

6851 LENNOX AVENUE | VAN NUYS

TODD WUSCHNIG

Principal

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Lic # 01367230

JENNIFER DONALDSON

Principal

818.933.0347

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Lic # 01317737



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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AVAILABLE: Suites 100-110 - 6,060 SF
Entire 2nd Floor - $\pm$ 6,415 SF
Entire 3rd Floor - $\pm$ 6,415 SF
Suite 400 - 1,122 SF - \$1.95/SF

LEASE RATE: \$1.50/SF, Full Service Gross

AVAILABILITY: Immediately

TERM: 3-5 Years With Options

PARKING: 3.5/1000 - Free of Charge

BUILDING FEATURES:

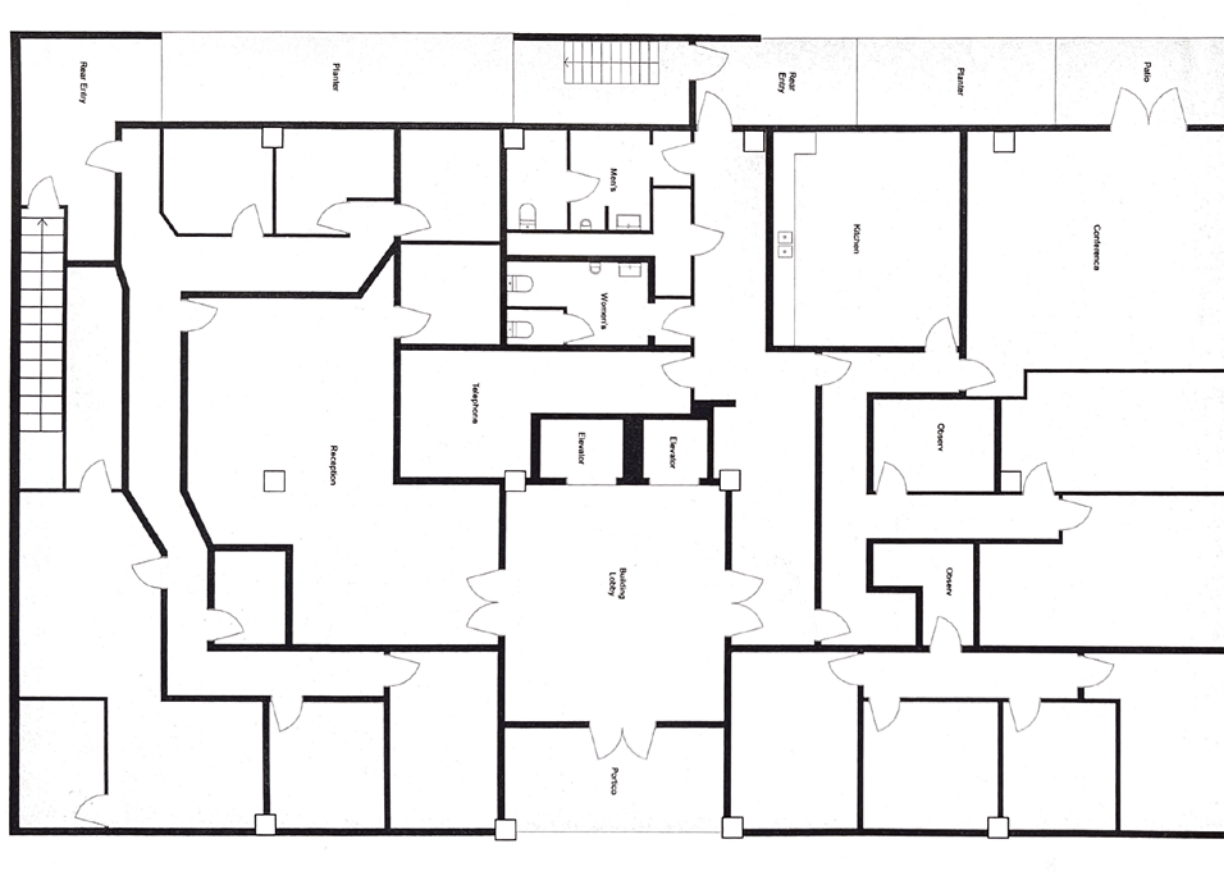
- **Post Covid Buildout - Move-in Ready**
- Excellent Park Views and Natural Lighting
- Two (2) Elevators
- Premium Central Valley Location
- Easy Access to the 101, 170 and 405 Freeways
- Newly Refurbished Building
- Fiber-Optic Installed
- Free On-Site Parking
- Near Van Nuys Civic Center and Valley Presbyterian Hospital
- Conveniently Located and Close to Restaurants, Banking, Shopping, Bus Lines, Metrolink and Many Other Amenities

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1ST Floor - Current As-Is Layout



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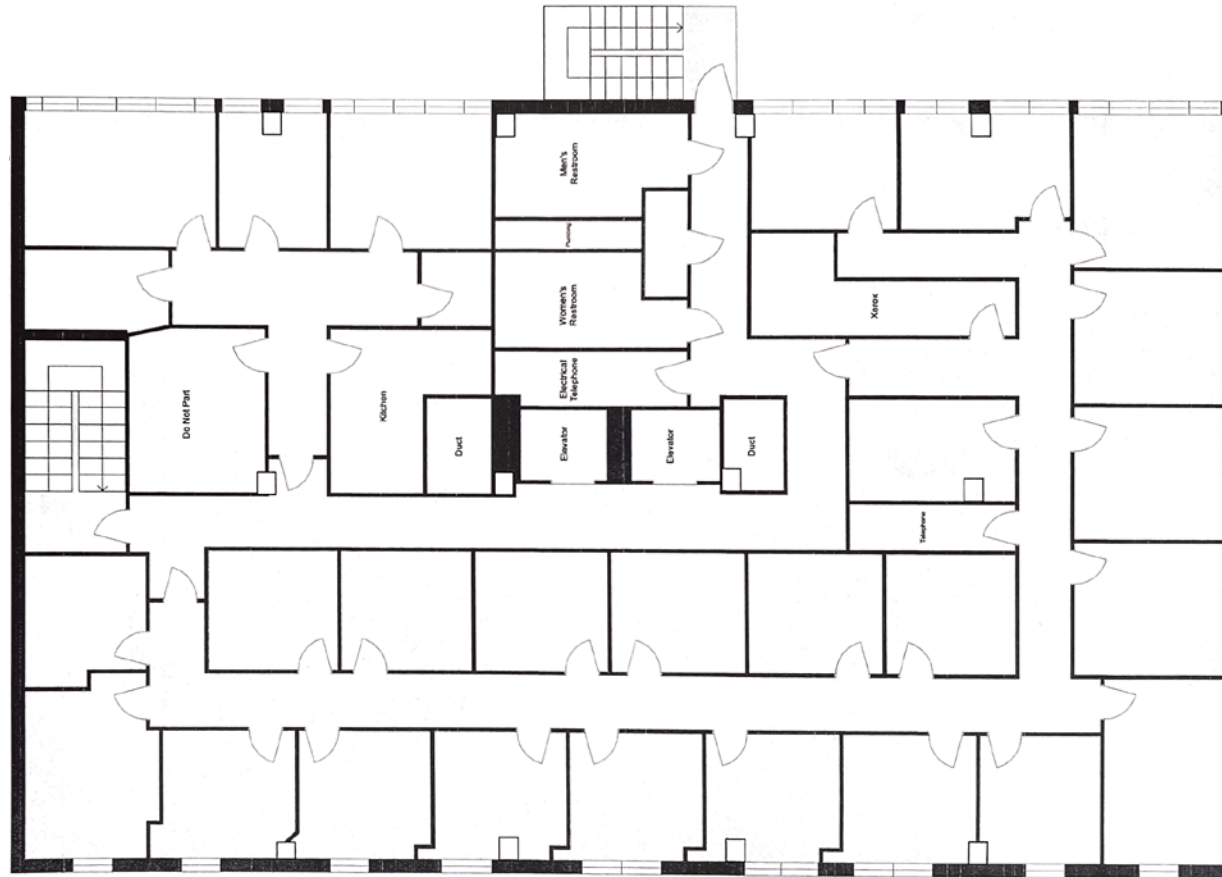
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2ND Floor - Current As-Is Layout



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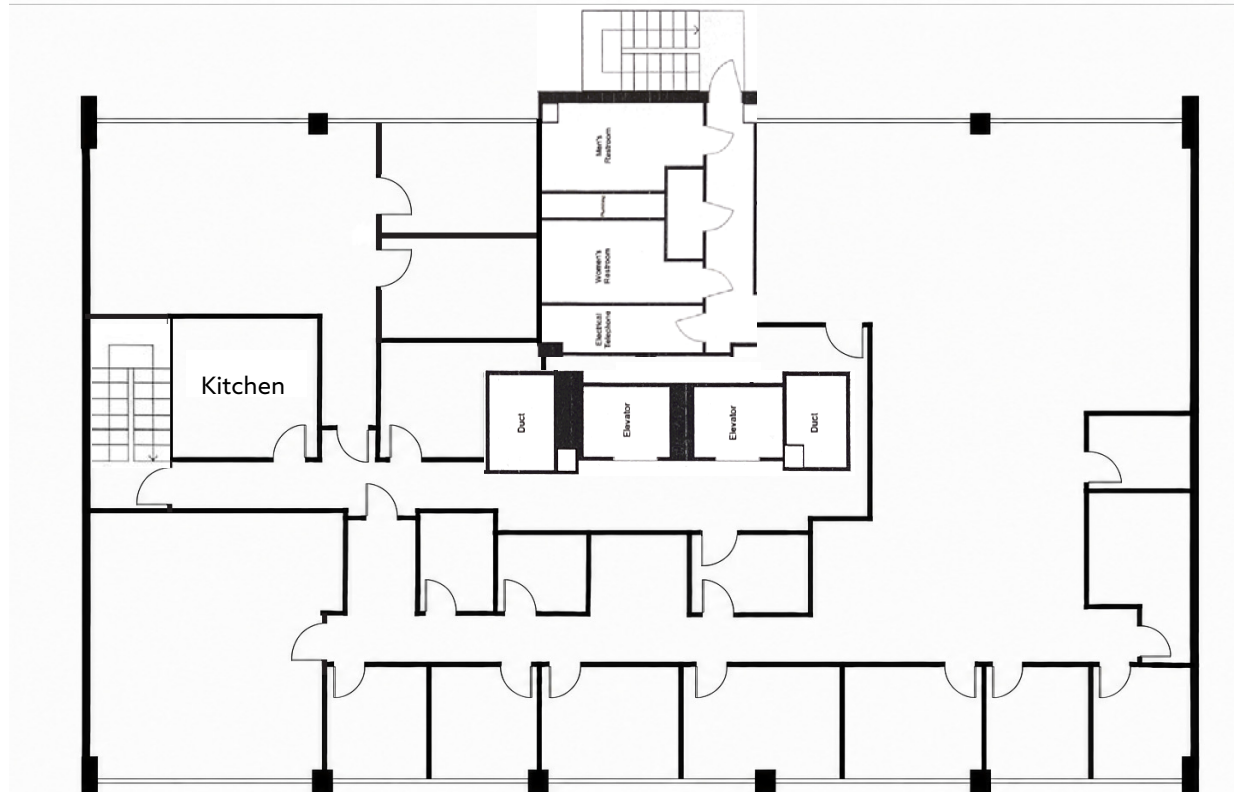
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3RD Floor - Current As-Is Layout



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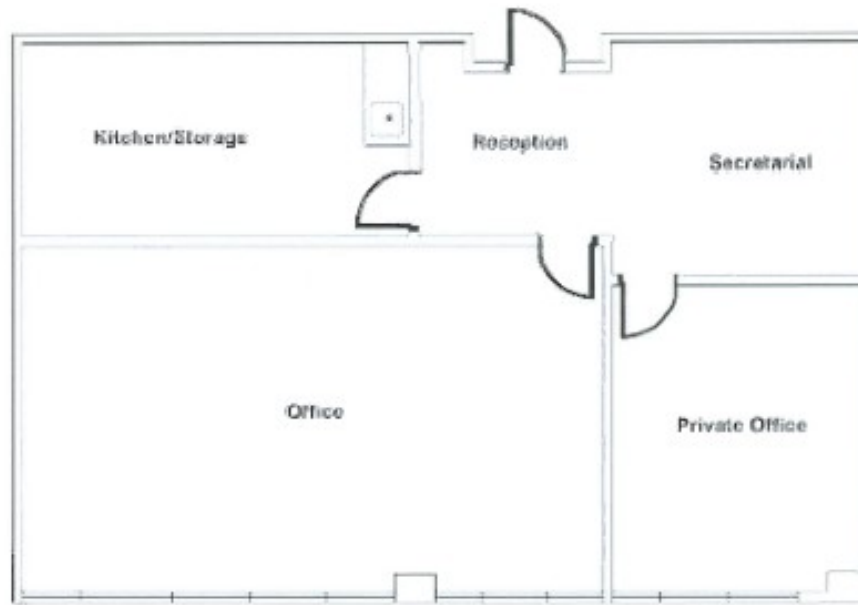
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Suite 400 – 1,122 SF



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