

6851 LENNOX AVENUE | VAN NUYS

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 **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. CID 01191898

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- AVAILABLE:** Suites 100-110 - 6,060 SF
Entire 2nd Floor - ± 6,415 SF
Suite 400 - 1,122 SF
- LEASE RATE:** 1st Floor: \$2.25/SF
2nd Floor & Suite 400: \$1.95/SF, Full Service Gross
- AVAILABILITY:** Immediately
- TERM:** 3-5 Years With Options
- PARKING:** 3.5/1000 - Free of Charge

BUILDING FEATURES:

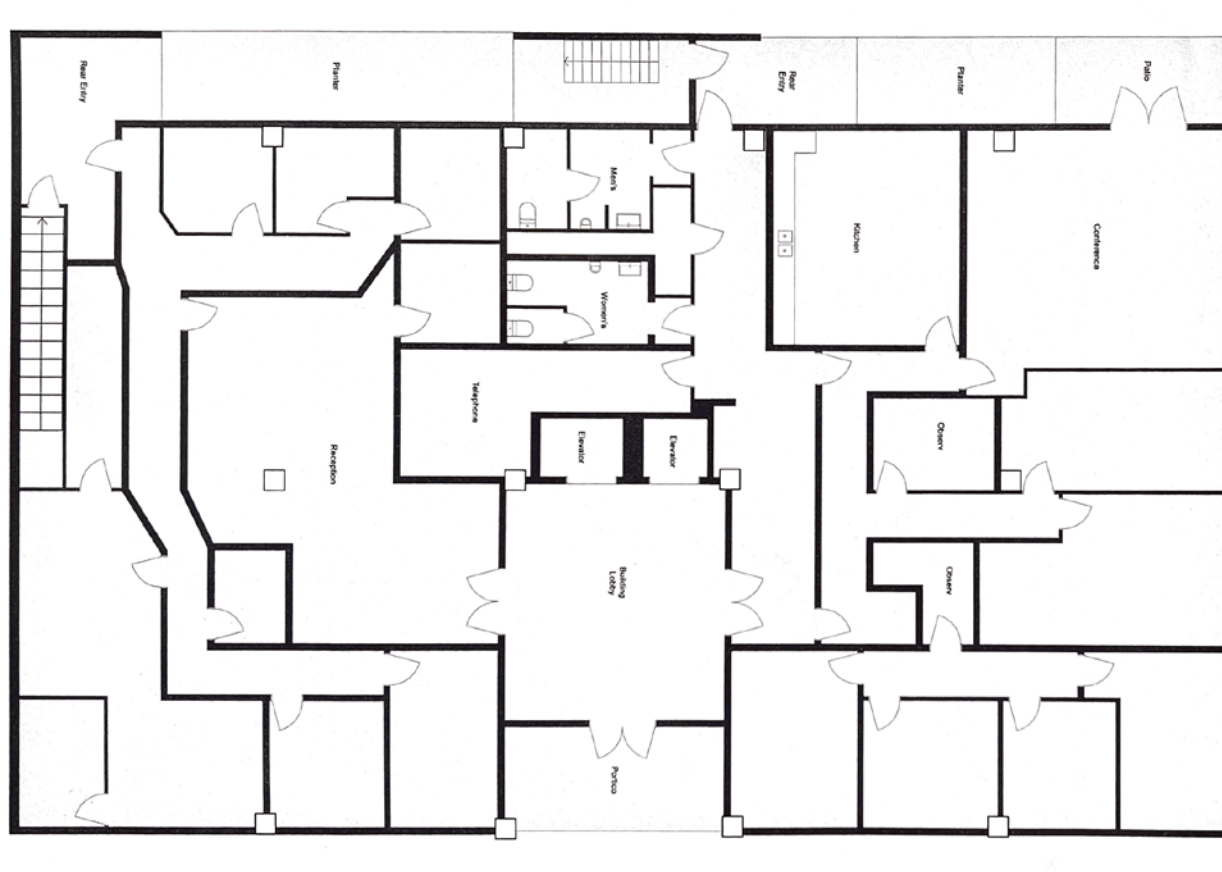
- **Post Covid Buildout - Move-in Ready**
- Excellent Park Views and Natural Lighting
- Two (2) Elevators
- Premium Central Valley Location
- Easy Access to the 101, 170 and 405 Freeways
- Newly Refurbished Building
- Fiber-Optic Installed
- Free On-Site Parking
- Near Van Nuys Civic Center and Valley 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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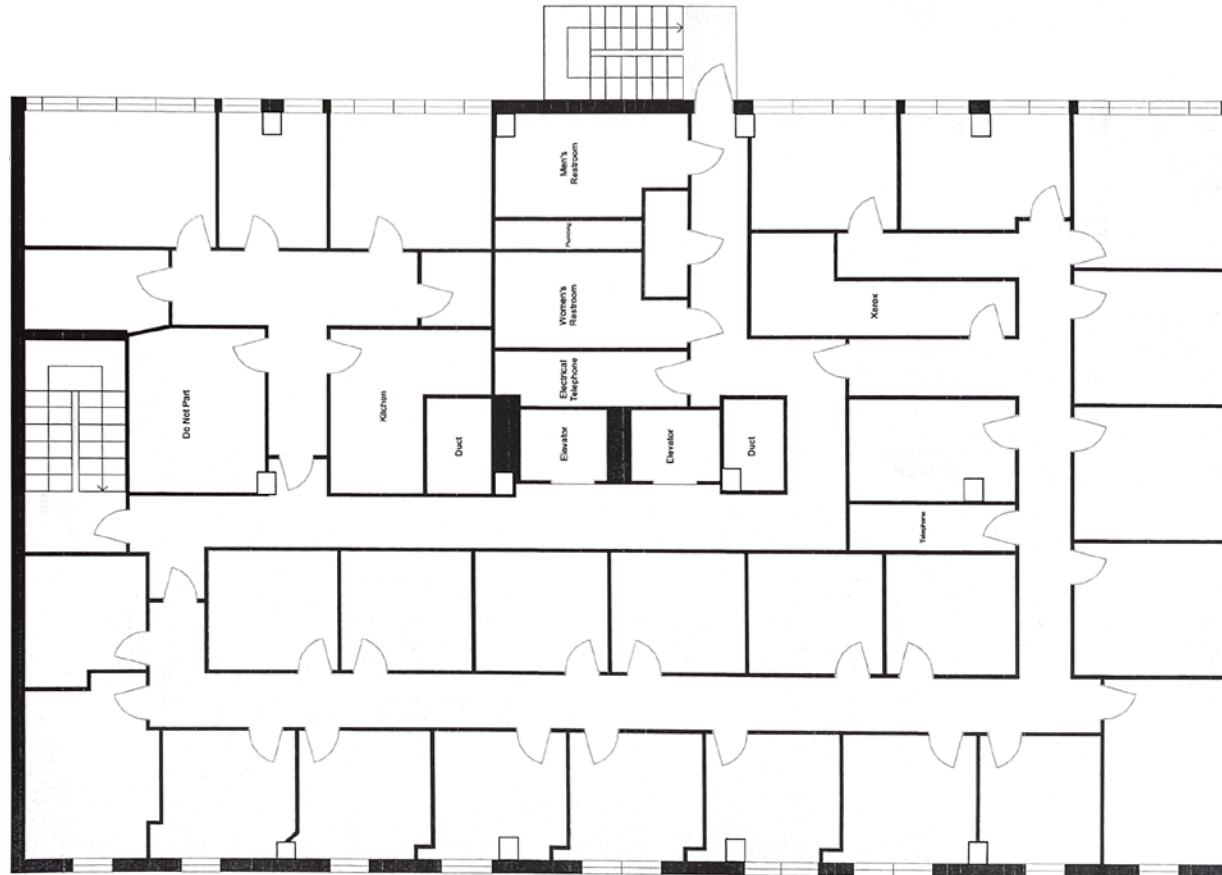
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2ND Floor - Current As-Is Layout



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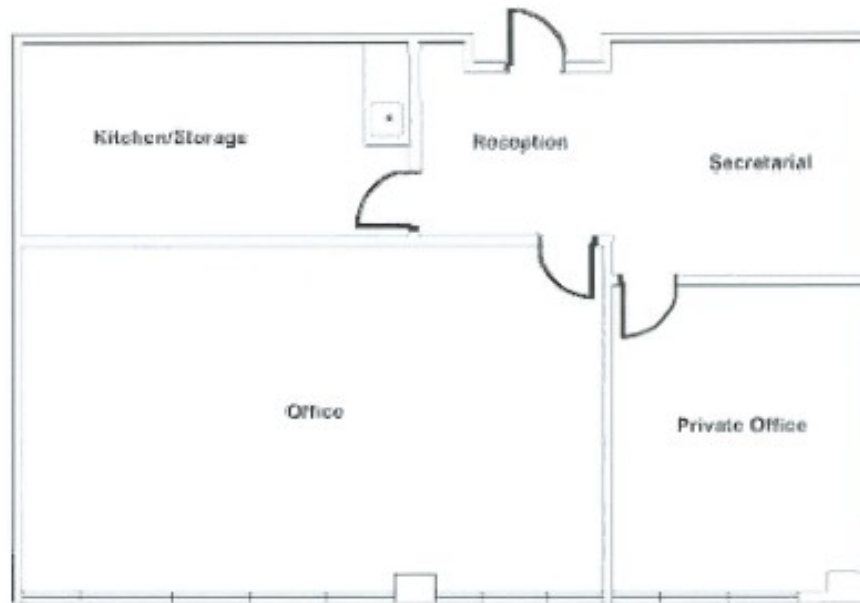
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Suite 400 - 1,122 SF



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