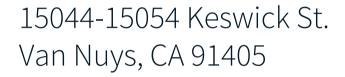




For Sublease



Property specifications

- Sublease through 6/30/2026
- 13,769 SF available
- 2,600 SF offices space
- 16' Clear height
- 3 Ground level doors | 12'x12'
- 1 Dock high door | 12'x14'
- CM-1 Zoning

Advantages and amenities

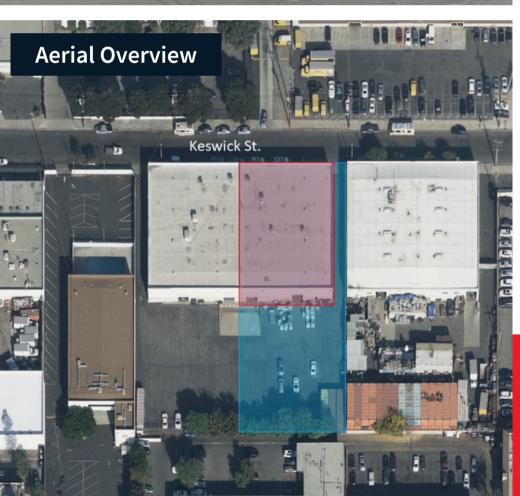
- Recent Rate Reduction \$1.24 PSF
- Large, fully fenced rear yard
- 30 Parking spaces
- Great street frontage
- Close proximity to the I-405 & I-101 freeways

Jackson Weirick

Associate CA License #02199890 jackson.weirick@jll.com +1 (818) 389 8021

ill.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved

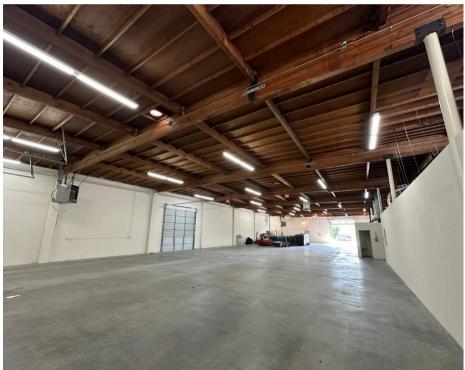


Interior Images













Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved