



<b>LOCATION:</b>	6629 Van Nuys Boulevard, Van Nuys, Ca 91405
<b>SIZE &amp; RENTAL RATE:</b>	1,200/1,800 +/- sq ft @ \$3,600.00 per month, NNN (Can be combined to 3,000 sq ft)
<b>OCCUPANCY:</b>	Immediate
<b>PARKING:</b>	Unlimited rear parking available in common
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Located north of Kittridge Street</li><li>* Highly visible building on busy Van Nuys Boulevard</li><li>* Active retail/commercial area with very heavy foot traffic</li><li>* Next door to Dearden's Department Store and a few doors down from Jons Market</li></ul>

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

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