

OFFICE SPACE FOR LEASE

3355 COCHRAN ST

SIMI VALLEY, CA

MARK LEONARD  
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License ID# 01031863



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

## AVAILABLE SUITES

3355 COCHRAN ST. SIMI VALLEY, CA

SUITE	SIZE	RATE
100	3,761 SF	\$1.85 MG + electric & janitorial
201	1,100 SF	\$1.85 MG + electric & janitorial
202	803 SF	\$1.85 MG + electric & janitorial

**PROMOTIONAL RATE: \$.99 PSF**  
for the first six months on a five-year term





## 3355 COCHRAN STREET

YEAR BUILT	1987
BLDG SIZE	13,667 SF
AVAILABLE	SUITE 202-813 RSF
LEASE RATE	\$1.80 PSF FSG
STORIES	2
ELEVATOR	YES
PARKING	55 SURFACE SPACES (4/1000)
ZONING	CO

## PROPERTY HIGHLIGHTS

- New Ownership
- Competitive Market Rents
- Extensive Window Line
- Abundant Onsite Parking
- Monument Signage Available
- Close to Retail and Restaurant Amenities
- Easy Access to Ventura 118 Freeway



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## CONTACT

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## WEBSITE

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COMMERCIAL REAL ESTATE SERVICES

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