

FOR LEASE

**21211 NORDHOFF ST.
CHATSWORTH, CA 91311**

 **COLDWELL BANKER
COMMERCIAL** QUALITY
PROPERTIES

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OVERVIEW

21211 NORDHOFF ST. CHATSWORTH, CA 91311



FREE PARKING 5.0:1000 SF

- Three level parking structure providing ± 250 parking stalls
- Multiple entries into parking structure
- Secured card entry system
Max. Clearance 6' 7"

ASK ABOUT LANDLORD'S BUILDOUT CONTRIBUTION

Lease Rate	\$1.75/SF/MO
Lease Type	Full Service Gross
Terms	Negotiable
Available RSF	Approx. 45,000 RSF - Divisible
Zoning	MR2-1
Construction Type	Tilt Up

± 45,000 RSF

OFFICE DIVISIBLE TO APPROX. 2,000 RSF

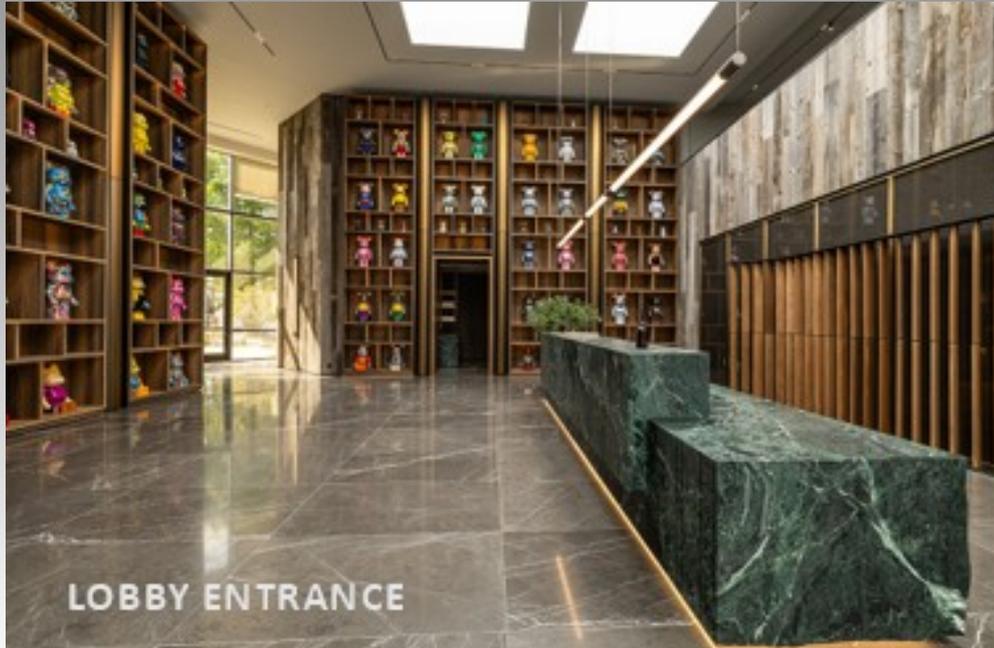


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New Interior Design

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LOBBY ENTRANCE

1 ST FLOOR

Approx. 2,000 RSF - 18,503 RSF



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New Interior Design

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2 ND FLOOR

Approx. 2,000 RSF - 24,421 RSF



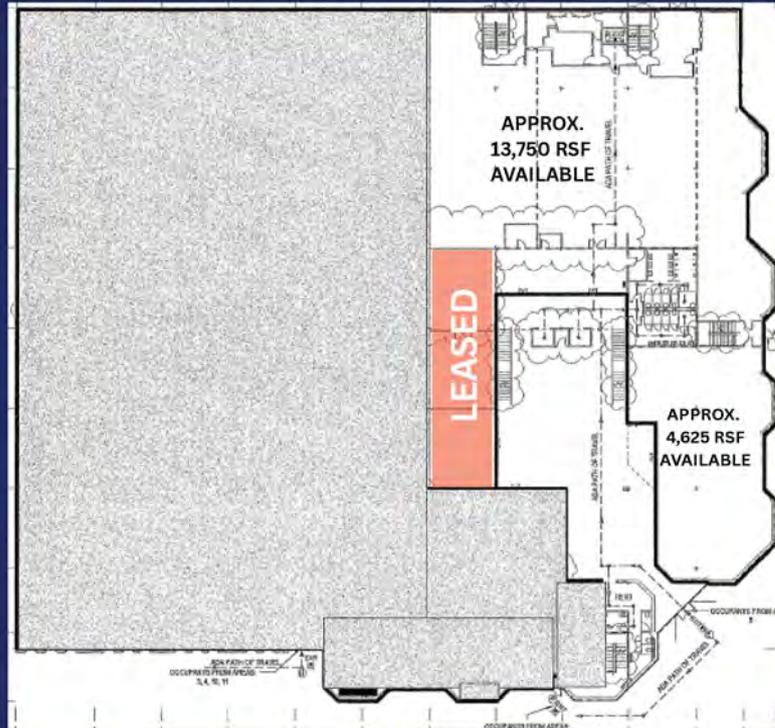
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FLOOR PLAN

21211 NORDHOFF ST. CHATSWORTH, CA 91311

PROPOSED 1ST FLOOR PLAN



NOT TO SCALE

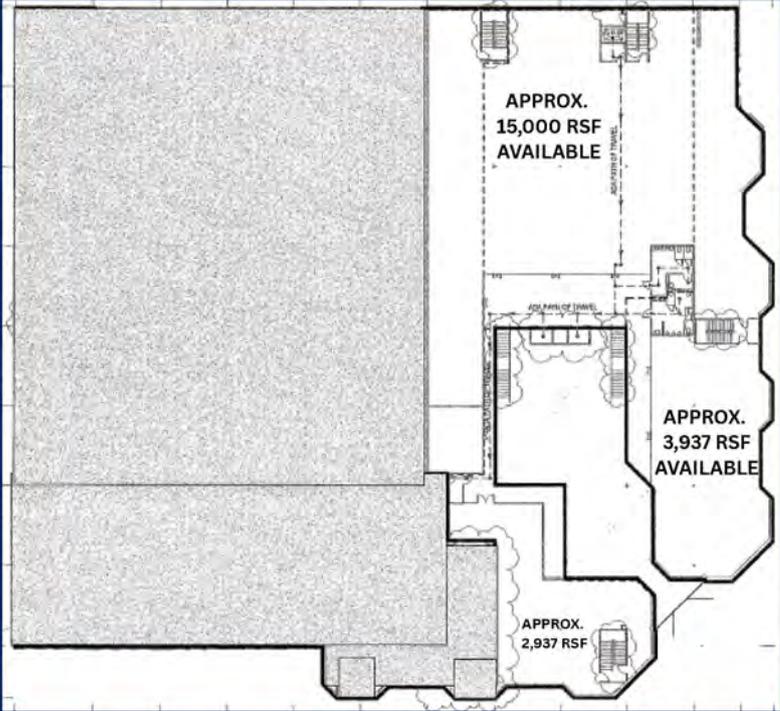
Lessee to verify measurements and all information contained

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FLOOR PLAN

21211 NORDHOFF ST. CHATSWORTH, CA 91311

PROPOSED 2ND FLOOR PLAN



NOT TO SCALE

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HIGHLIGHTS

21211 NORDHOFF ST. CHATSWORTH, CA 91311



Major street frontage on Nordhoff Street



5 minute walk to Metro Orange Line Busway Nordhoff Station



100% HVAC throughout



Close proximity to retail amenities



Elevator served



Easy access to rest of Los Angeles Region via 118, 405, 5, 170 and 101 Freeways`



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TRANSPORTATION

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FREE PARKING 5.0:1000 SF

Three level parking structure providing
± 250 parking stalls

Multiple entries into parking structure

Secured card entry system

Max. Clearance 6' 7"



Transit / Subway

4 minute walk to Nordhoff Transit Stop (Orange Line)

Commuter Rail

6 minute drive to Chatsworth Commuter Rail
(Ventura Country Line)

Airport

26 minute drive to Bob Hope Airport

Walk Score

Car-Dependent (46)

Transit Score

Some Transit (49)



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AERIAL

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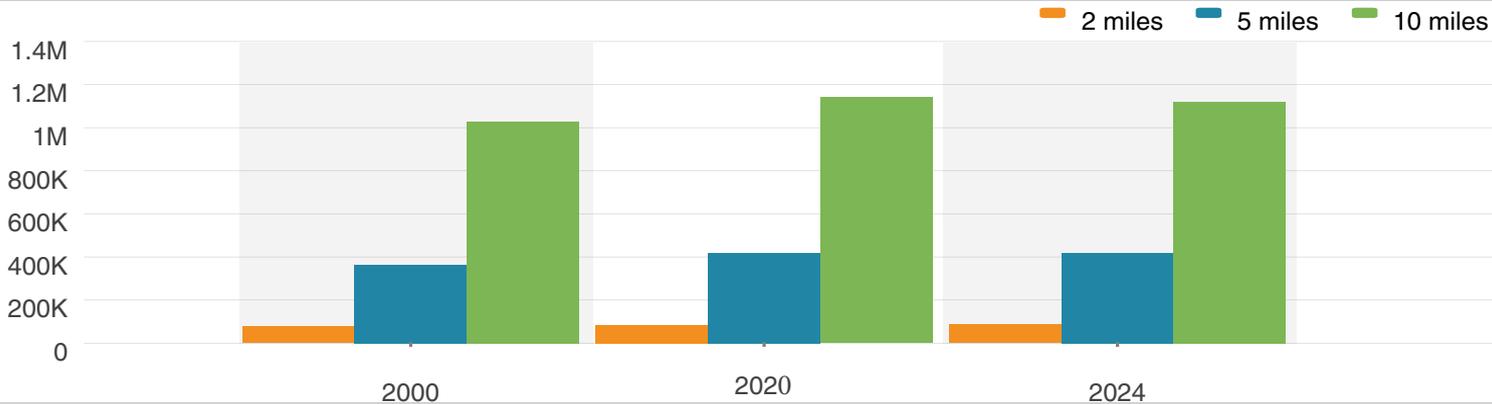
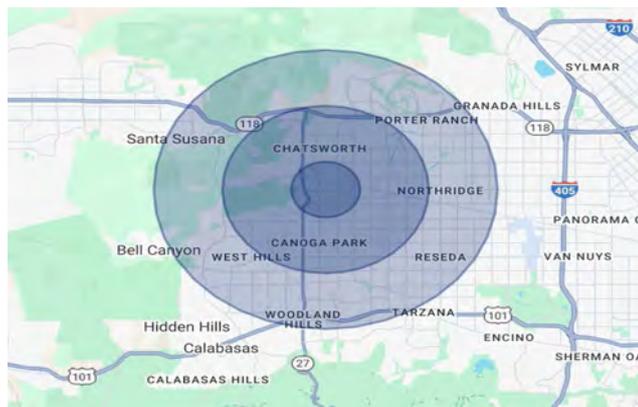
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DEMOGRAPHICS

21211 NORDHOFF ST. CHATSWORTH, CA 91311

POPULATION

	2 miles	5 miles	10 miles
2000	77,767	363,181	1,028,656
2020	85,384	418,084	1,140,686
2024	86,267	418,325	1,120,224



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NEARBY RETAIL

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