



<b>LOCATION:</b>	14126 Sherman Way, Van Nuys, Ca 91405
<b>SIZE:</b>	Unit #11 – 750 +/- square feet
<b>RENTAL RATE:</b>	\$1,650.00 per month, (NNN Included)
<b>OCCUPANCY:</b>	Immediate
<b>PARKING:</b>	Excellent parking available
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Adjacent to signalized intersection at Hazeltine Avenue &amp; Sherman Way</li><li>* High traffic count area</li><li>* Great street visibility &amp; signage</li><li>* High density demographics for apartments</li><li>* Previous use was a dental office</li><li>* A MUST SEE!!!</li></ul>

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

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