

NO PASS THROUGHS & 5/1,000 FREE PARKING FOR THE TERM Class-A Office Space for Lease

9301 Corbin Avenue, Northridge, CA 91324

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NORTHRIDGE

Class-A Office Space for Lease

9301 Corbin Avenue, Northridge, CA 91324

AVAILABLE

Suite:	Size (RSF):	Rent (PSF/Mo., FS):	Available:
1000:	±7,931	\$2.25	Immediately*
1600:	±3,760	\$2.25	Immediately*

*NO OPERATING EXPENSE PASS THROUGHES FOR THE ENTIRE LEASE TERM

PROPERTY HIGHLIGHTS

- Three-story, 128,730 RSF building
- Located on the NWC of Corbin Ave. and Prairie St.
- Walking distance to the Northridge Fashion Center mall plus other restaurant and shopping options nearby
- Offices arranged around two tranquil interior courtyards which serve as the centerpiece and create additional, abundant natural light
- Ample free parking (Up to 5 per 1,000 RSF)
- Easy vehicular access from the two entrances to the property (one on each street)
- Landlord has offices in the building, providing pride of ownership and on-site management



NORTHRIDGE

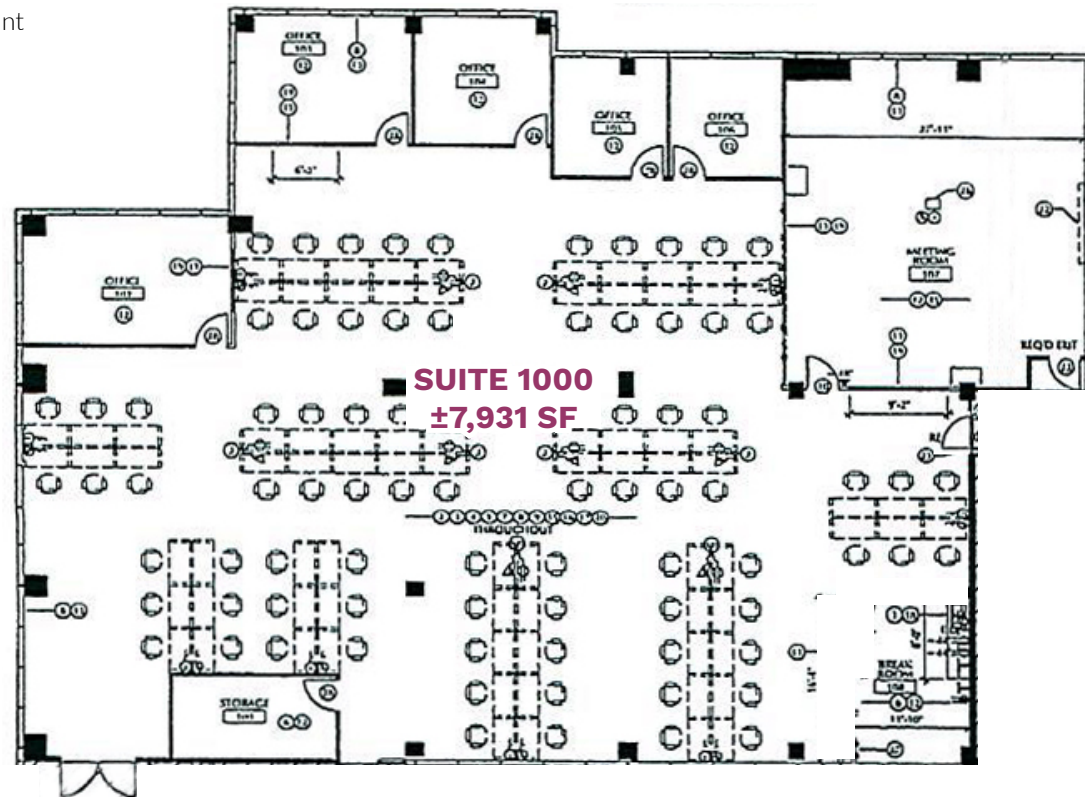
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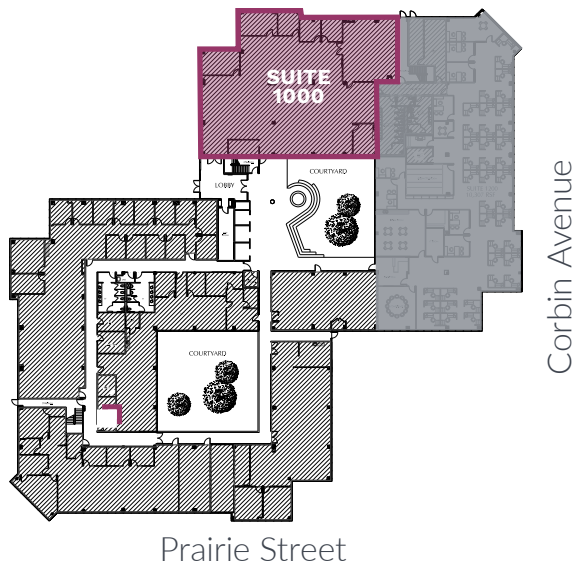
SUITE HIGHLIGHTS

- ±7,931 RSF
- Available January 1, 2025
- Kitchen
- Five private offices
- Large conference room
- Storage room
- Amazing window line
- Double door entry off main lobby
- Private restrooms directly outside the premises shared with one other tenant
- Ample room for workstations and/or creative collaboration
- Peaceful setting

SUITE 1000



Furniture (including workstations) shown on plan for reference only



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SUITE 1000



NORTHRIDGE

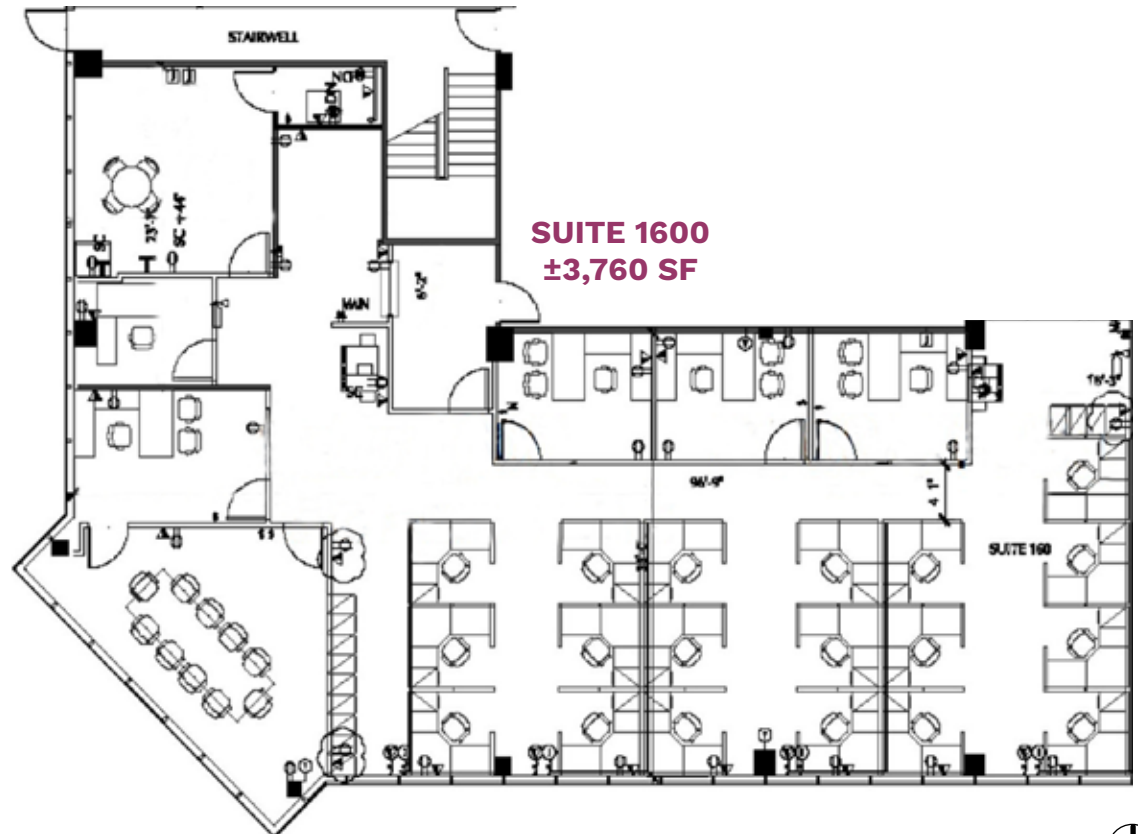
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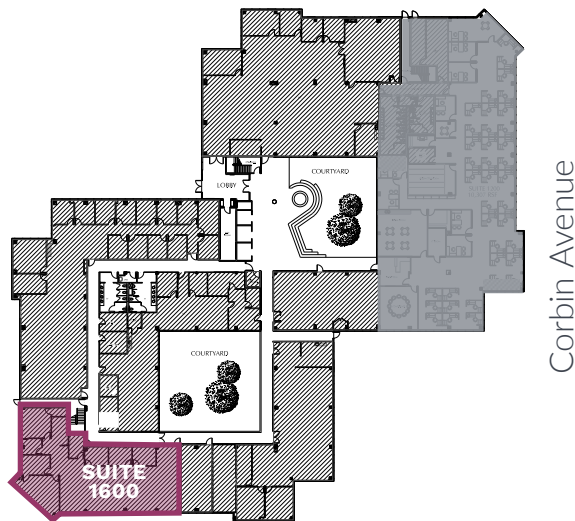
SUITE HIGHLIGHTS

- ±3,760 RSF
- Available Immediately
- Five private offices
- Conference room
- Breakroom
- Corner suite with lots of window line
- Ample room for workstations and/or creative collaboration
- Serene environment
- IDF/server closet with dedicated HVAC
- Installed alarm system with cameras available

SUITE 1600



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Prairie Street

Corbin Avenue



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SUITE
1600



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Scenic exterior landscaping

SUITE
EXTERIOR



Ample parking available with easy access



One of two interior courtyards



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