

**9725 OWENSMOUTH AVENUE  
CHATSWORTH, CA 91311**

**FOR LEASE  
7,800 SF**



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY FEATURES



**Building Size:** 7,800 SF

**Lease Term:** 3 – 5 Years

**Lease Rate:** \$10,920.00 / Month (\$1.40 / SF Gross)

**CAM Charges:** None

**Features:** Fully Renovated Free Standing Building  
with Private Yard

**Office Area:** 1,600 SF (3 Offices, Reception & Lobby)

**Restrooms:** 2

**Clearance Height:** 13' – 14'

**Loading:** (1) 12' x 12' Ground Level Loading Doors

**Parking:** 16 Stalls

**Power:** 200 Amps of 120/208 Volt;  
Single Phase; 3 Wire

**Zoning:** MR2-1

**Year Built:** 1977

**Location:** Prime Chatsworth location near  
the intersection of Owensmouth Avenue  
and Marilla Street with easy access to  
both the 27 and 118 Freeways



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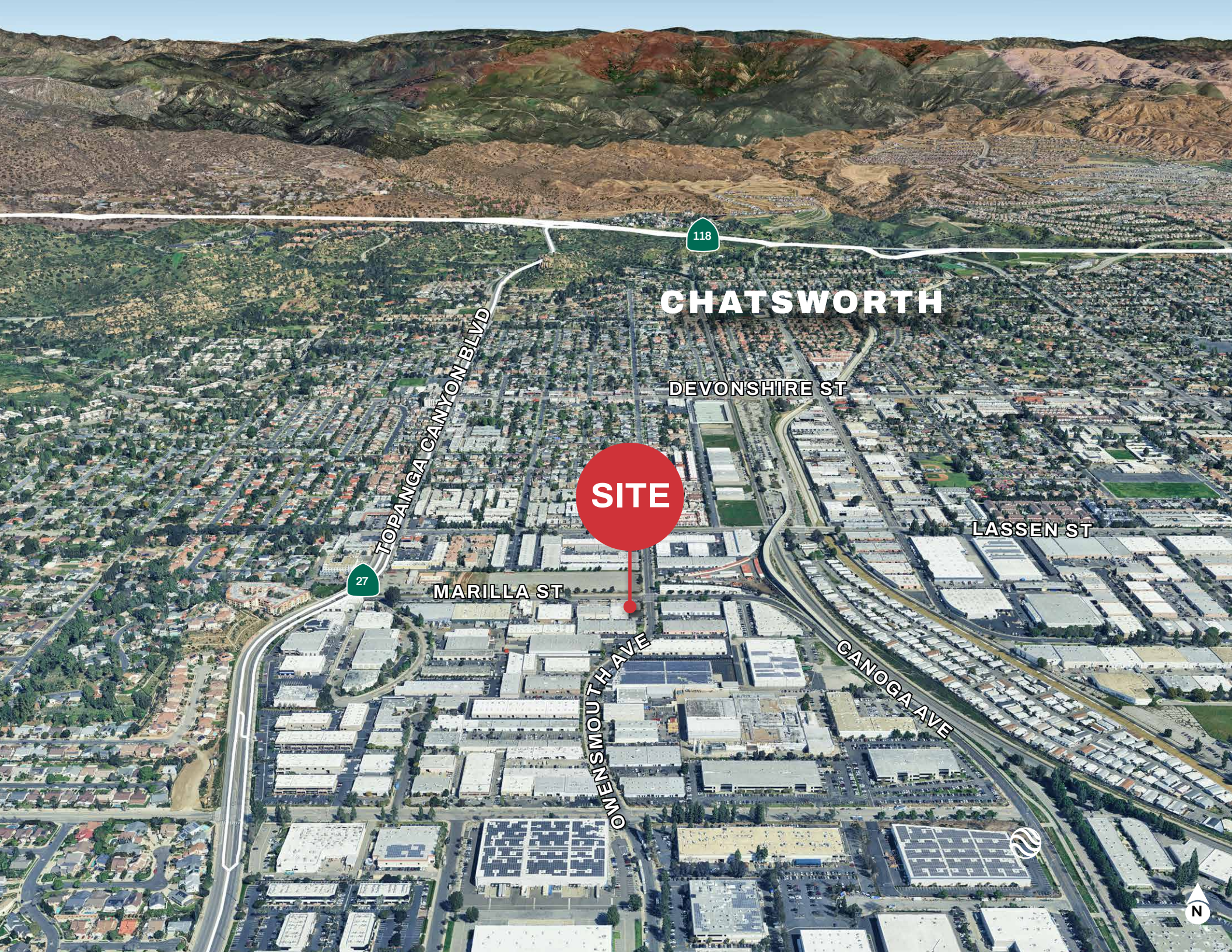


MARILLA AVE

OWENSMOUTH AVE







118

# CHATSWORTH

DEVONSHIRE ST

LASSEN ST

SITE

27

MARILLA ST

WOMENSMOUTH AVE

CANOVA AVE

N



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