

**IDEAL CENTRAL VALLEY
LOCATION WITH GREAT BACK
OFFICE OPPORTUNITY**

OFFICE SPACE FOR LEASE

**20525 NORDHOFF STREET
CHATSWORTH, CA 91311**

75,500 SF AVAILABLE

BENNETT ROBINSON

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CBRE, INC.

Broker Lic. 00409987
2829 Townsgate Road
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CBRE

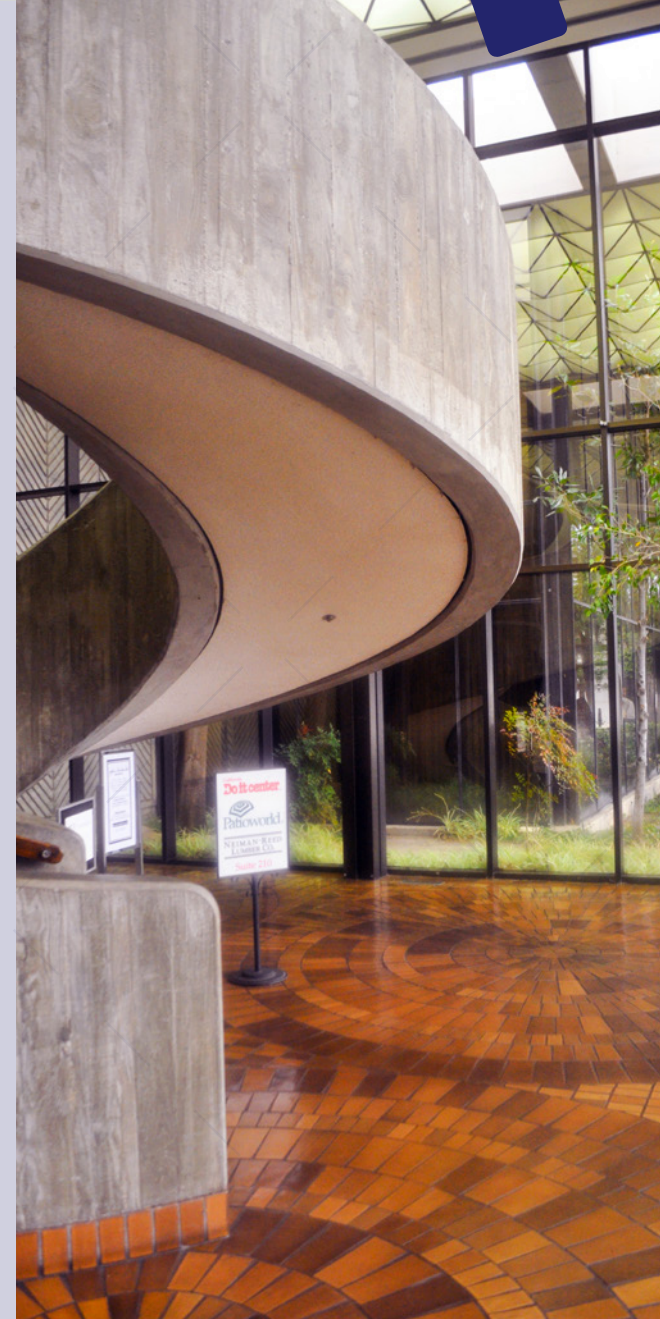


PROPERTY HIGHLIGHT

- Great for expansion capabilities
- Ideal central Valley location
- Great back office opportunity
- Low cost office alternative
- Close to Northridge Fashion Center
- Minutes from 101, 405 & 118 Freeway

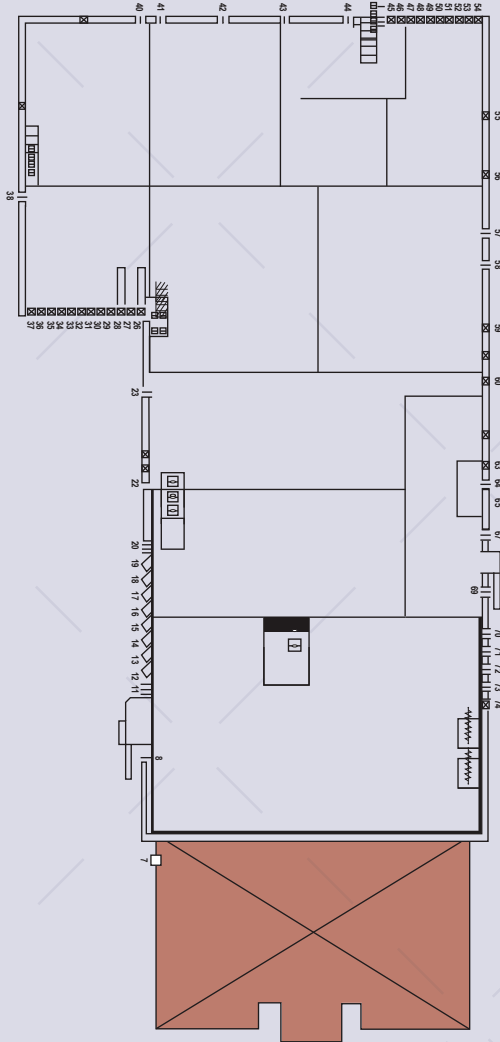
LEASE SPECIFICATIONS

Available SF: 75,500 SF
Lease Rate: \$1.95 FSG
Parking: 3.0/1,000 SF



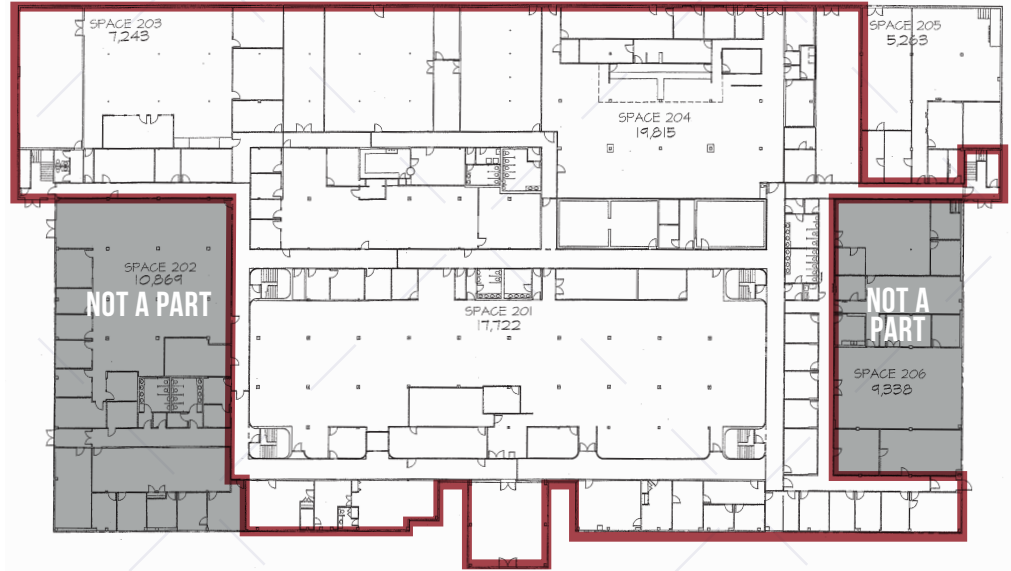


SITE PLAN

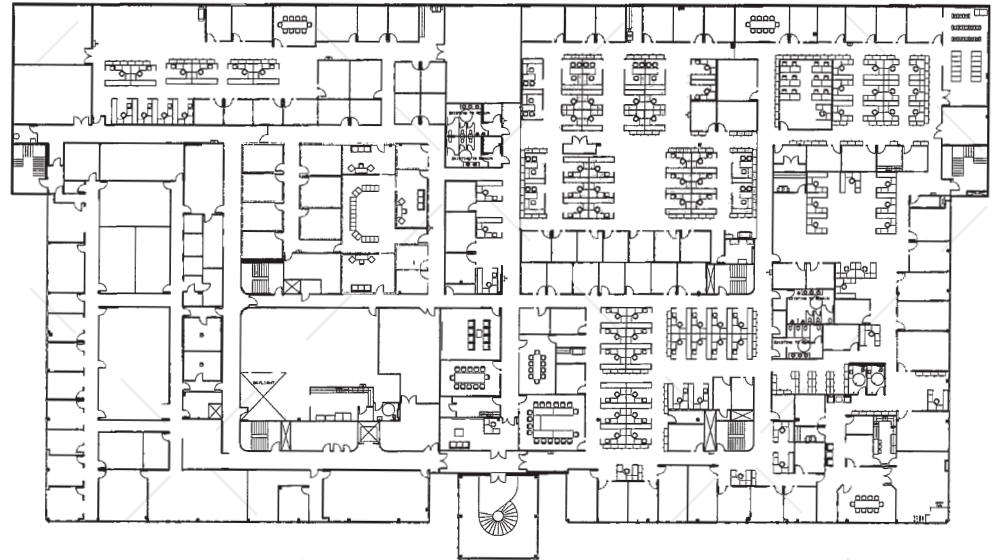


FLOOR PLAN - ±75,500 SF

FIRST FLOOR



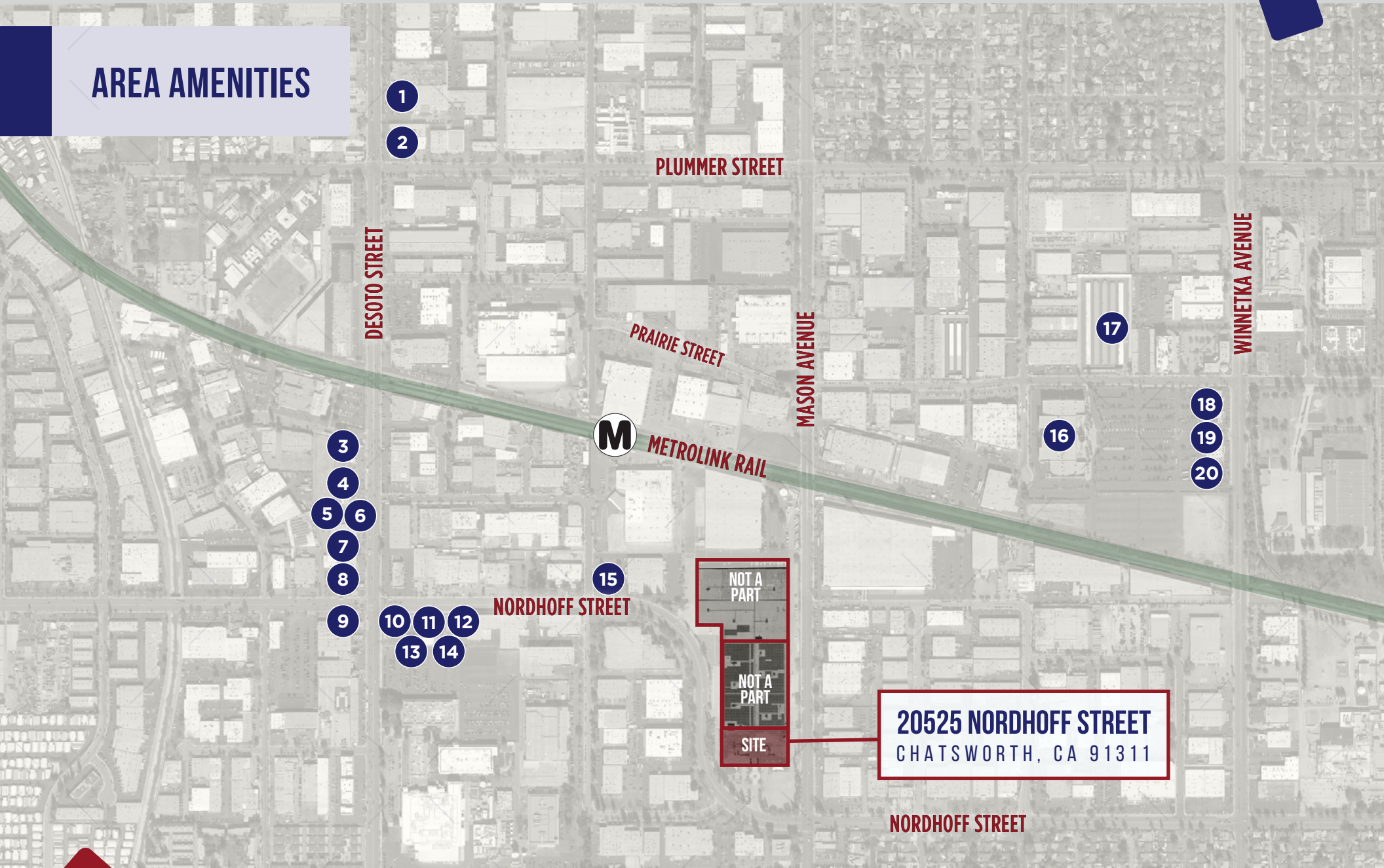
SECOND FLOOR







AREA AMENITIES



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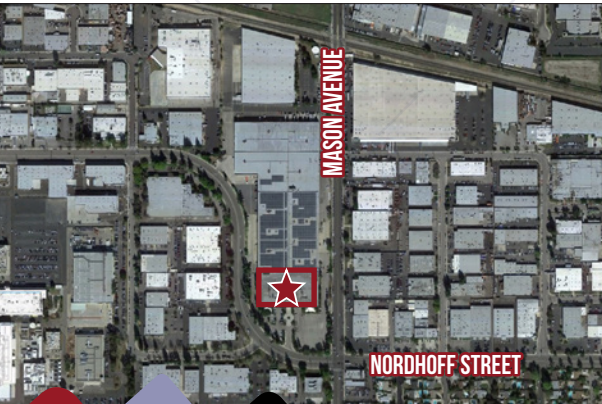
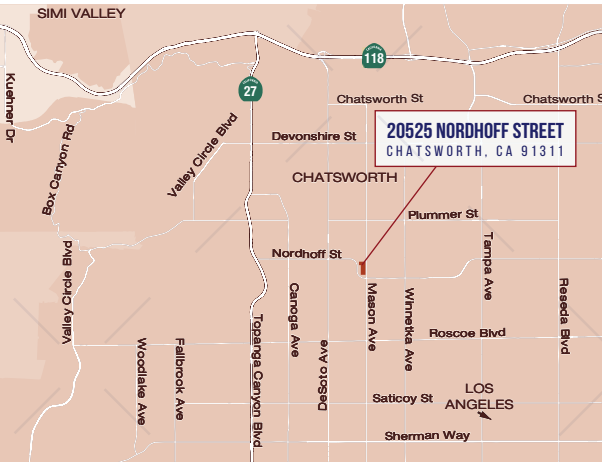
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|---------------|---------------|-----------------|----------------------|-------------------------|
| 1. AM/PM | 5. YOSHINOYA | 9. SHELL | 13. YOGURLAND | 17. EXTRA SPACE STORAGE |
| 2. ARCO | 6. STARBUCKS | 10. FARMER BOYS | 14. SALAD FARM | 18. APPLEBEE'S |
| 3. MCDONALD'S | 7. LA FITNESS | 11. POLLO LOCO | 15. BANK OF AMERICA | 19. THE HABIT |
| 4. CHIPOTLE | 8. SUBWAY | 12. TOGO'S | 16. PACIFIC THEATRES | 20. STONEFIRE GRILL |



20525 NORDHOFF STREET | CHATSWORTH, CA 91311

DRIVE TIMES FROM 20525 NORDHOFF ST.

To Los Angeles International 45 Min.
To Burbank Airport 30 Min.



AREA MAPS

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