

FOR LEASE | 900 SF - 2,400 SF AVAILABLE

RECENTLY REMODELED!

HIGH-TRAFFIC CORNER • EXCELLENT VISIBILITY • SIGNAGE OPPORTUNITY




\$ LEASE RATE


\$3.00/SF/MO NNN
+ \$0.60/SF/MO

ESTIMATED NNN EXPENSES

AVAILABLE SPACES

 16141 Nordhoff Street
1,500 SF (Corner Space)

 16143 Nordhoff Street
900 SF

 Can be combined for up to
2,400 SF

PROPERTY HIGHLIGHTS



Approx. 2,600 SF private outdoor area shared between tenants; accessible from inside the units or street frontage



17 shared parking spaces



Individually metered units



Signage opportunity



HVAC



Delivered in vanilla shell condition



HIGH-TRAFFIC CORNER AT NORDHOFF ST. & WOODLEY AVE.



APPROX. **48,000** VEHICLES PER DAY ON NORDHOFF ST.



APPROX. **24,000** VEHICLES PER DAY ON WOODLEY AVE.

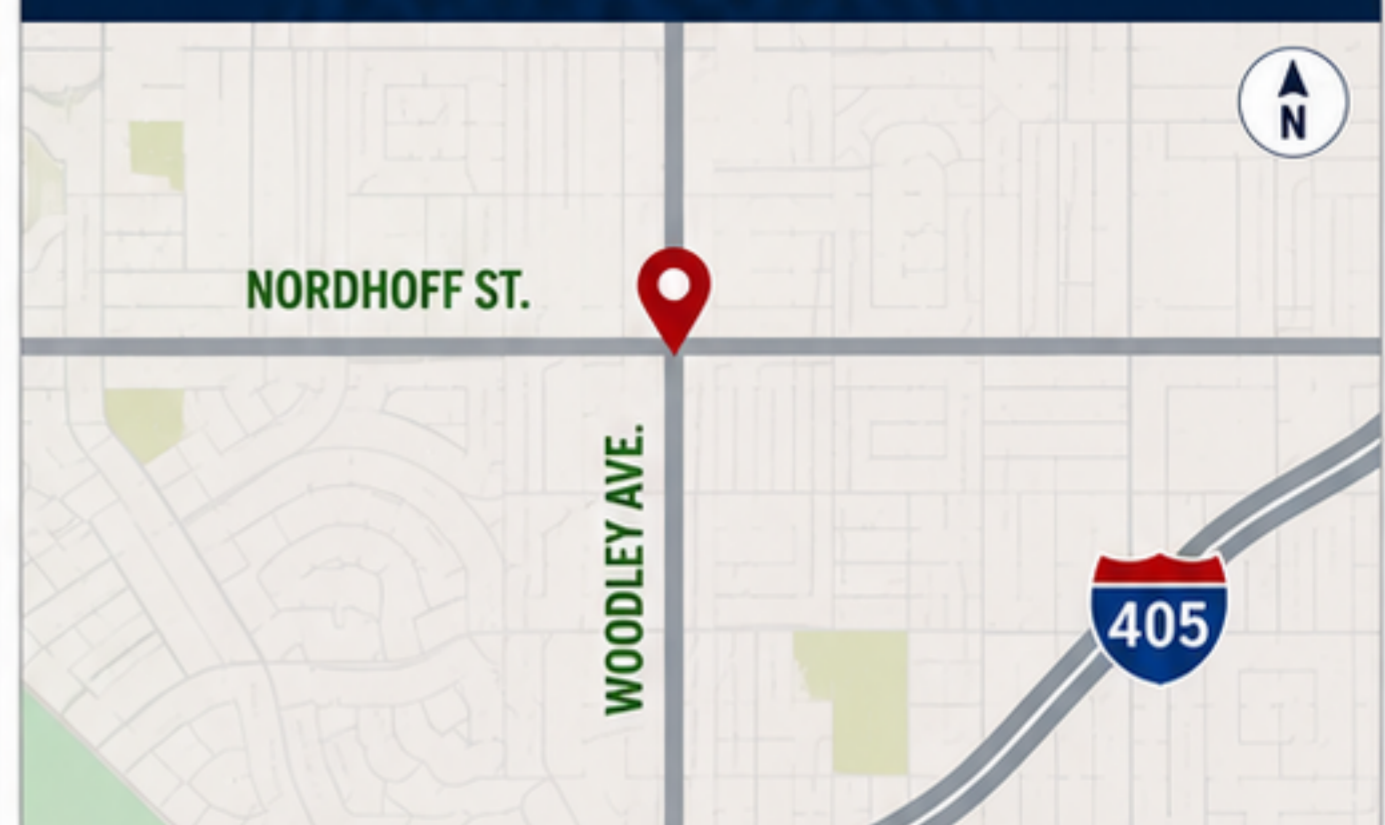


CONVENIENT ACCESS TO THE 405 FREEWAY


APPROX. 2,600 SF OF PRIVATE OUTDOOR AREA SHARED BETWEEN TENANTS




PRIME NORTH HILLS LOCATION



CONTACT
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*Great Location.
Great Opportunity.*