

NAI Capital

Commercial Real Estate Services, Worldwide.

6746 Valjean

Van Nuys, CA 91406

Available Space:

±10,000 square feet -

Entire 2nd Floor with private entrance and outside balcony/patio

Available for Lease

Well Located - Central Valley -
Creative Space Available

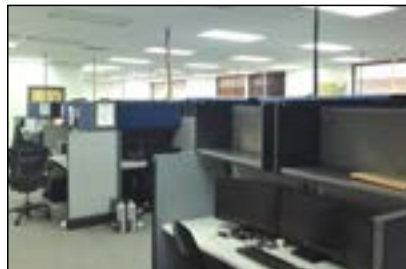


**Competitive Rental of only \$1.05 per foot
— includes 3/1000 free on-site parking + excellent street parking!**



Property Features:

- **Premium Business Center of the Central Valley**
 - Minutes from both the 405/101 freeways
- **Creative Improvements**
 - Combination of open areas and perimeter offices
 - Kitchen area / Meeting rooms / Large private balcony
 - Outdoor patio luncheon / meeting area
 - High ceiling creative space
- **Controlled Access Entry System**
- **Free & Easily Accessible Parking**
 - On-site at 3+/1000 spaces with additional street parking
- **Flexible HVAC System**
 - Package units provide ability to control after-hours usage
- **Highly Competitive Modified Gross Rental Rate**
 - Tenant pays only utilities and janitorial
 - Built as call center/training facility
 - Rental Rate at only \$1.05 modified gross
- **Perfect for Production / Professional Office Use**



For more information:

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Senior Vice President

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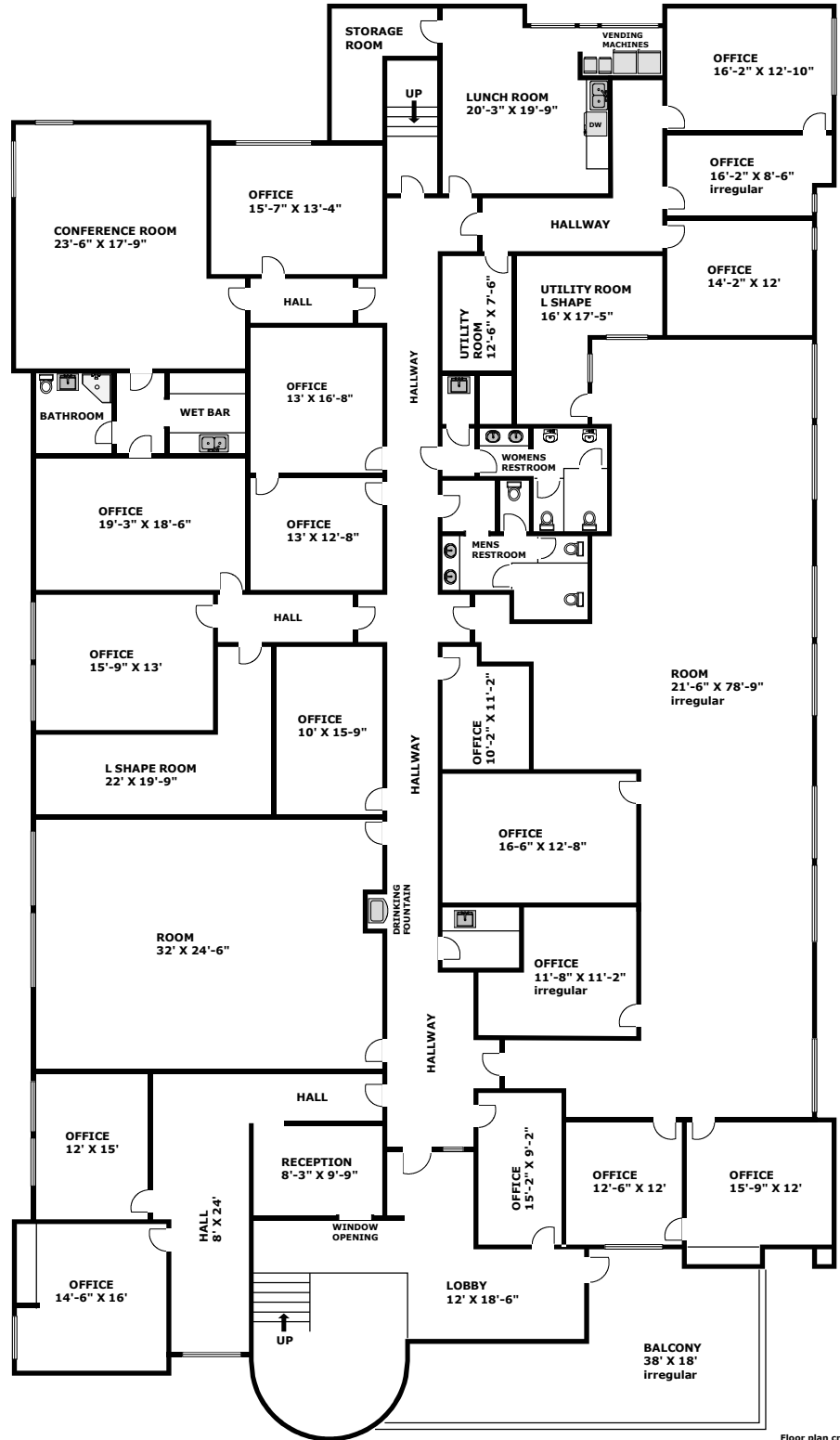
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One of Several Training Rooms



Private Second Floor Patio/Balcony



Floor plan created by [unreadable]

Second Floor Plan

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