

**Prime Corner!!!**



**1st & 2nd Floors!!!**

- LOCATION:** 22065 Sherman Way, Canoga Park, Ca 91303
- SIZE/RENTAL RATE:**
- Ground Floor** – 2,500 +/- square feet retail space @ \$5,500.00 per month, MG
  - Unit 201 – 203** - 2,300 +/- square feet office space @ \$2,500.00 per month, GROSS  
**(Units can be divided)**
- OCCUPANCY:** Immediate
- PARKING:** Rear parking lot available along with good street parking
- COMMENTS:**
- \* One (1) block west of Topanga Canyon Boulevard
  - \* Good rear parking
  - \* Great street visibility & signage
  - \* Completely remodeled!!!
  - \* A MUST SEE!!!

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

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*\*Lessee to Verify*

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