



<b>LOCATION:</b>	6223 Van Nuys Boulevard Van Nuys, Ca 91402
<b>SIZE:</b>	1,200* +/- square feet
<b>RENTAL RATE:</b>	\$3,450.00 per month, MG
<b>AVAILABLE:</b>	April 2026
<b>PREVIOUS USE:</b>	Law Office
<b>PARKING:</b>	Two (2) parking spaces in rear parking lot
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Walking distance to L.A. City Planning &amp; Government Center</li><li>* Excellent signage &amp; visibility along Van Nuys Blvd.</li><li>* Good pedestrian &amp; street traffic</li><li>* Easy access to the 405 &amp; 101 Freeways</li><li>* Call Broker to show!!!</li></ul>

### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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*\*Lessee to Verify*

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