

**1445 E. LOS ANGELES AVE**  
SIMI VALLEY, CA

**FOR LEASE**

 **SUA LAW GROUP**

1445

1445

**FOR LEASE**

**NAI Capital**  
Commercial Real Estate Services, Worldwide.

[naicapital.com](http://naicapital.com)

**AVAILABLE**

**805-446-2400**

**ANTHONY PRICE 805.277.4012 LIC. 01981763**

**ANTHONY PRICE**

Senior Associate

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**NAI CAPITAL - WESTLAKE VILLAGE**

2555 Townsgate Rd.,

Suite#320

Westlake Village, CA 91361

O: 805.446.2400

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# PROPERTY HIGHLIGHTS

- « Under New Ownership
- « Ground Floor Space up to 5,000 SF
- « Office Suites ranging from 250 - 5,043 SF
- « Flexible Lease Terms: 3-10 Years
- « Free Surface Parking: 3.7/1,000
- « Move-in Ready Suites Available
- « On-site Management
- « Walking Distance to Amenities
- « Easy Access to the 118 Freeway



E LOS ANGELES AVE





# SPACE AVAILABILITY SUMMARY

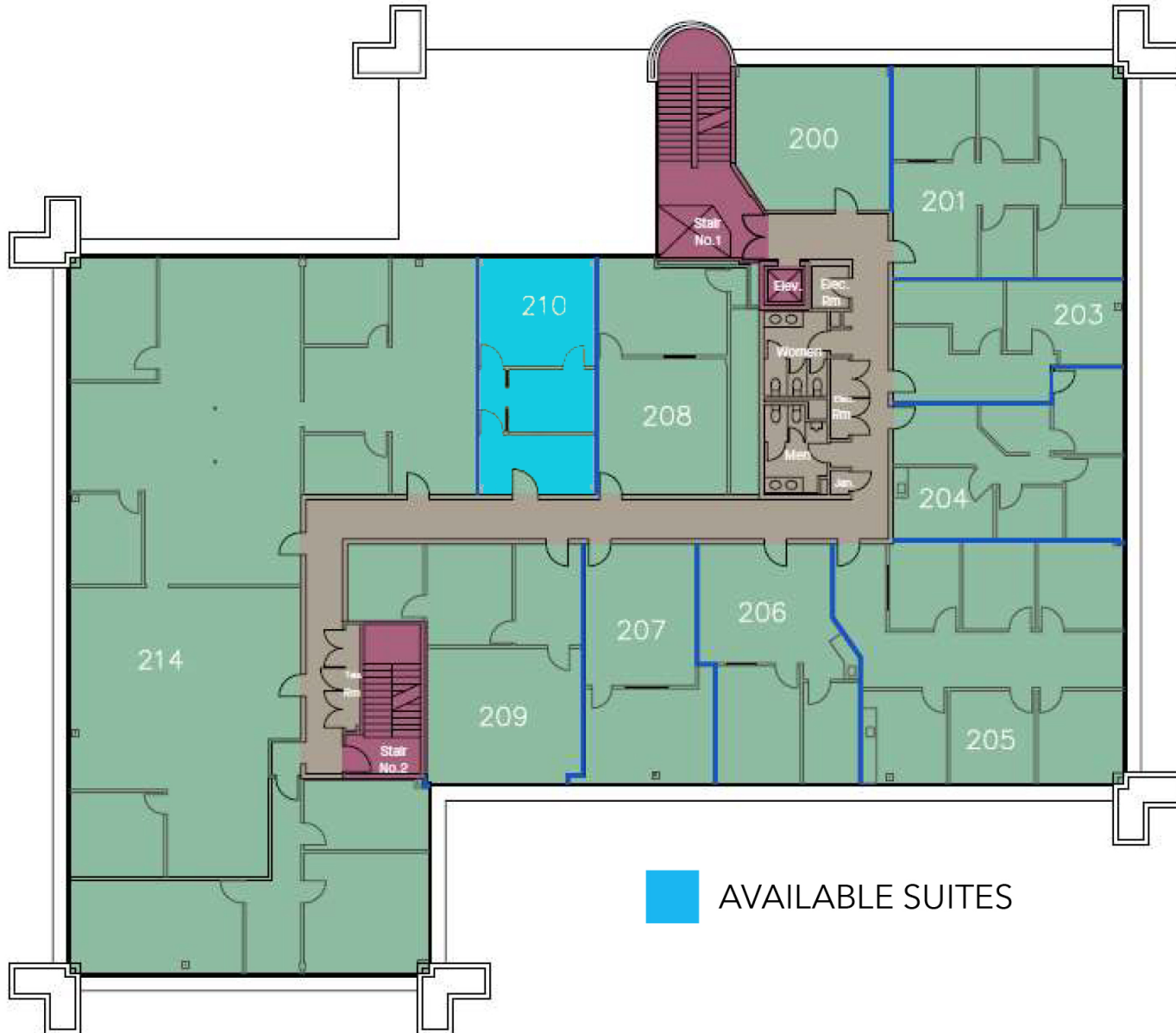
SUITE	SIZE	RATE
100	5,043 SF	\$2.50 FSG
101	1,276 SF	\$2.25 FSG
104	3,300 SF	\$2.50 FSG
114	487 SF	\$2.25 FSG
206	760 SF	\$2.25 FSG
210	665 SF	\$2.25 FSG
301B	332 SF	\$2.25 FSG
301H	332 SF	\$2.25 FSG
301I	340 SF	\$2.25 FSG
301K	315 SF	\$2.25 FSG
301P	332 SF	\$2.25 FSG
301R	250 SF	\$2.25 FSG
301V	410 SF	\$2.25 FSG
302	1,273 SF	\$2.25 FSG



# FIRST FLOOR



# SECOND FLOOR



 AVAILABLE SUITES

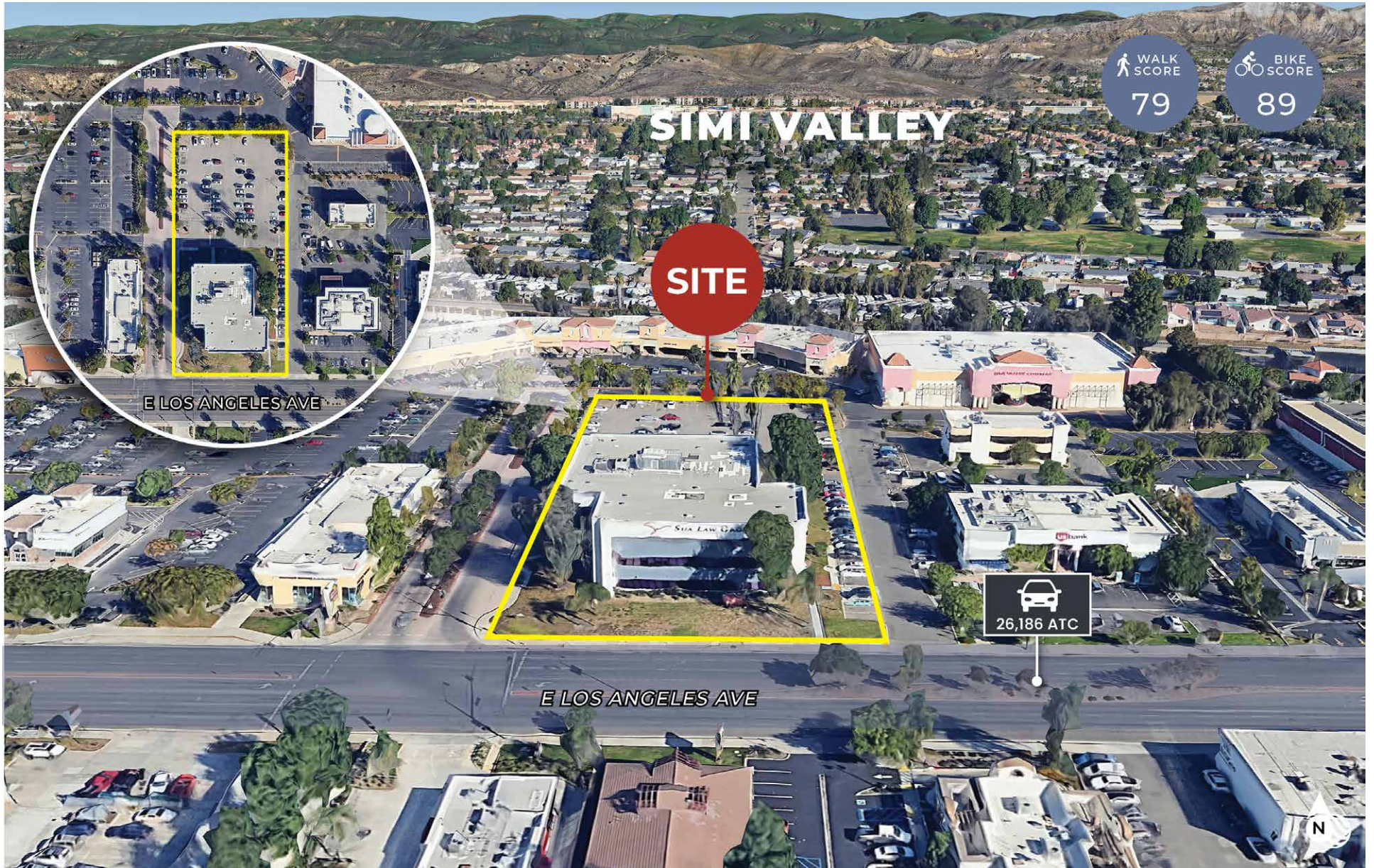


# THIRD FLOOR





# AERIAL MAP



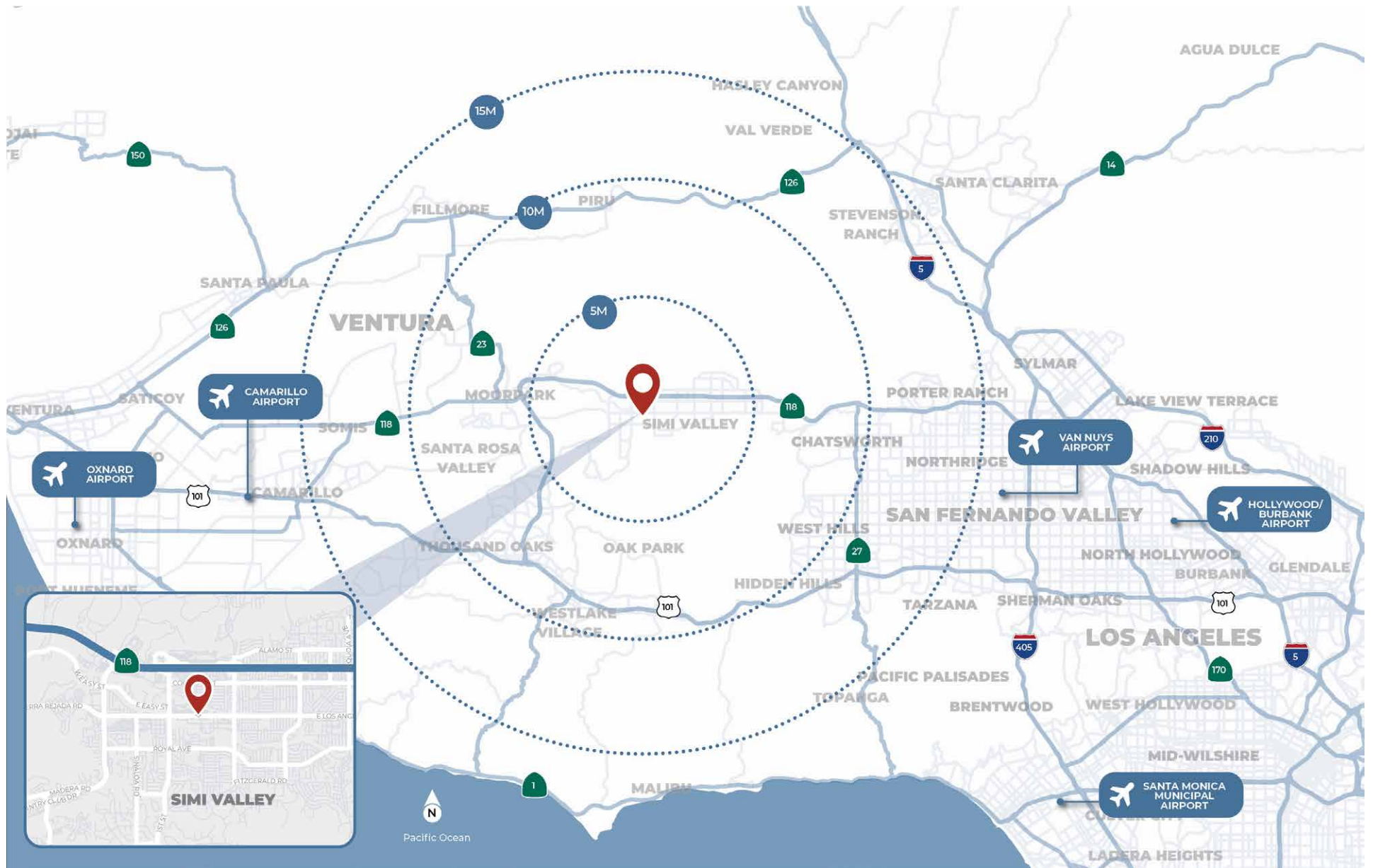


# RETAILERS MAP



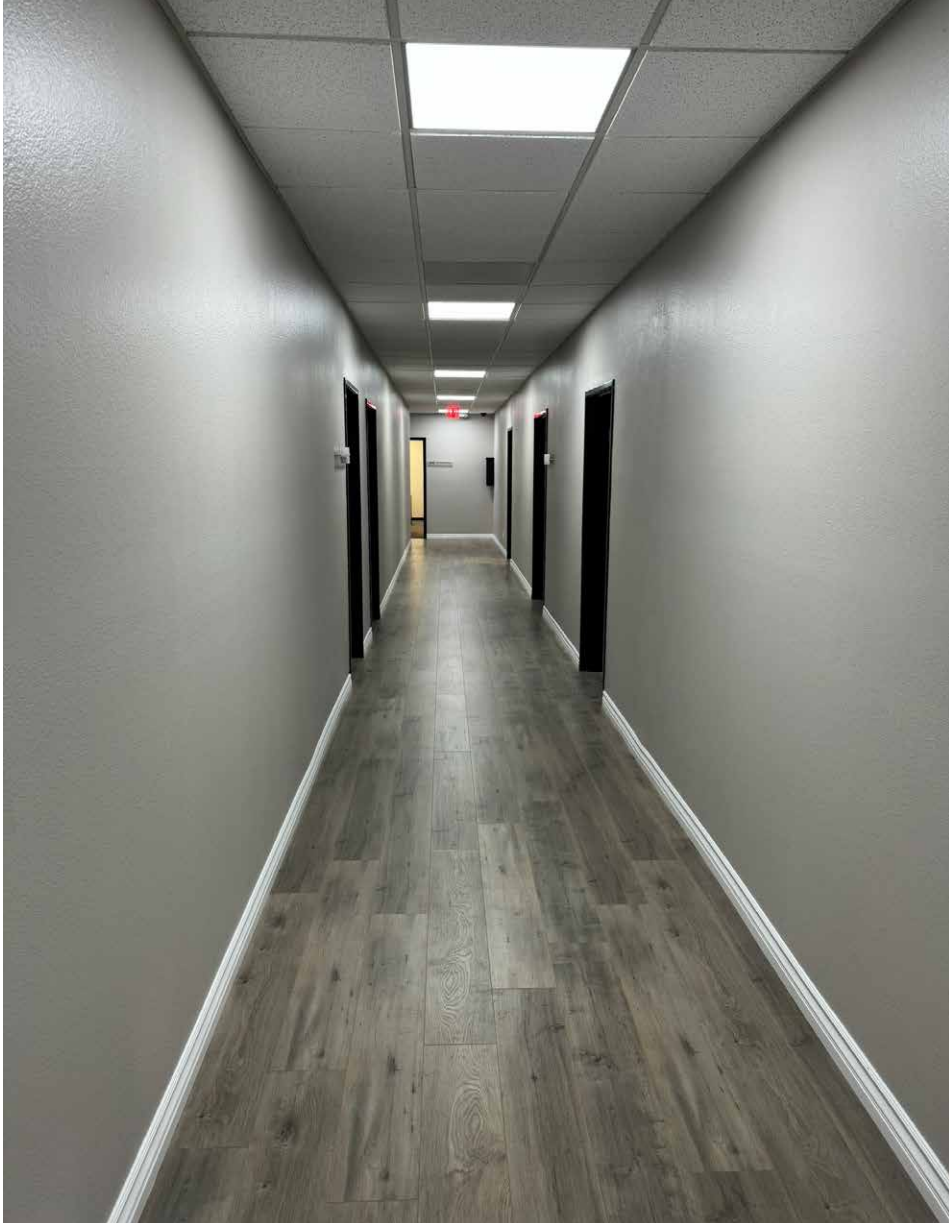


# LOCATION MAP





# PROPERTY PICTURES





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