

CREATIVE LOFT FOR LEASE

The Woodman Center

6000 Woodman Ave | Van Nuys, CA 91401

Exclusively Listed By:

Sam Nobel

Associate

snobel@naicapital.com

818.742.1631

Cal DRE Lic#01995634

Rose O'Sullivan

Senior Vice President

rosullivan@naicapital.com

805.338.9232

CA DRE Lic. #01904175

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LOCATION DESCRIPTION

A rare opportunity to lease a newly upgraded high end office space on the top floor with a private balcony rooftop inside a small shopping center in the heart of the Valley. Recently remodeled bathroom and kitchen gives the office a great vibe and is ready to be set up as a music studio.

LEASE DESCRIPTION

Two private offices inside with a nice size lobby area. Great for long hours and late night work sessions at the studio. Make this place a working heaven, just add some furniture and you're ready to go.

LOCAL AMENITIES IN THE AREA

- ❑ 7-11
- ❑ Barone's Pizza
- ❑ Subway
- ❑ Liquor Store
- ❑ Grocery & Kebab Factory

- ❑ Previously used as a recording studio
- ❑ Unit will be delivered unfurnished
- ❑ Second floor in a gated building
- ❑ Tenants include Smoke Shop, Hookah Lounge, Nursing
- ❑ Comes with a dedicated parking spot
- ❑ Visitor parking available

BUILDING INFORMATION

Building Size	7,973 SF
Lot Size	10,890 SF
Building Class	C
Year Built	1954

LEASE SPACE

Space Name / Address	Unit 201A
Lease Rate	\$3,250
Rate Per SF	\$2.75/SF
Space Size	1,186 SF
Lease Type	Modified Gross
Date Available	6/1/2023

PROPERTY PHOTOS



AMENITIES MAP



AERIAL MAP



VAN NUYS OVERVIEW

VAN NUYS, LOS ANGELES | Los Angeles County, CA

LOCATION

Van Nuys represents an LA neighborhood in the City's eastern San Fernando Valley region of Los Angeles County, Ca. Van Nuys exemplifies LA's suburban diversity with a multicultural community featuring the Van Nuys Airport, Van Nuys Superior Courthouse and Valley Municipal Building in the local government hub, the adjacent Panorama Mall and the Van Nuys Blvd. metro station as well as numerous industrial properties.

Van Nuys borders Panorama City and North Hills to the north, Valley Glen to the east, Sherman oaks to the south, and Lake Balboa to the west.

Van Nuys is the most-populated San Fernando Valley neighborhood and its central location offers many benefits for industrial-sector businesses. The community provides excellent access to transit for moving goods and materials, including freight rail, Interstates 5 and 405 as well as highways 101 and 170. The subject property is only 21 miles north of Los Angeles International Airport and 40 miles north of the Port of Los Angeles in San Pedro.

Sources: City of Los Angeles CAFR, 2020; NAI Capital Research; Applied Geographic Solutions

DEMOGRAPHICS



664,184
Population



237,718
Households



\$98,432
HH Income



39
Median Age

ECONOMIC HIGHLIGHTS



36,689
Businesses



254,134
Employees



57.5%
White Collar



42.5%
Blue Collar

CREATIVE LOFT FOR LEASE

The Woodman Center

6000 Woodman Ave | Van Nuys, CA 91401

Exclusively Listed By:

Sam Nobel
Associate
snobel@naicapital.com
818.742.1631
Cal DRE Lic#01995634

Rose O'Sullivan
Senior Vice President
rosullivan@naicapital.com
805.338.9232
CA DRE Lic. #01904175

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE