



CAROL MARMOR (818) 697-9381

cmarmor@illicre.com · DRE#01994635

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

m (10)

FOLLOW US

8444 & 8448 Reseda Blvd., Northridge, CA 91324

PROPERTY FEATURES

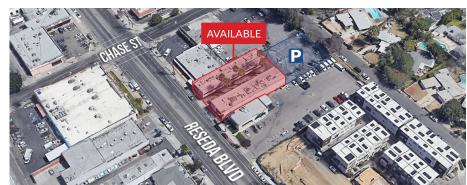
- ± 400 900 SF office spaces available
- On-site parking available in the rear
- Women's and men's restrooms on each floor
- Security gates available
- Separately metered per office with central air conditioning

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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