto Chatsworth Commuter Rail
(Ventura Country Line)

Airport

26minutedrive to Bob Hope Airport

Walk Score

Car-Dependent (46)

Transit Score

Some Transit (49)



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AERIAL

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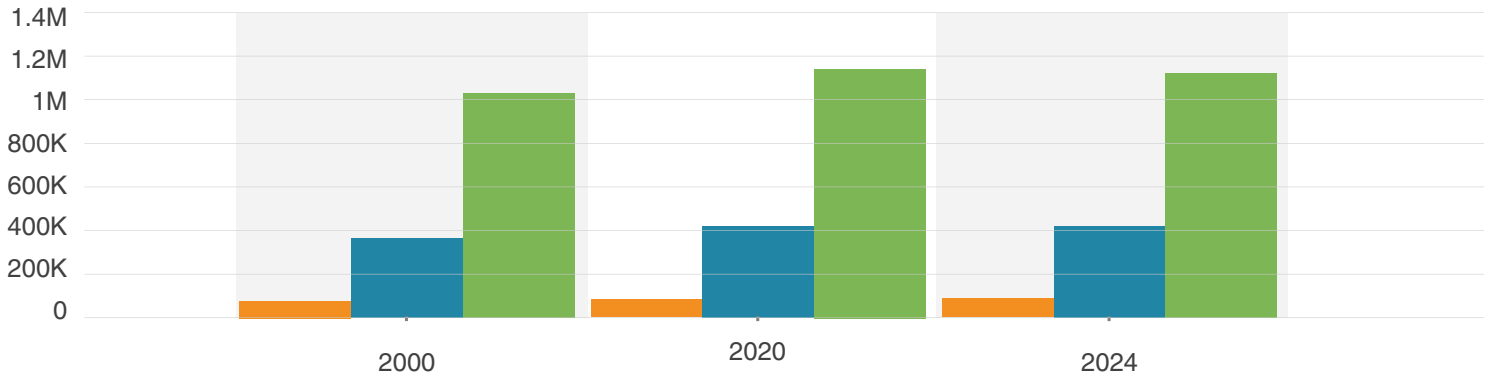
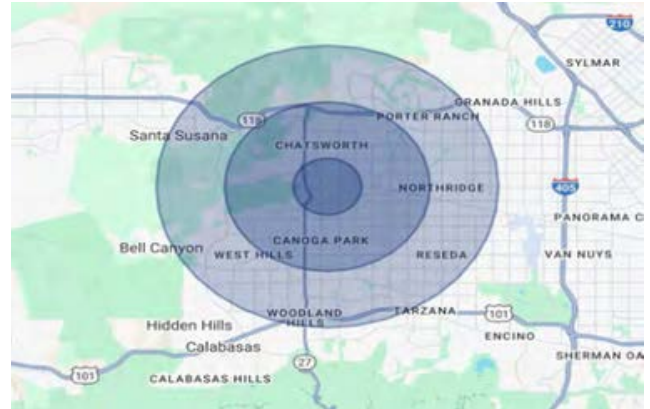
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DEMOGRAPHICS

21211 NORDHOFF ST. CHATSWORTH, CA 91311

POPULATION

	2 miles	5 miles	10 miles
2000	77,767	363,181	1,028,656
2020	85,384	418,084	1,140,686
2024	86,267	418,325	1,120,224



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NEARBY RETAIL



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PORTER RANCH, CA 91326

Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

PRIMARY SPECIALTY REAL PROPERTY

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

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PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

ELITE-COLDWELL BANKER COMMERCIAL 2001-PRESENT
CBC PLATINUM CIRCLE OF DISTINCTION - SEVERAL YEARS
IN A ROW INCLUDING 2024
CITY AND COUNTY OF LOS ANGELES
CA STATE AND FEDERAL RECOGNITION

