

For Lease

7226 SEPULVEDA BOULEVARD, VAN NUYS ♦ C A ♦ 91405

Size: ±9,600 sq. ft.
Two Stories
Easily Divisible

Available: Entire ±9,600
± 4,400 1st fl.
±5,200 2nd fl.
÷ to about 800

Lease Rate:
\$1.75 per foot
Full Service

Parking: 23 spaces
plus excellent
street parking

FREE PARKING



Full Building / Full Floor Opportunity!

- ◆ **Premium Central Valley location**
 - Located on main boulevard
- ◆ **Close to restaurants, banking, shopping**
 - Numerous area amenities
- ◆ **Located only blocks from 405 Freeway**
- ◆ **Easy access to all areas of Los Angeles**
- ◆ **±2.5/1000 on-site parking**
 - Excellent street parking also available
- ◆ **High demand commercial area**
- ◆ **Above standard-improvements**



NAI Capital

Commercial Real Estate Services, Worldwide.
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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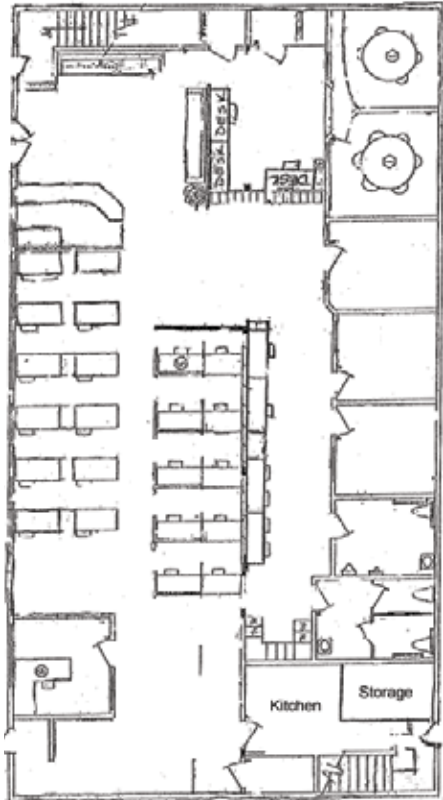
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Floor Plans

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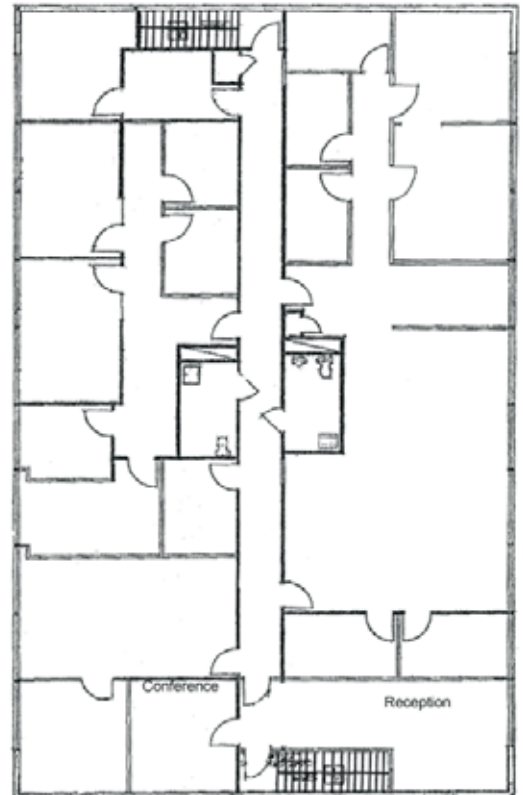
First Floor Lobby

← *First Floor Plan consisting of approximately 4,400 square feet of high-ceiling, open, collaborative, creative space - easily adaptable to almost any use*



Second Floor Reception

Second Floor Plan → *consisting of approximately 5,200 square feet which can be divided into suites as small as 800 feet - easily configured to suit almost any requirement*



Second Floor Conference

Total Available Space:
±9,600 Square Feet
Two Stories
First Floor: ±4,400 sq. ft.
Second Floor: ± 5,600 sq. ft.
(easily divided to as small as approximately 800 feet)
Rental Rate: \$1.75
fully serviced
PARKING IS FREE