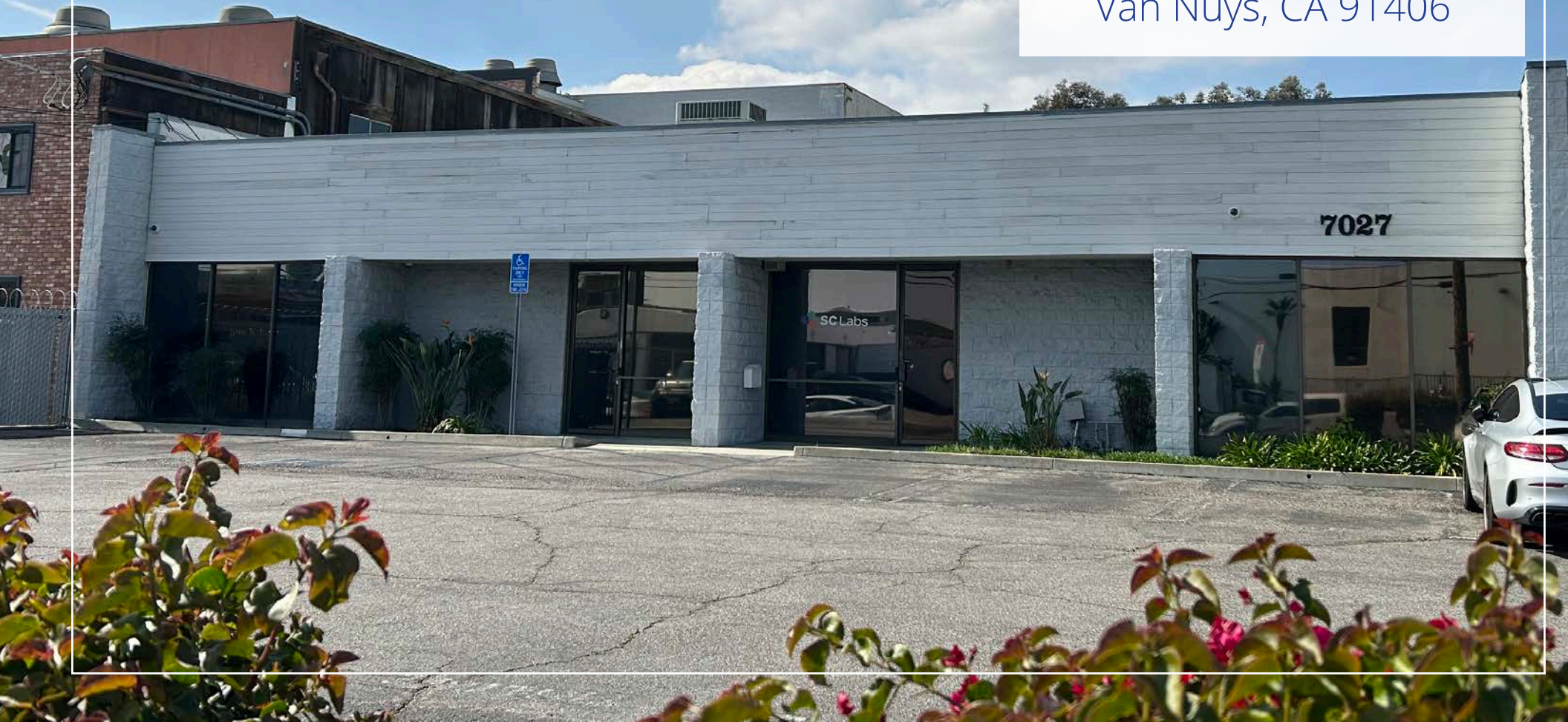




For Lease

7,800 SF Flex / Industrial Space

7027 Hayvenhurst Ave
Van Nuys, CA 91406



Billy Walk

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Suite 1120
Glendale, CA 91203

www.colliers.com

Building Highlights



Main Street Frontage



Flexible Bullpen & Perimeter Office Layout



Beautiful Corporate Style Offices: Lots of Glass & Polished Concrete Floors



Excellent Van Nuys Airport Location

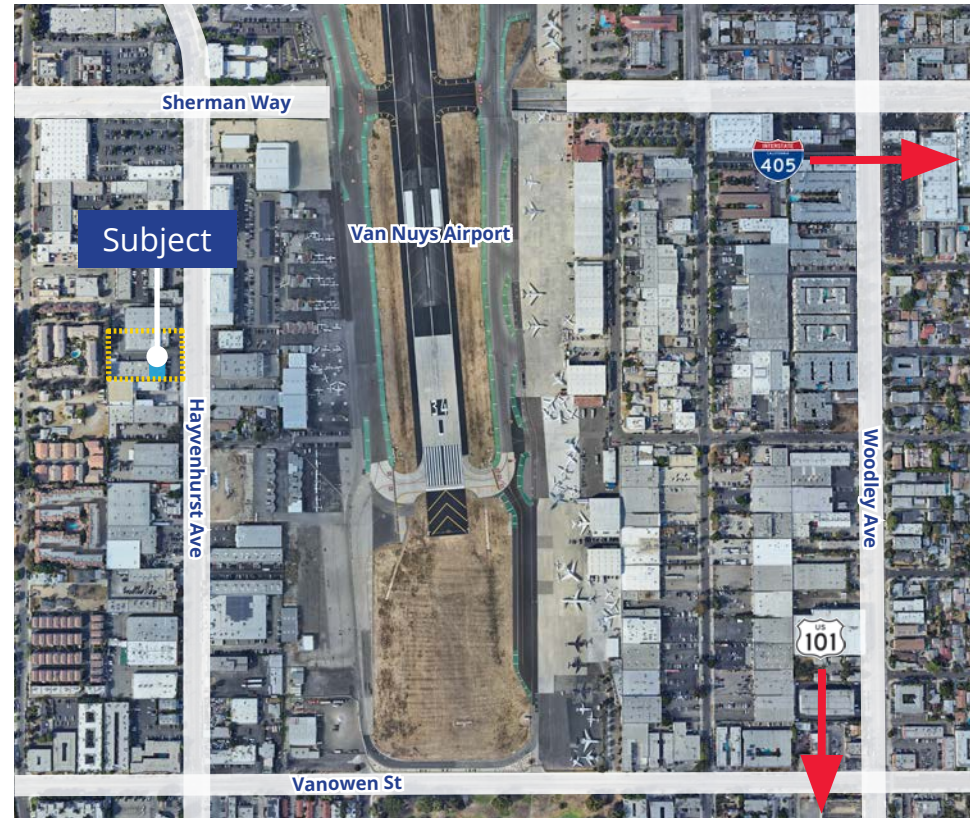


Minutes to 405 & 101 Freeways

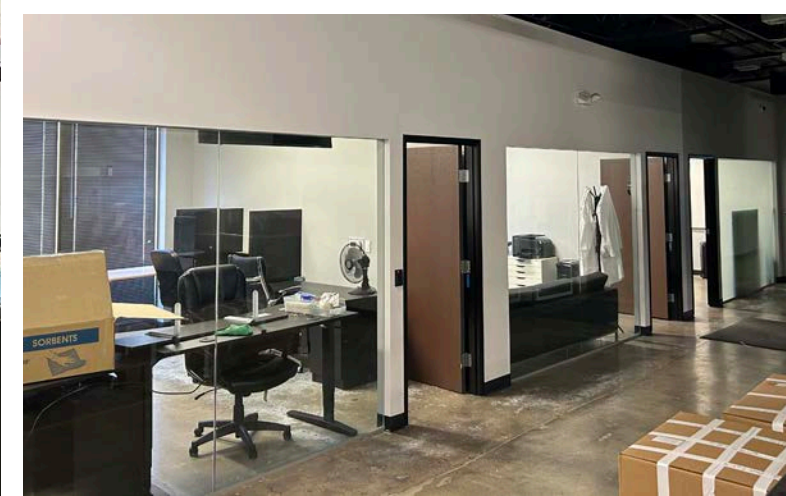


| | |
|------------------------|---------------------|
| Available SF | 7,800 |
| Office SF / # | 7,132 / 12 |
| Monthly Rent | \$13,260 |
| Lease Rate PSF | \$1.70 Gross |
| CAM Charges PSF | \$0.15 |
| Clear Height | 11' |
| GL Doors / Dim | 1 / 8'x9' |
| Power | 400A, 240V, 3Ph, 3W |
| Parking Spaces / Ratio | 21 / 2.7:1 |
| Restrooms | 4 |
| Zoning | M1-1 |
| Possession | 30 Days |
| To Show | Call Agent |

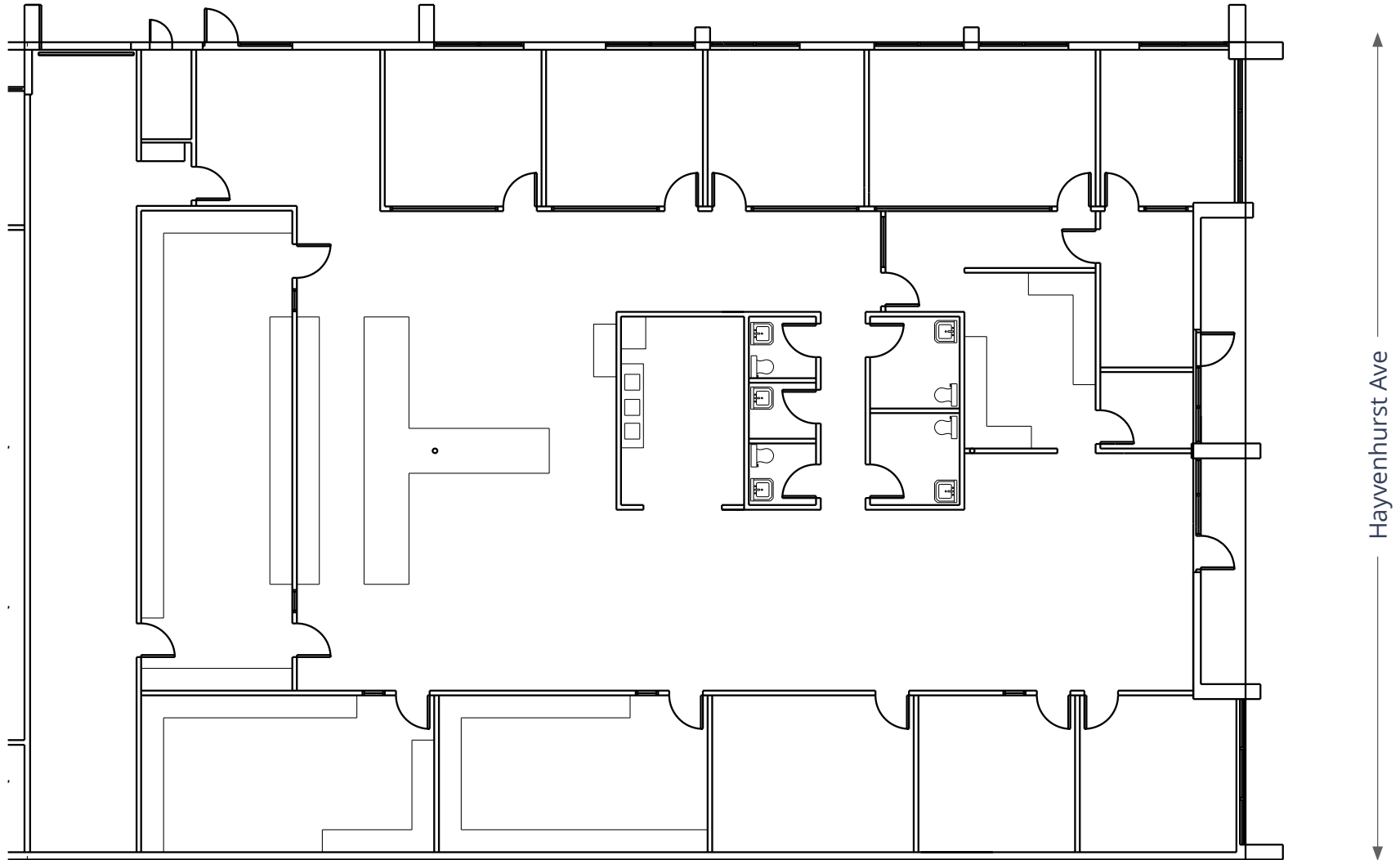
Notes: Yard is shared w/multiple tenants. CAM/maintenance fee covers most tenant-related items in AIR lease for easy "turnkey" occupancy. Quoted electrical service based on power panel info. Tenant to verify service w/ licensed electrician & confirm zoning allows tenant's use before signing lease.



Photos



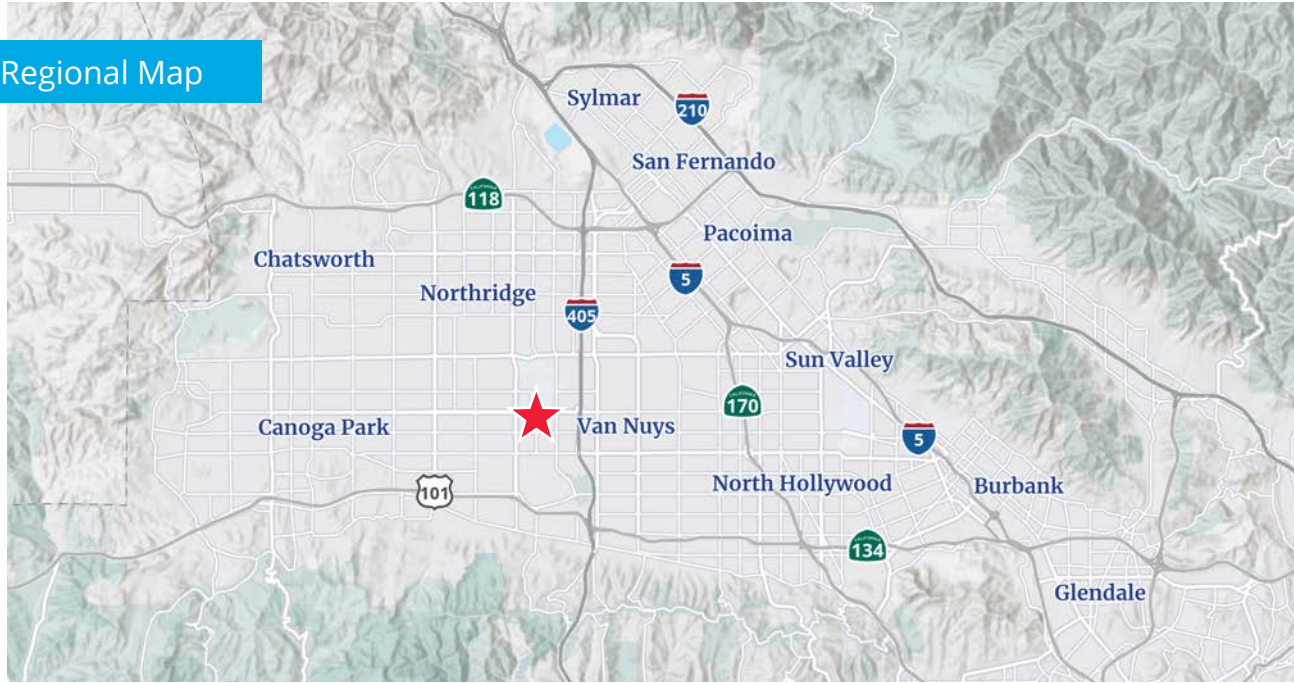
Current Layout



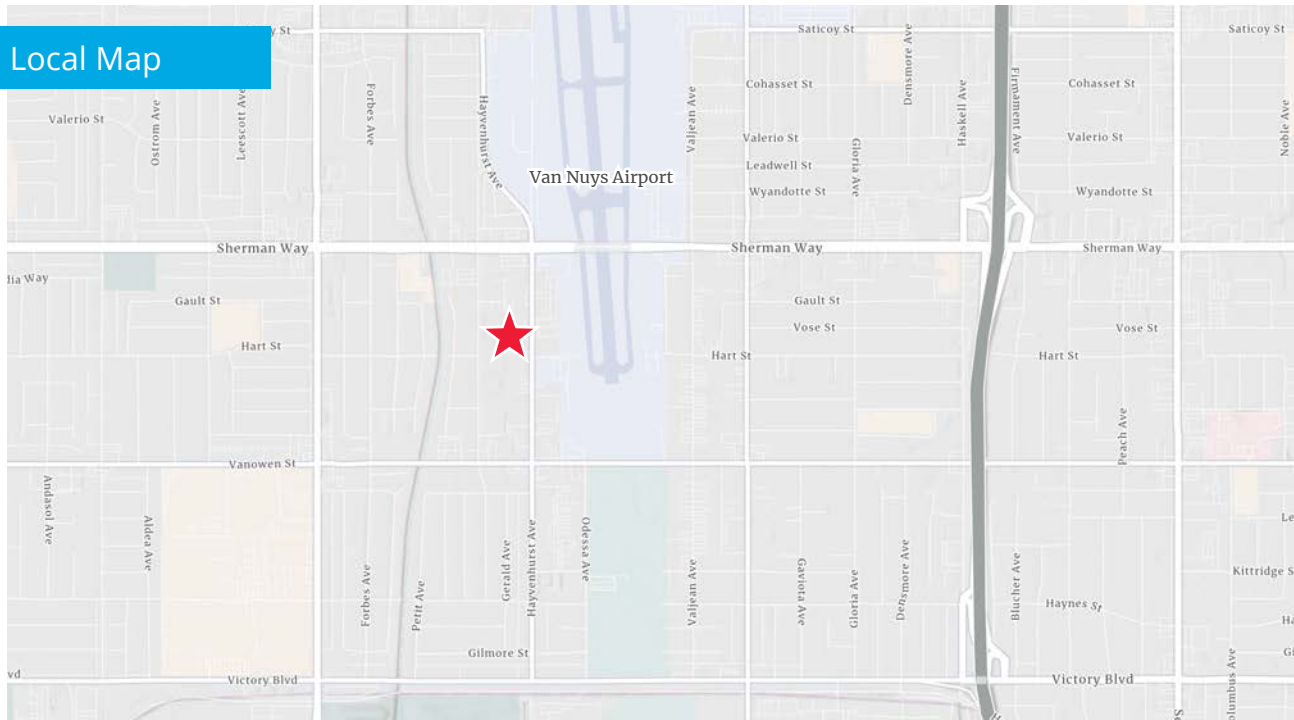
** Some offices can be removed for proper tenant.

Location Maps

Regional Map



Local Map





Accelerating success.

Contact Info

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