

Small Office Spaces Available in Northridge

8444 & 8448 Reseda Blvd., Northridge, CA 91324



CAROL MARMOR (818) 697-9381

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ± 400 - 900 SF office spaces available
- On-site parking available in the rear
- Women's and men's restrooms on each floor
- Security gates available
- Separately metered per office with central air conditioning

AREA AMENITIES

- Across the street from Vallarta Supermarket
- Northridge Hospital in nearby area
- Close to the 118 Freeway
- Many nearby restaurants with a wide variety of cultural flavors

RATE

- #F - 500sf @ \$1,000 MG
- #K - 900 sf @\$1,950 MG
- #104 - 400 sf @ \$850 MG
- #203 - 600 sf @ \$1200 MG



DEMOS	1 MILE	3 MILE	5 MILE
Population	29,885	226,013	637,357
Avg. HH Income	\$89,114	\$100,693	\$98,417
Daytime Pop	24,019	185,089	518,947
Traffic Count	± 40,929 cars per day		



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Unit K - ± 900 SF @ \$1,950 MG

5 rooms includes a reception window office, kitchenette & storage closet. Brand new floors and paint



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Unit F - ±500 SF @ \$1,000 MG



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Unit #203 - ± 600 SF @ \$1,200 MG

4 rooms



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