

# Flex Space

Zone M-1-2  
Warehouse/ Flex/ Exec Offices  
3,700 SqFt unit  
Newly Renovated



# For Lease

\$1.75 PSF base rent  
Modified Gross Lease  
Term 3-5 Years

805-630-5694

bradleylegacyproperty@gmail.com

**6430 Variel Ave, Woodland Hills, CA 91367**  
**near Warner Center**

Additional Building Information:

### Unit 101 + 2nd Floor Office Suite

Air Cond & Heat: Yes 24/7

Ceiling Heights: 8'-9' office 12'-14' warehouse

# of Offices /Rm: Seven (7) + warehouse, lobby, kitchenette, server room

Parking Spaces: Ten (10) Reserved included

Available Power: 120/208 Volt 3 phase

Electric Power - Tenant responsibility w/ DWP

Phone / Internet - Tenant responsibility w/ Spectrum

Natural Gas - Tenant responsibility w/ The Gas Co.

Trash & Recycle - Landlord provides in CAM

Water & Sewer - Land Lord provides in CAM

HVAC maint. - Land Lord provides in CAM

Janitorial & L/S - Tenant responsibility inside their unit

Land Lord provides for common area only

Safety Features: Automatic Locks & ADT Security for Lobby.

Exterior Cameras & Lighting

