

Across from Civic Center!!!



**Former Subway!
Fully Built Out!!!**

LOCATION:	6221 Van Nuys Boulevard Van Nuys, Ca 91401
SIZE:	1,200* +/- square feet
RENTAL RATE:	\$3,750.00 per month, MG
AVAILABLE:	Immediate
PARKING:	Three (3) parking spaces in rear parking lot (Tandem Spot)
COMMENTS:	<ul style="list-style-type: none">* Walking distance to L.A. City Planning & Government Center* Excellent signage & visibility along Van Nuys Blvd.* Good pedestrian & street traffic* Easy access to the 405 & 101 Freeways* Cold kitchen completely buildout with many fixtures & improvements!!!

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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**Lessee to Verify*