

PREMIER CORPORATE HEADQUARTERS FACILITY

AVAILABLE FOR SUBLEASE | VAN NUYS, CA

14320

ARMINTA STREET
52,801 RSF

14320

NEWMARK

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BUILDING INFORMATION



52,801 SF

AVAILABILITY
(Office: 8,600 SF)



Immediate
AVAILABILITY



\$1.65 NNN
ASKING RENT



Thru Dec 2031
SUBLEASE TERM



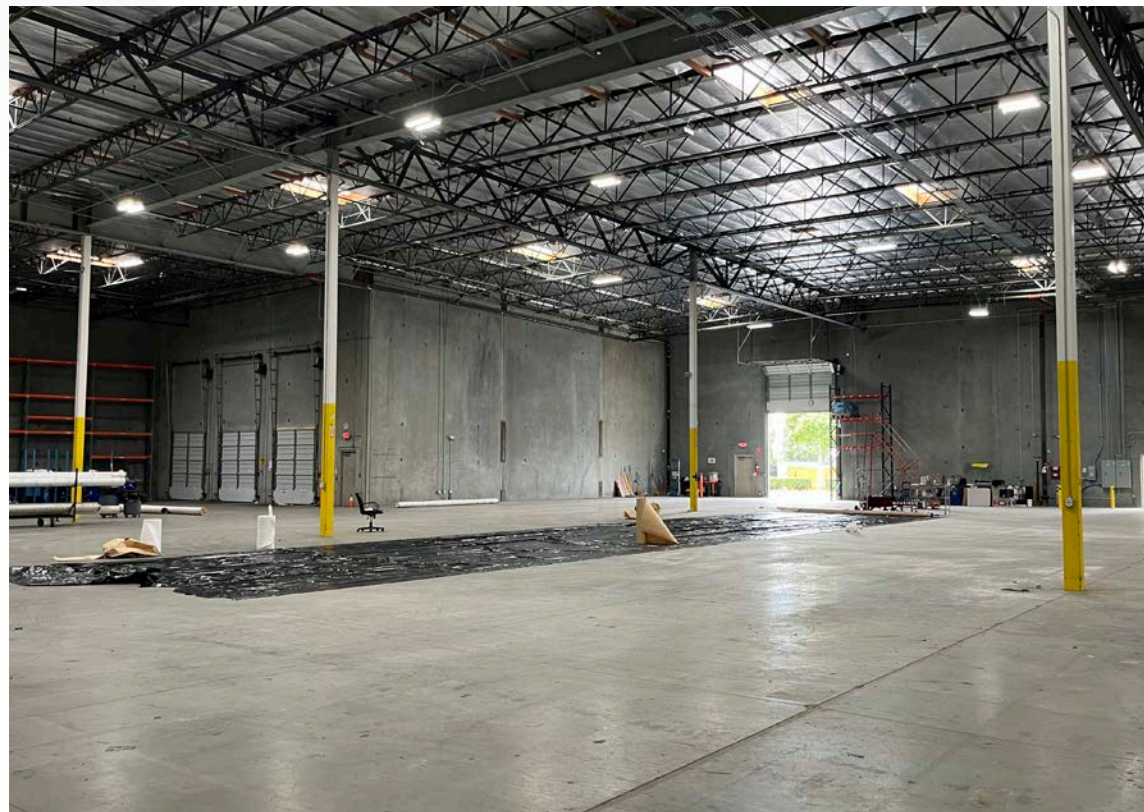
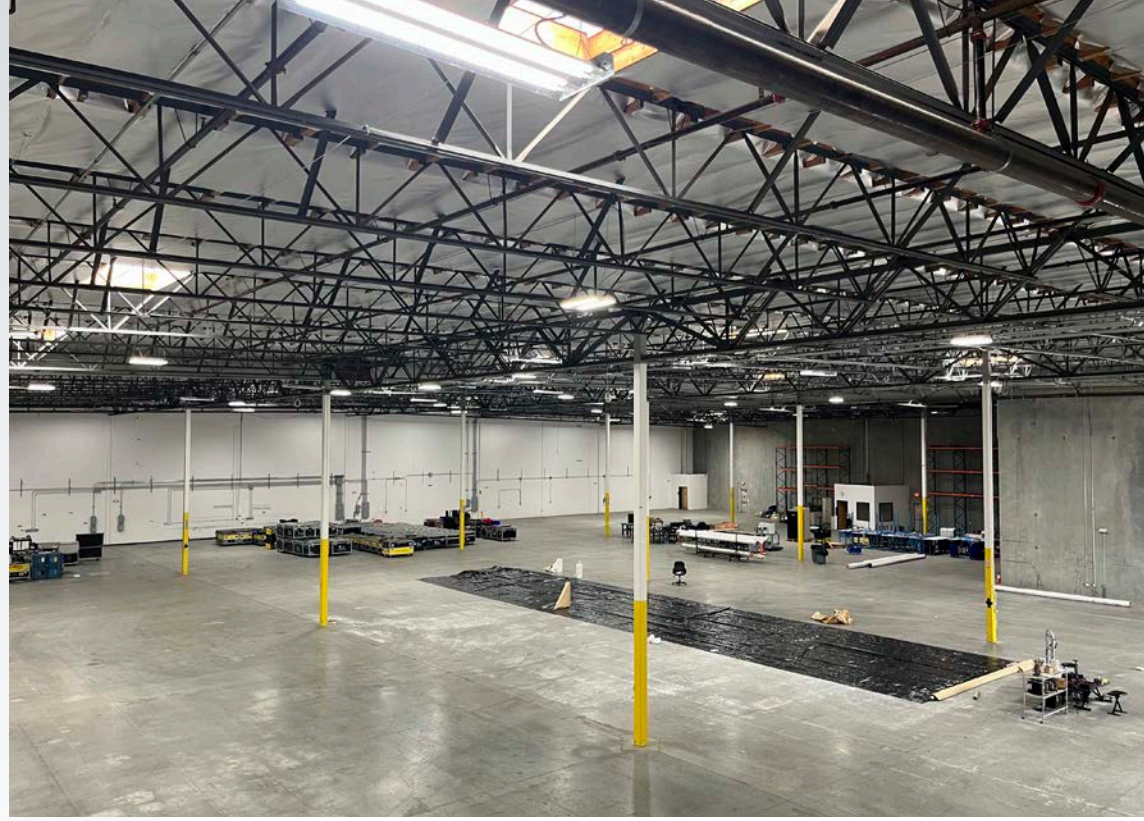
2.00/1,000 SF
PARKING
(106 parking stalls)

PROPERTY HIGHLIGHTS

- Expansive clear-span warehouse with high ceilings ($\pm 28'$ clear height).
- Multiple grade-level and dock-high loading doors.
- Concrete tilt-up construction with polished concrete floors throughout.
- LED high-bay lighting; heavy electrical capacity.
- 800Amps V: 277/480 0:3 W:4.
- Dedicated blackout studio room with LED grid ceiling.
- Existing pallet racking/shelving in place.
- Monument signage available.
- Ample surface parking; prominent street presence.

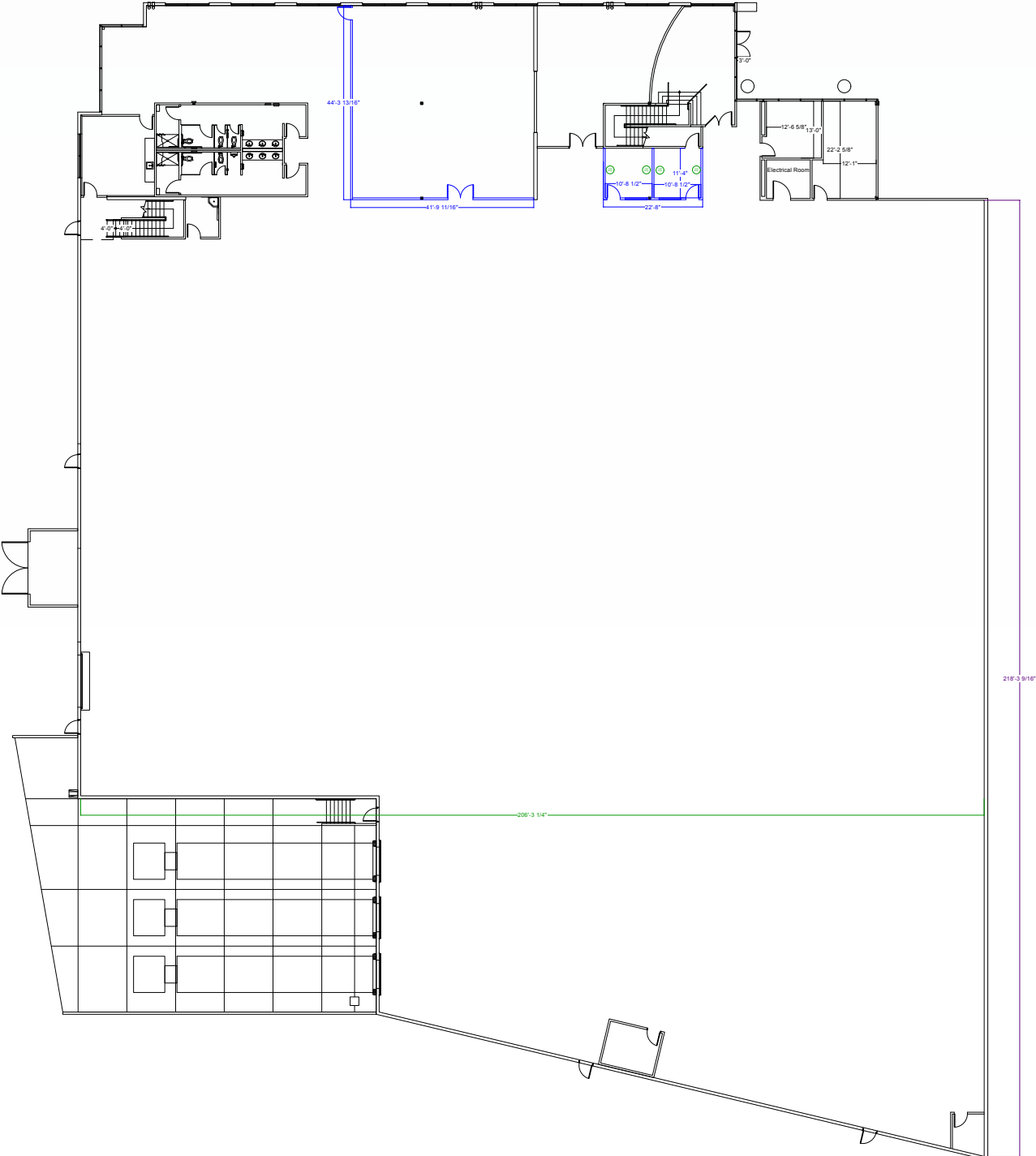
OFFICE COMPONENT

- 8,600 SF showroom/office.
- Multiple private offices with floor-to-ceiling windows.
- Large open-plan bullpen area with existing workstations.
- Drop ceiling, T-5 motion sensor lighting, and HVAC throughout.
- Break room/kitchenette.



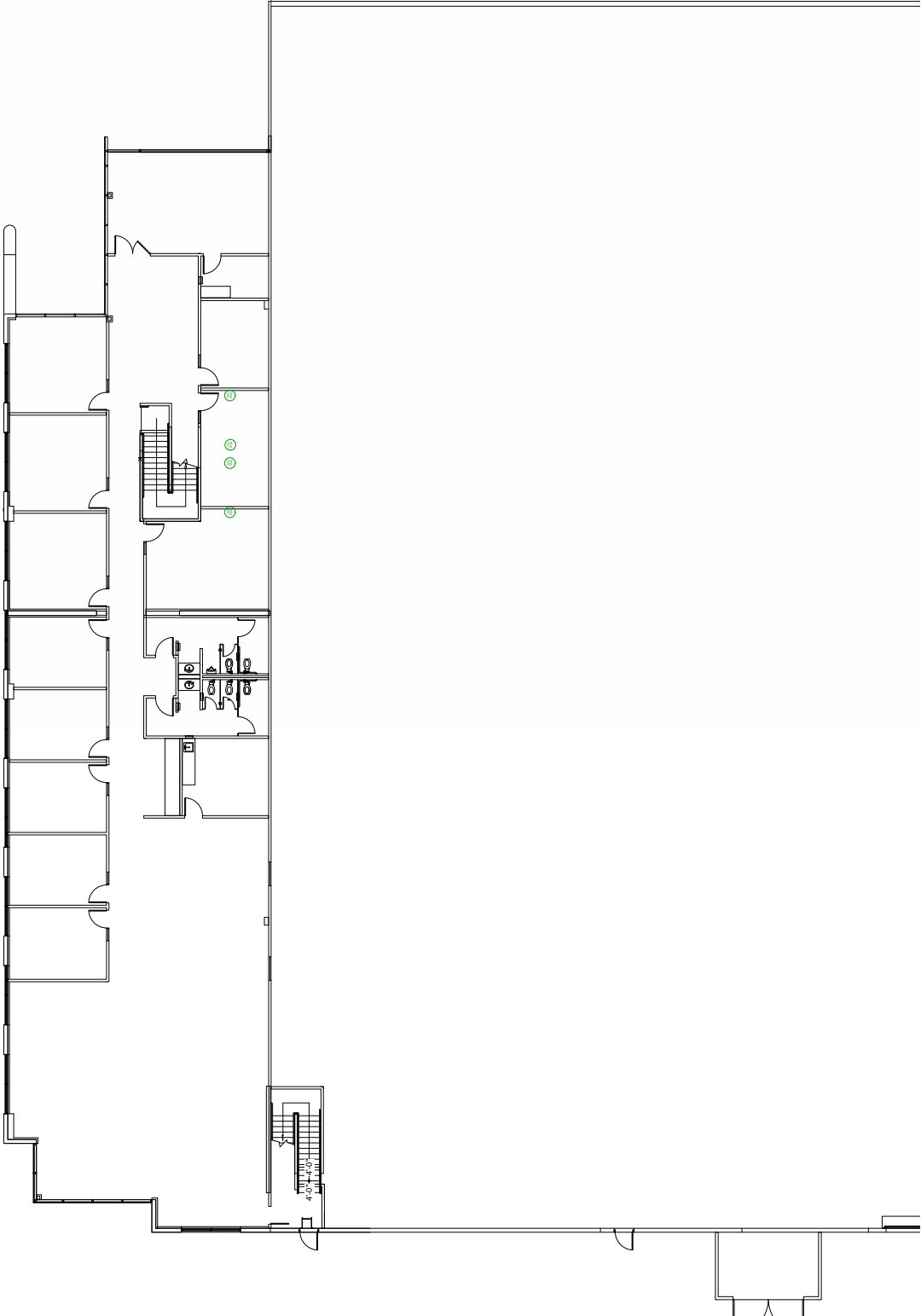
FLOOR PLANS

1st Floor

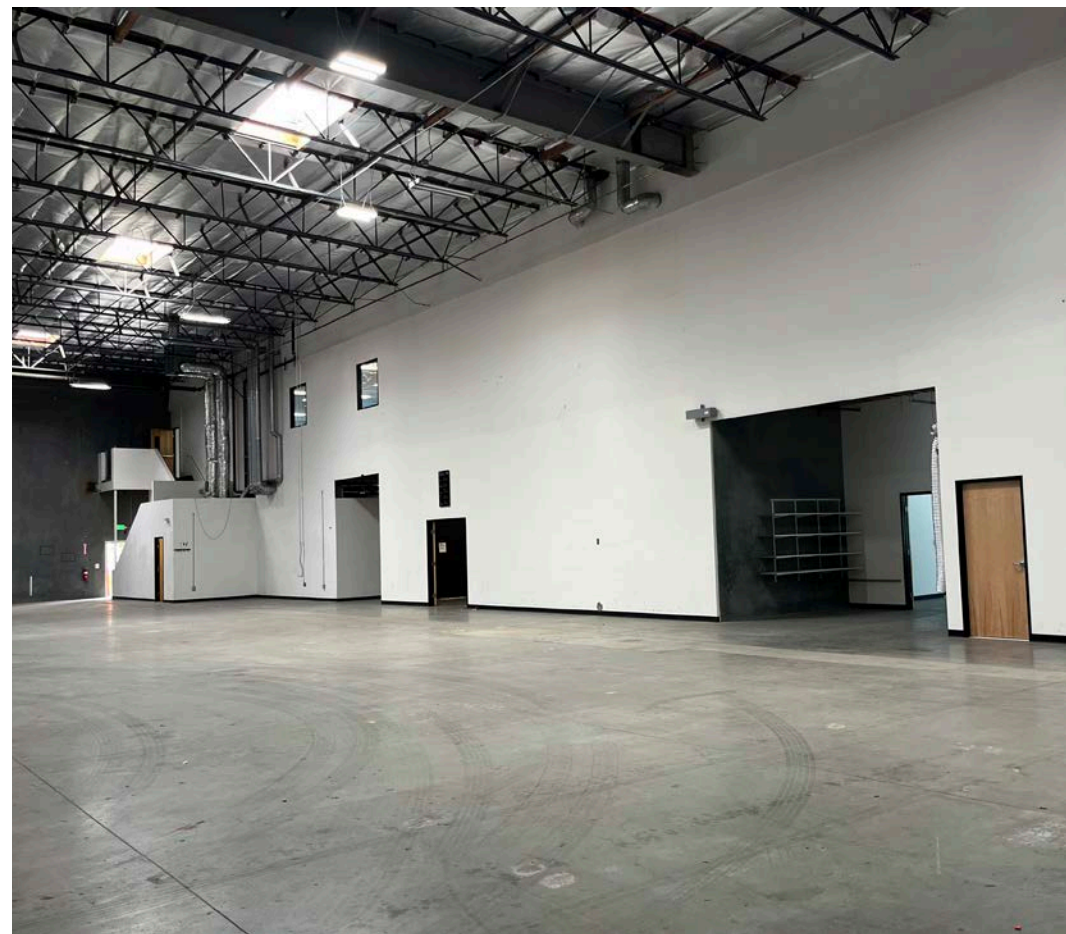
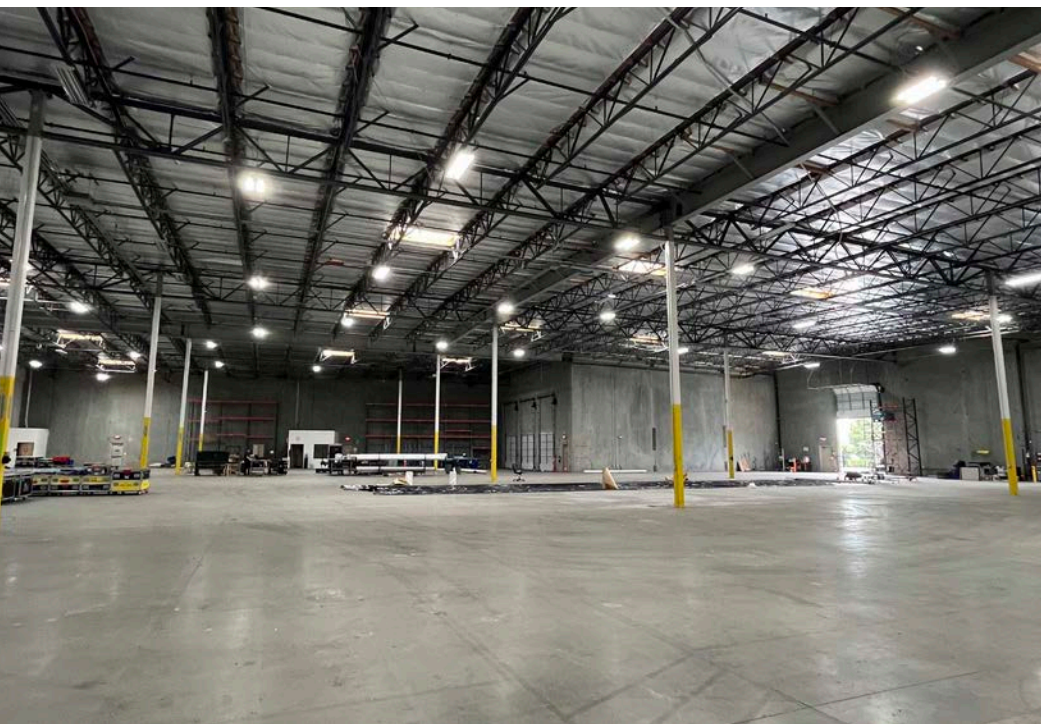
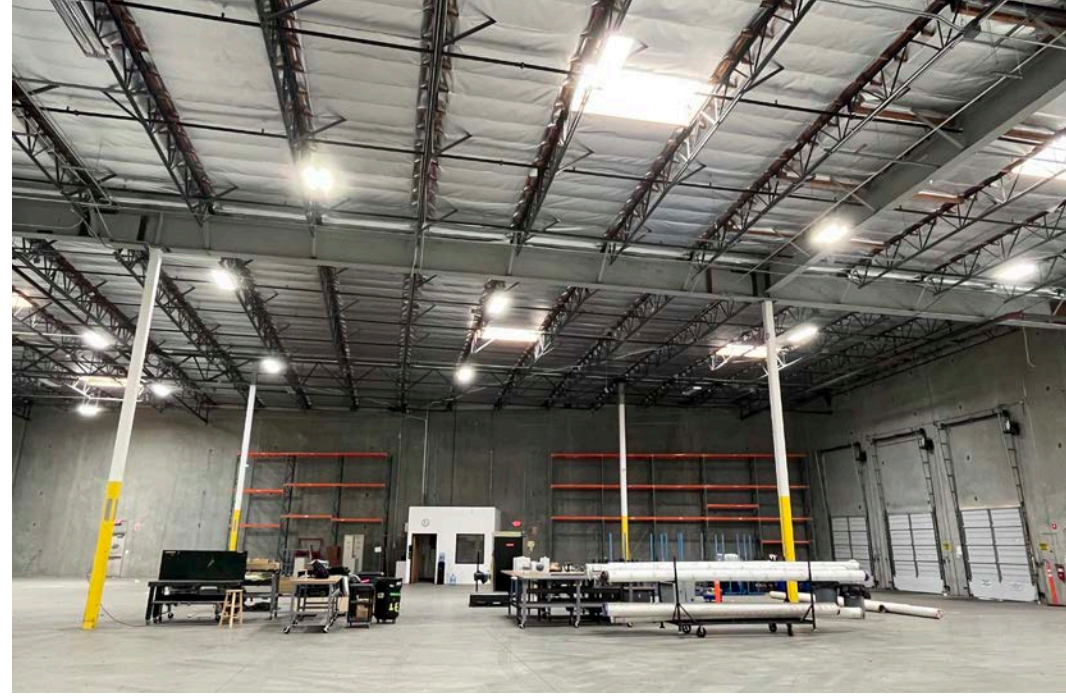


FLOOR PLANS

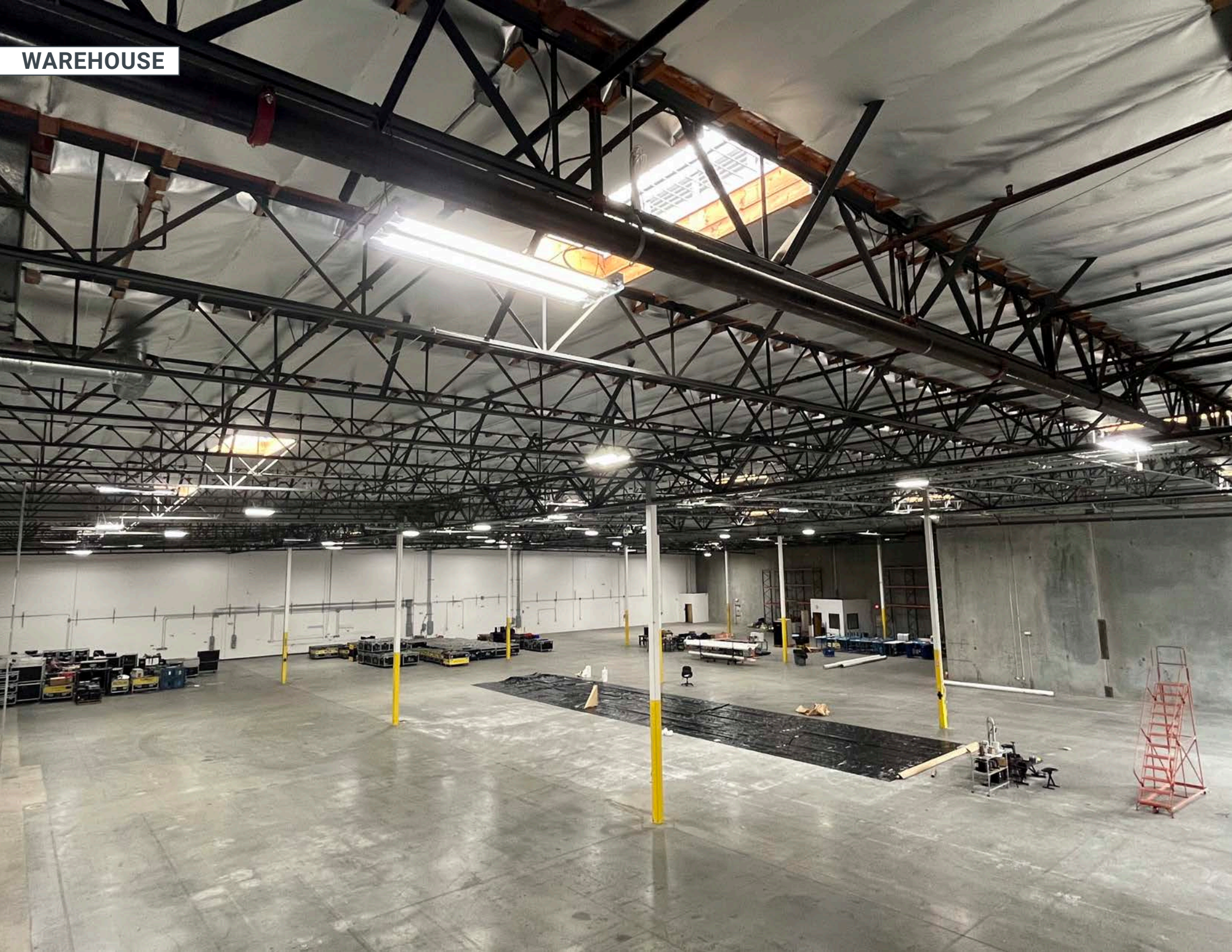
2nd Floor



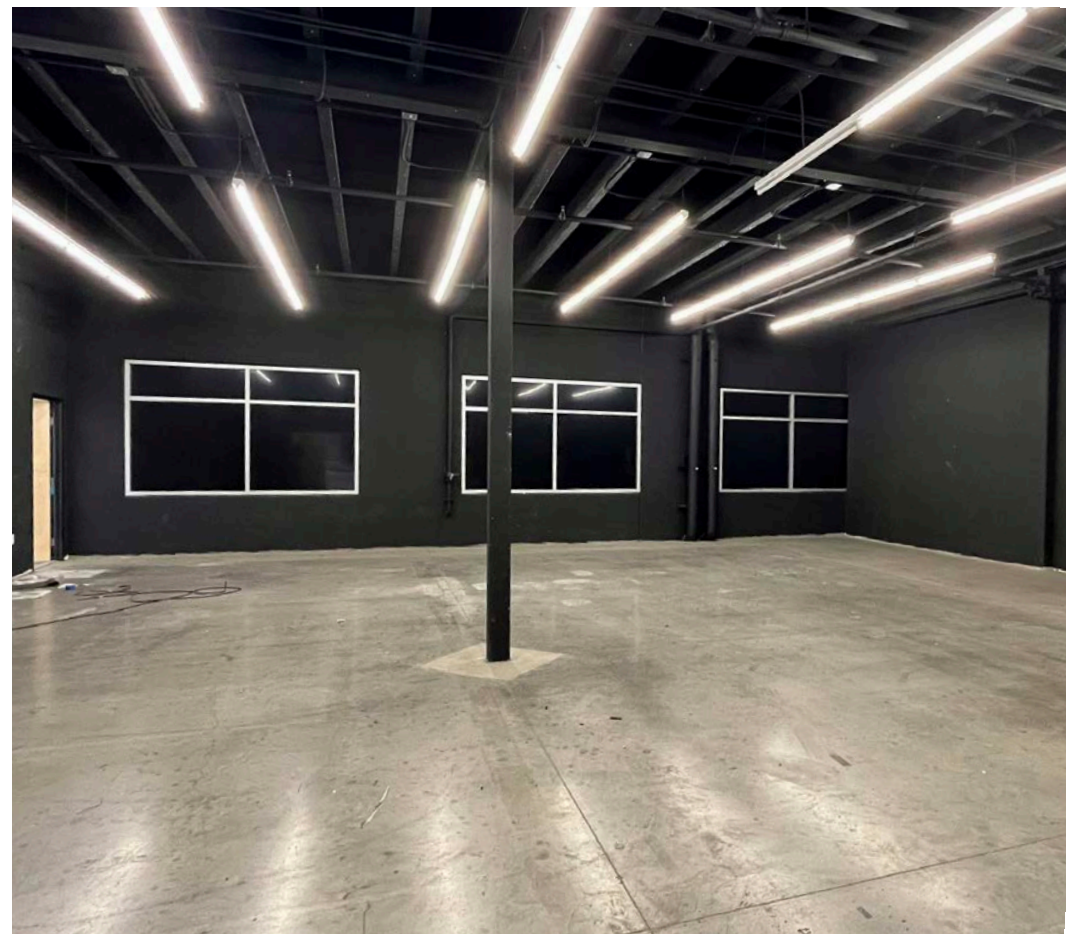
WAREHOUSE



WAREHOUSE



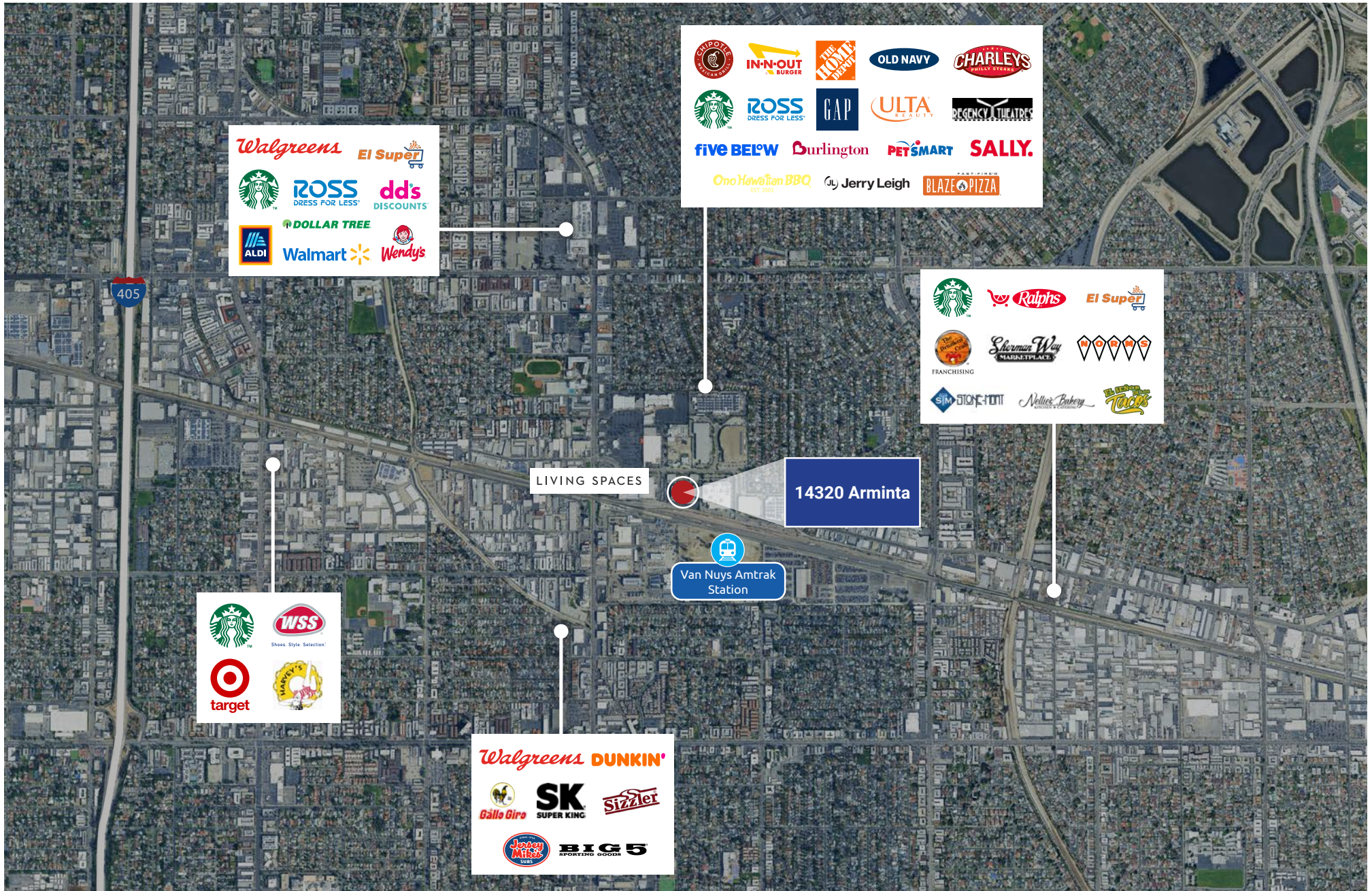
OFFICE/SHOWROOM



SITE PLAN



LOCAL AMENITIES



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ARMINTA STREET | VAN NUYS, CA

Available for Sublease
52,801 SF Sublease Opportunity



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