

## Prime Valley Village Office Space for Lease 12520 MAGNOLIA BOULEVARD

**Pride of Ownership Building!!!**



**Great Parking!!!**

<b>LOCATION:</b>	12520 Magnolia Boulevard Valley Village, Ca 91607 (SEC of Babcock Avenue & Magnolia Boulevard)
<b>SIZE:</b>	Suite 300 – 1,700 +/- square feet
<b>RENTAL RATE:</b>	\$2.95 per square foot, FSG
<b>OCCUPANCY:</b>	Immediate
<b>PARKING:</b>	Excellent free parking
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Located close to the 101 &amp; 170 Freeways</li><li>* Professional Tenant Mix</li><li>* Efficient office layout with nice window line</li></ul>

### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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