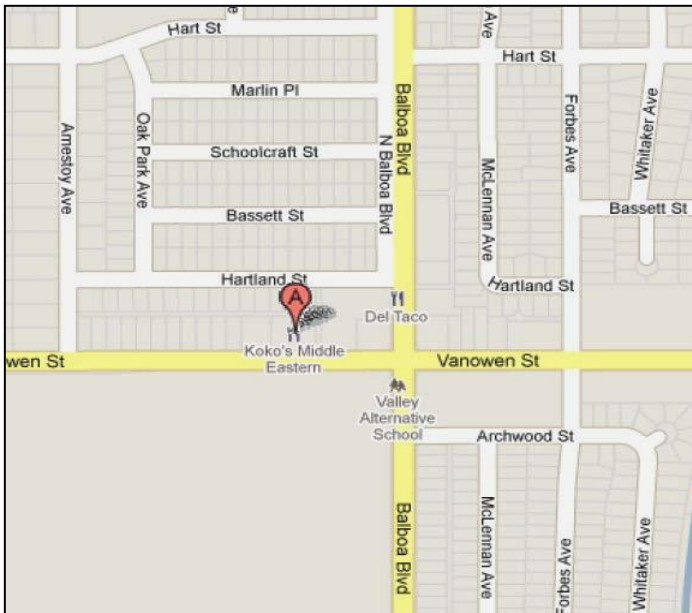


HIGHLIGHTS:

- Excellent Van Nuys location
- Just off the NWC of Balboa Boulevard & Vanowen Street
- This building features an updated façade
- Many amenities in walking distance
- Onsite parking with plenty of street parking available
- Immediate occupancy
- Ideal built-out for medical and food uses with excellent retail exposure



SPACES AVAILABLE:

- Office - 600 - 2,400 +/- square feet @ \$1.25 per square foot, MG
- Unit F - Food Use/Sandwich Shop - 800 +/- square foot @ \$1.65 per square foot, NNN (\$0.55)
- Unit H & J - Retail/Medical - 800/1,600 +/- square foot @ \$1.65 per square foot, NNN (\$0.55)

**For Leasing Information:
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(818) 343-3000**

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