



3 Stories • 53,000± SF Available
Typical Floor Plate 18,000± SF
Easily Divisible into Suites as Small as 2,000± SF



14931 Califa Street

Sherman Oaks, California 91411

Property Features

- **Premium Business Center of the Central Valley**
 - Easy access to the 405 and 101 freeways
 - Near the San Fernando Valley Civic Center
- **High-End Easily Adaptable Improvements**
 - Customized brand-new tenant improvements
 - Efficient and functional layout: customized to suit
 - Offers maximum flexibility in design
 - Increased efficiency
- **Free Easily Accessible Parking - 3 Level Structure plus Surface**
 - Over 6:1000 spaces
 - 3:1000 spaces free - more available if needed
- **Experienced Professional Management**
- **Controlled Access Entry System**
- **Two Passenger Elevators + Service Elevator Servicing All Three Floors**
- **Energy-Efficient HVAC System**
 - State of the art customizable heating and cooling system
 - The ultimate in the ability to easily control after-hours usage
- **Landscaped Park-Like Setting**
- **Flexible Suite Sizes**
 - Suites start from as small as 2,000 SF
 - Full floors approximately 18,000 SF
 - Three full floors available: 53,000± SF
- **Highly Competitive Rental Rate of Only \$2.55 per SF + Utilities**
- **Available January 2015**

For more information:

Cathy Scullin

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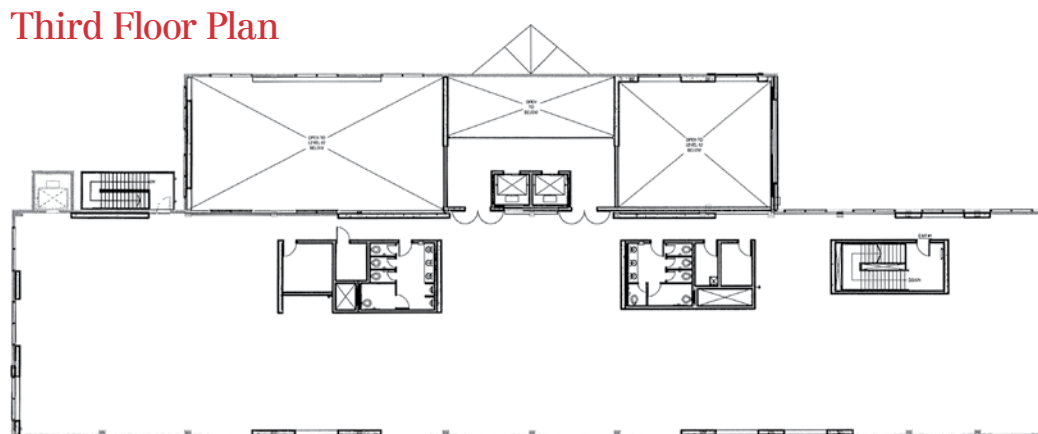
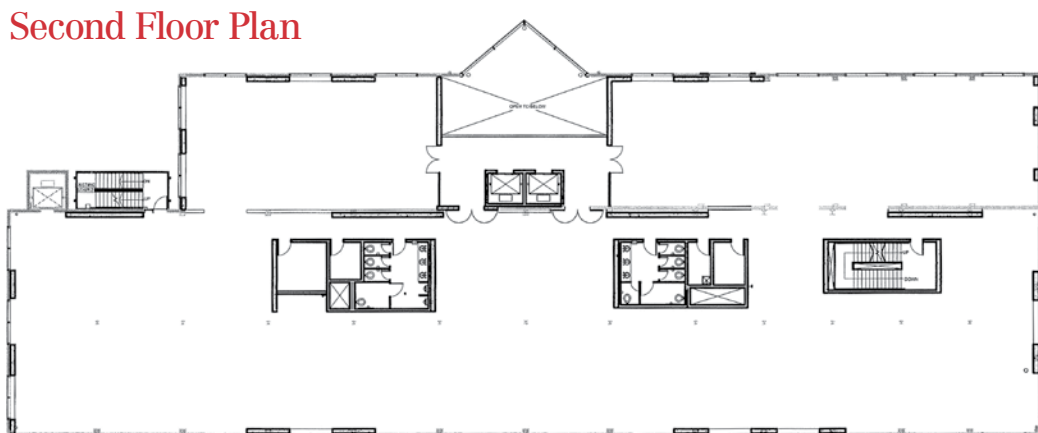
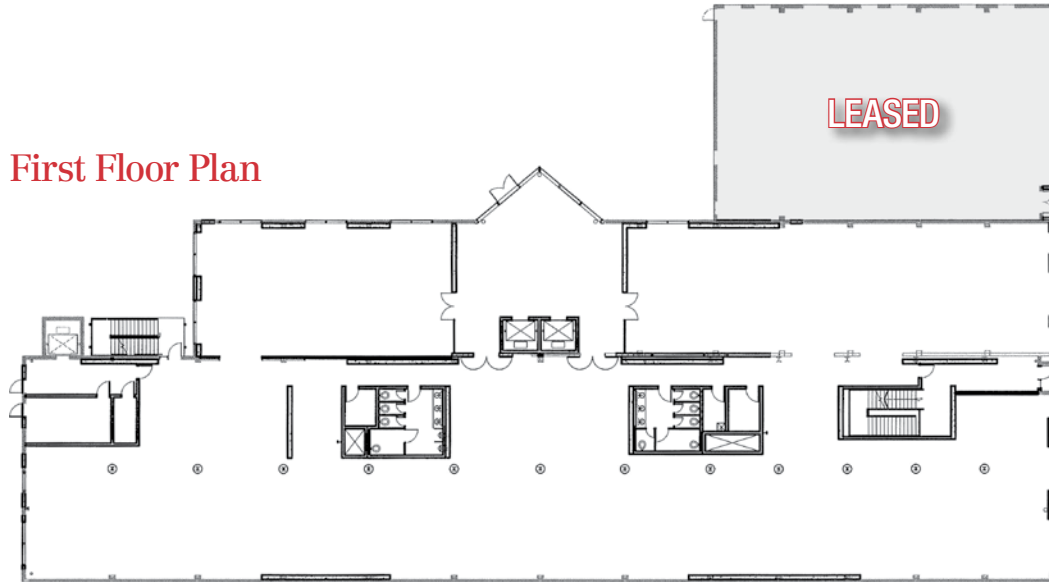
NAI Capital

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Highly creative professional campus in the Central Valley offering customized suite opportunities and THE BEST PARKING IN THE SAN FERNANDO VALLEY!



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FOR LEASE

Newest Creative/
Professional Campus
in the Central Valley

Centralized easy access to anywhere you need to be!



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