

OFFICE SPACE FOR LEASE

3255 Cahuenga Boulevard West



For more information please contact:

Stacy Vierheilg-Fraser
 818.933.0313
 svierheilg@lee-re.com
 DRE #00986794



Lee & Associates® - LA North Ventura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

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.

AVAILABLE

Suite	Size	Rate
205	±800 SF	\$1.85 MG (Tenant to pay utilities & janitorial)
210	±1,950 SF	\$1.85 MG (Tenant to pay utilities & janitorial)
300	±3,453 SF*	\$1.85 MG (Tenant to pay utilities & janitorial)
301	±1,150 SF*	\$1.85 MG (Tenant to pay utilities & janitorial)
302	±2,134 SF*	\$1.75 MG (Tenant to pay utilities & janitorial)

*contiguous for a total of ±6,737 SF

PARKING

2/1,000 SF Free of Charge

TERM

1-5 Years

PROPERTY HIGHLIGHTS

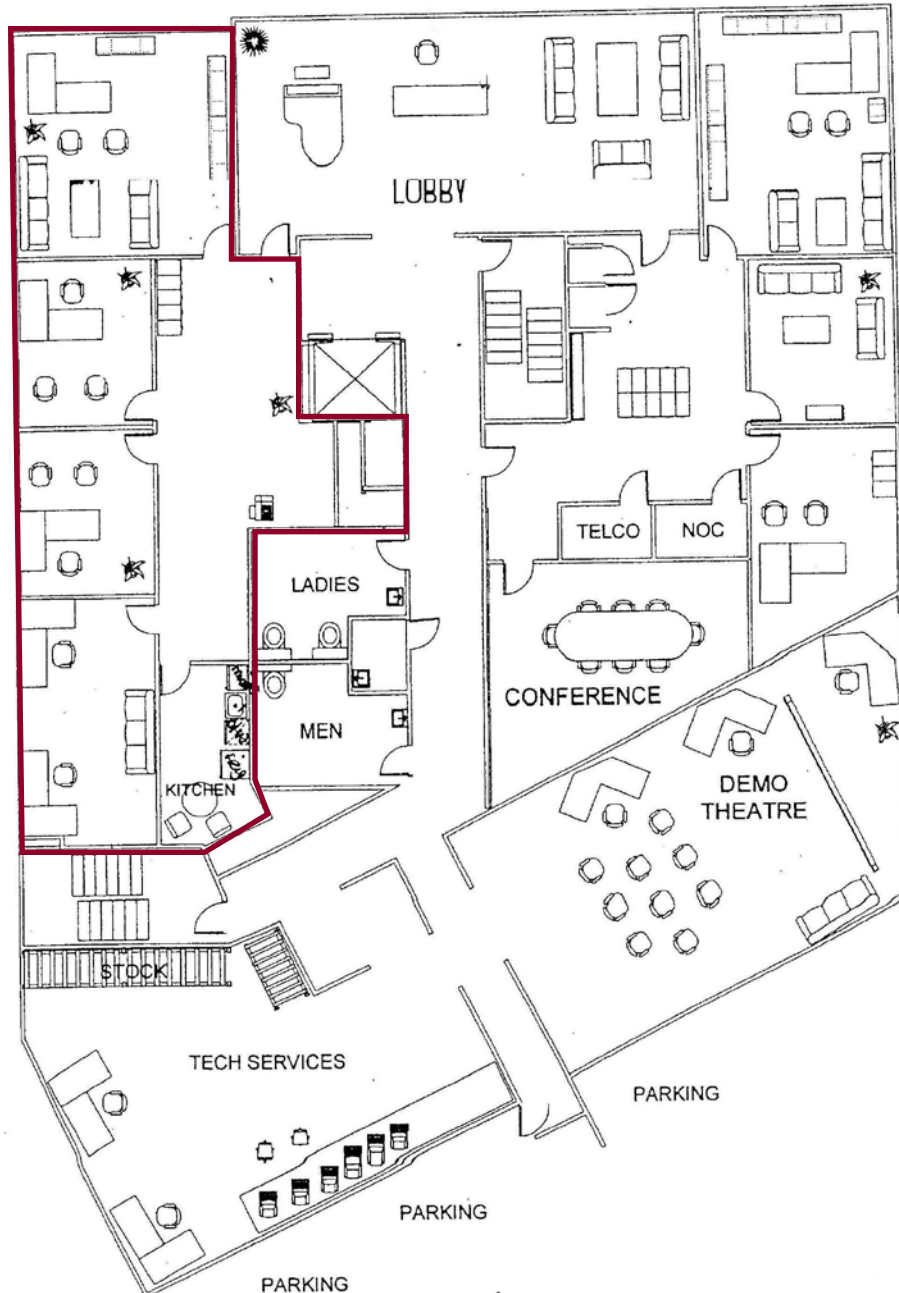
- 24-Hour HVAC
- Parabolic Lighting
- Maple Doors
- Amenities across the street include Starbucks, 161st Pizza and GC Marketplace
- Secured Building
- Faux hardwood floors
- Interior glass
- Newly Renovated Common Areas
- Some Kitchen in Units

OFFICE SPACE FOR LEASE

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SUITE 210

±1,950 SF



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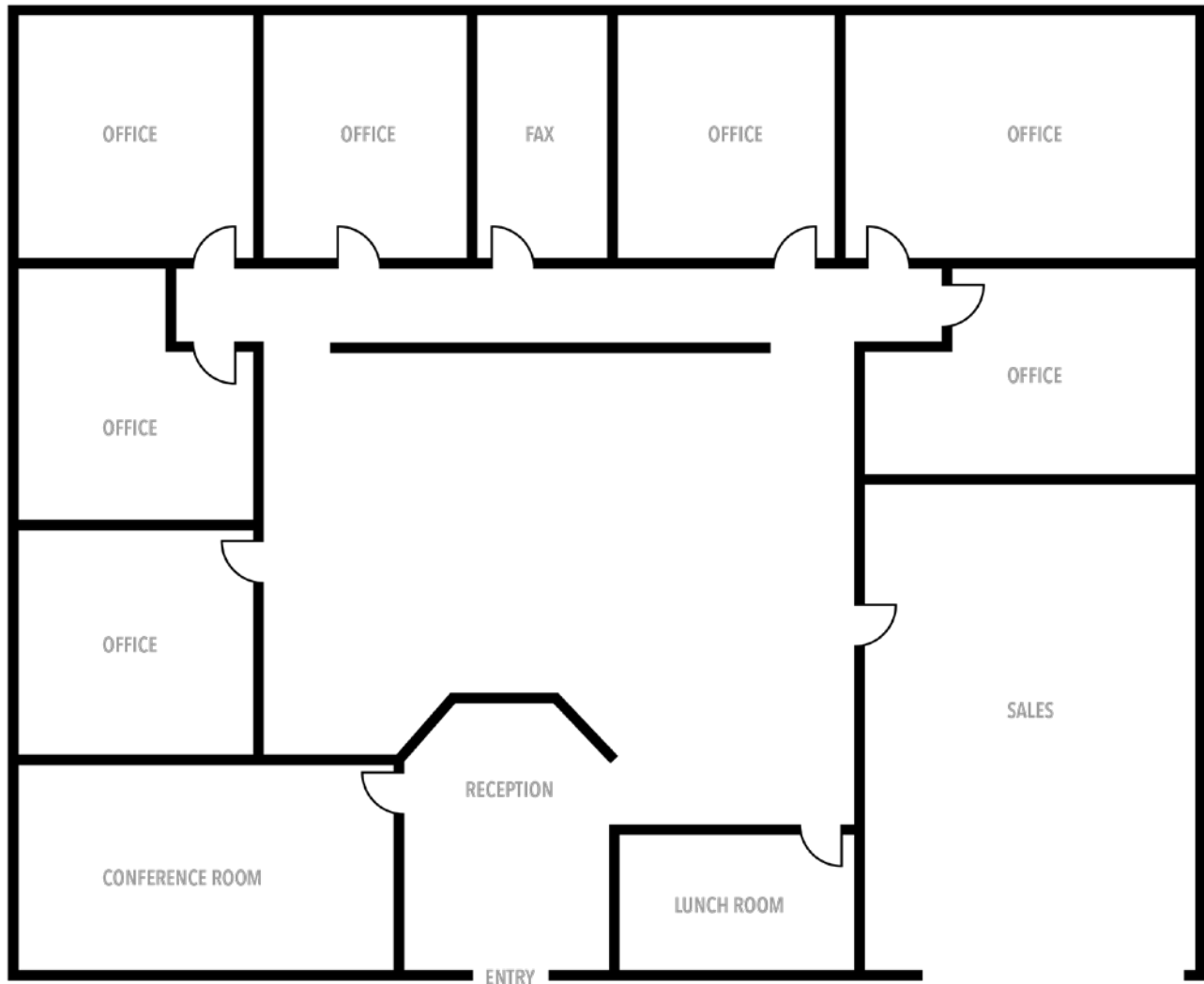
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OFFICE SPACE FOR LEASE

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SUITE 300
±3,453 SF



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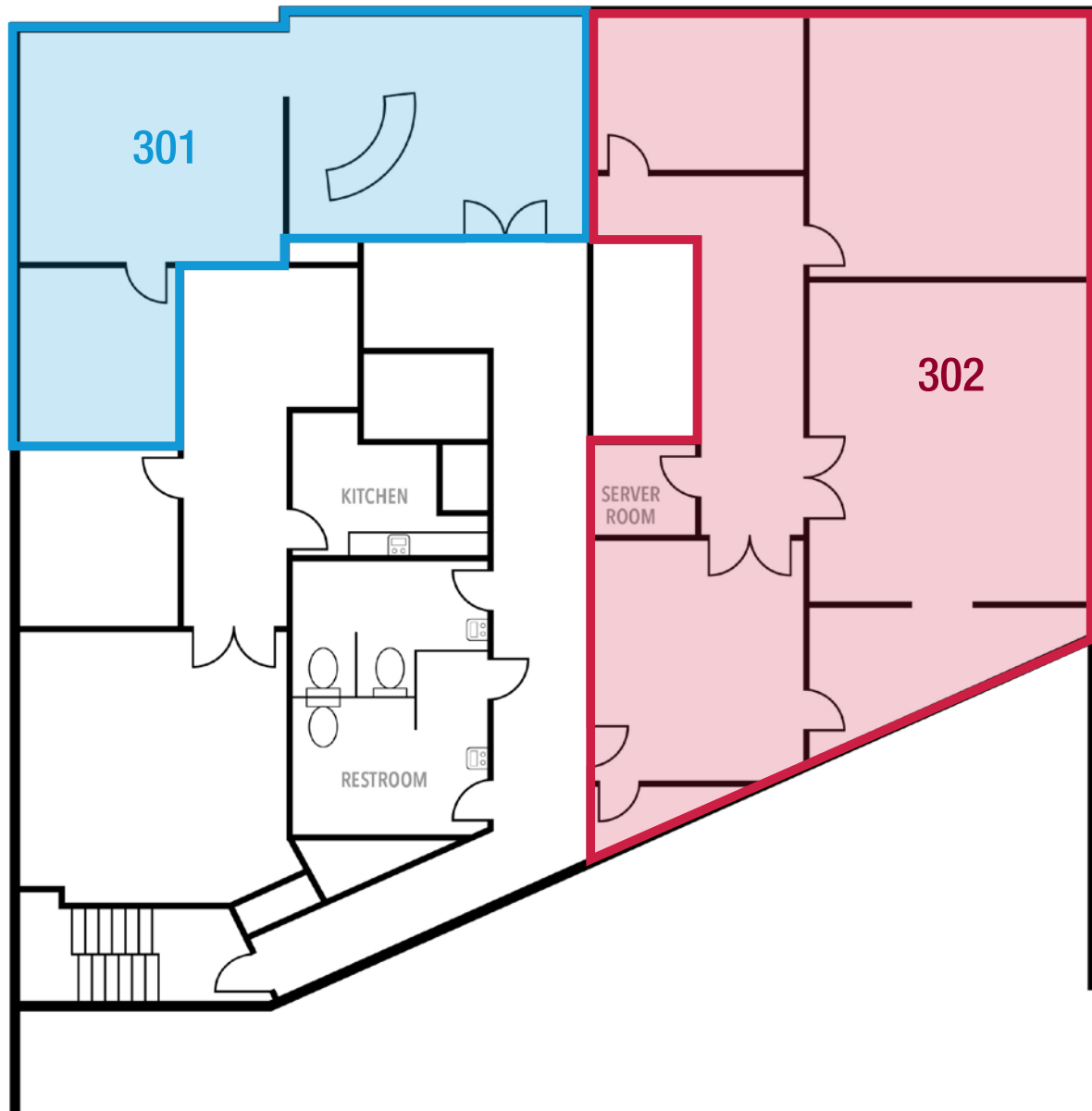
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SUITE 301
±1,150 SF

SUITE 302
±2,134 SF



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EXTERIOR



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OFFICE SPACE FOR LEASE

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SUITE 205



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OFFICE SPACE FOR LEASE

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SUITE 210



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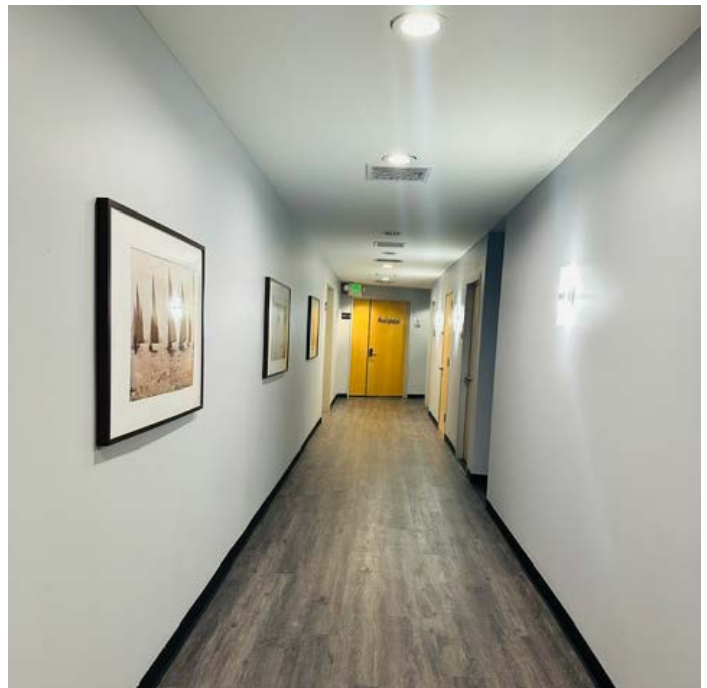
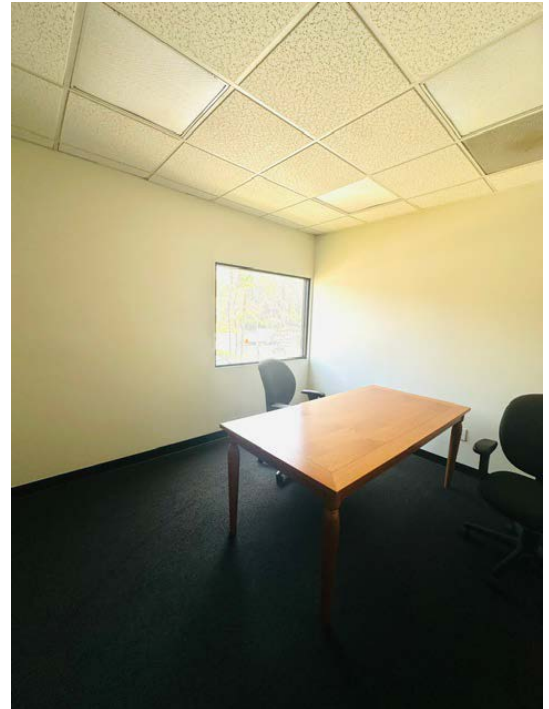
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