



Colliers

NorthWest Business Park Chatsworth, CA 91311

A 10.56 acre business park featuring
8 High-Image Office and Industrial Buildings in a
Fully Landscaped Environment

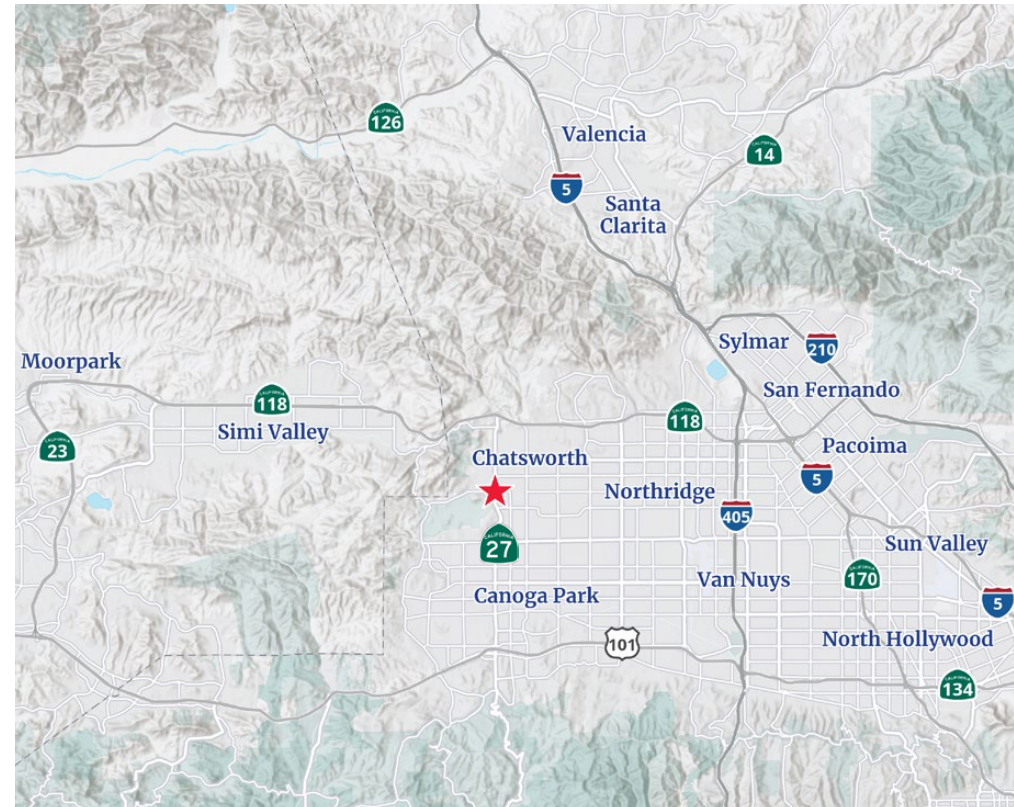
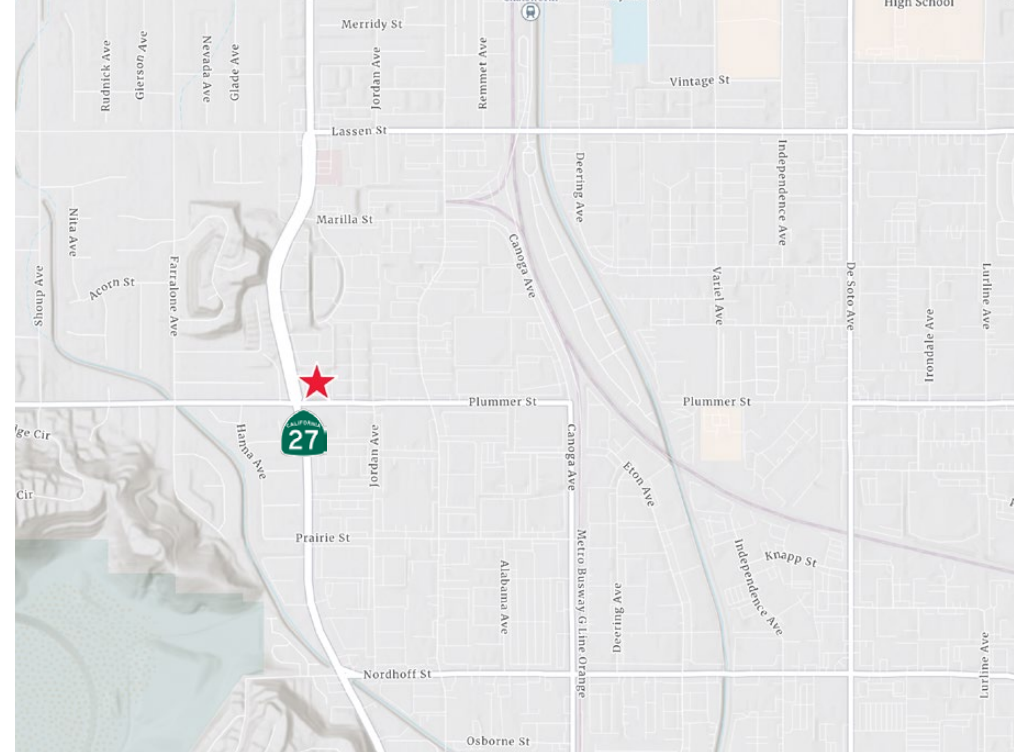
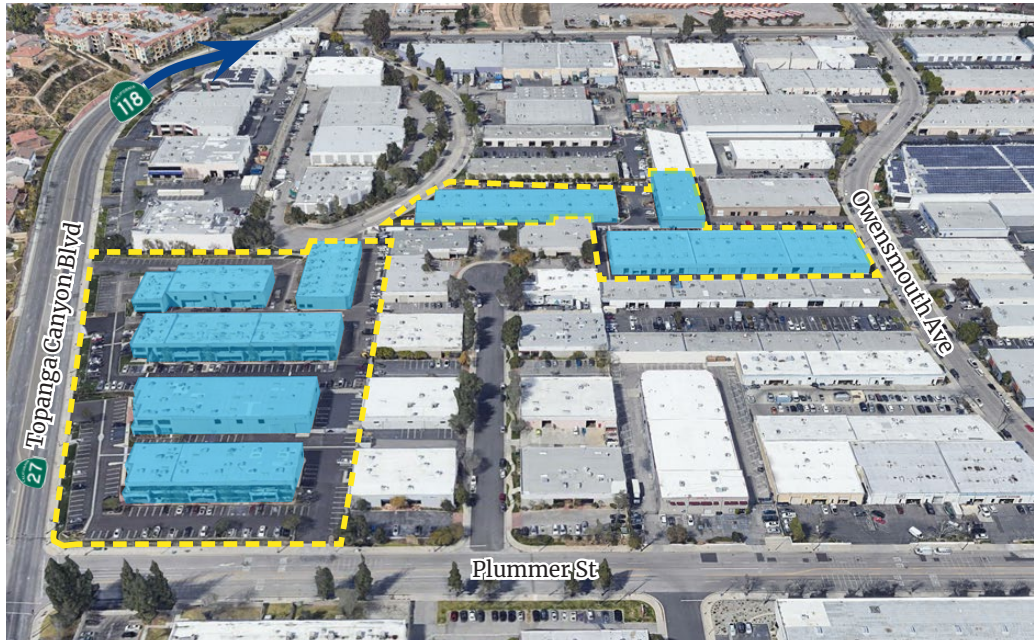
9638 Topanga Canyon Pl, Unit A
6,623 SF

Available for Lease

NorthWest Business Park

Overview

- » Beautiful, Corporate Image Campus Environment
- » Modern, Concrete Tilt-Up Buildings
- » Main Street Frontage
- » Multiple Size and Product Types to Fit Your Company's Space Requirements
- » Expansion Capabilities for Growing Companies
- » Responsive, On-site Property Management
- » Strategically Located Near 118 Freeway, Easy Access to 101 Freeway
- » Minutes to a Myriad of Amenities, Including Wide Range of Excellent Lunch and Dinner Options
- » Landscaped Atmosphere With Mature Trees and Plantings



9638 Topanga Canyon Pl

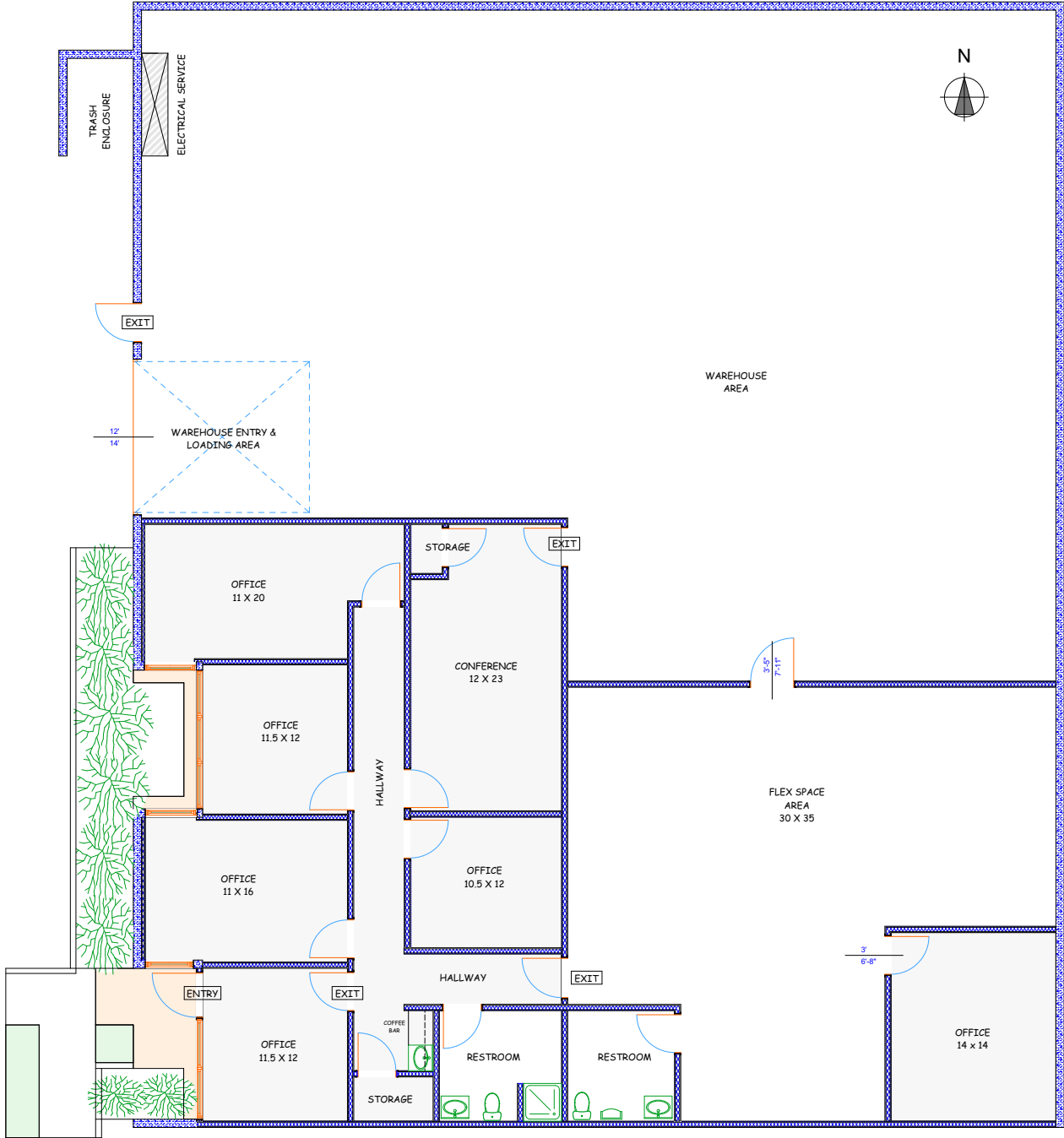
Specifications



Available SF	6,623
Monthly Rent	\$10,531 (\$1.59 PSF Gross)
Clear Height	15'
GL Doors / Dim	1 / 12'x14'
Power	400A, 120/208V, 3Ph, 4W
Parking / Ratio	13 / 1.96:1

Office SF / #	3,196 / 7
Warehouse HVAC	Yes
Restrooms	2
Zoning	LAMR1
Possession	Available Mid-January 2026
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.





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