

FOR LEASE

**NOW
\$1.75/SF/MO**

**21211 NORDHOFF ST.
CHATSWORTH, CA 91311**



ARTHUR PFEFFERMAN
Executive Vice President
DRE License # 01021906

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THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.

OVERVIEW

21211 NORDHOFF ST. CHATSWORTH, CA 91311



FREE PARKING 5.0:1000 SF

- Three level parking structure providing ± 250 parking stalls
 - Multiple entries into parking structure
 - Secured card entry system
- Max. Clearance 6' 7"



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ASK ABOUT LANDLORD'S BUILDOUT CONTRIBUTION

Lease Rate	\$1.75/SF/MO
Lease Type	Full Service Gross
Terms	Negotiable
Available RSF	Approx. 45,000 RSF - Divisible
Zoning	MR2-1
Construction Type	Tilt Up

± 45,000 RSF

OFFICE DIVISIBLE TO APPROX. 1,750 RSF

New Interior Design

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1 ST FLOOR

Approx. 1,750 RSF - 18,503 RSF



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New Interior Design

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2 ND FLOOR

Approx. 1,750 RSF - 24,421 RSF



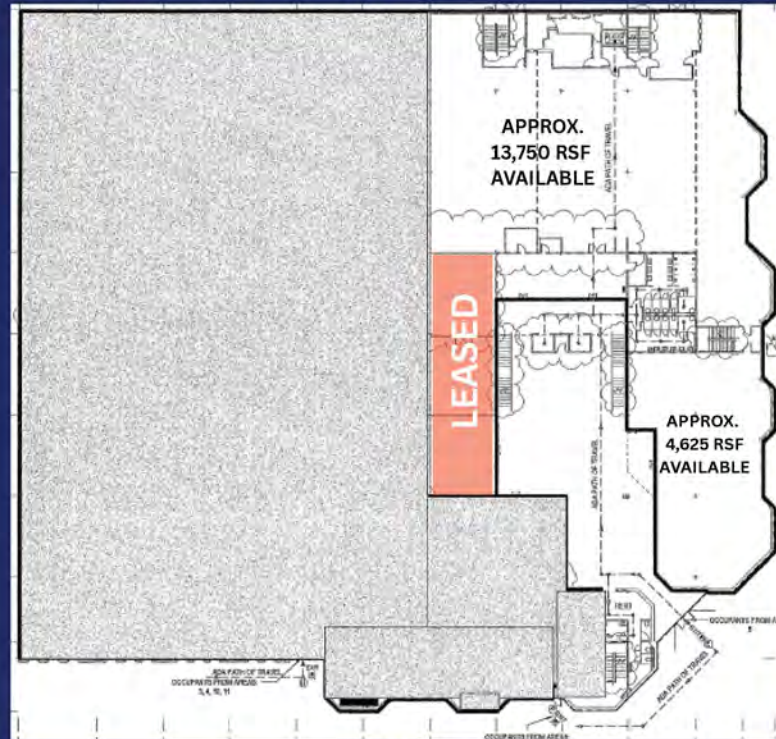
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FLOOR PLAN

21211 NORDHOFF ST. CHATSWORTH, CA 91311

PROPOSED 1ST FLOOR PLAN



NOT TO SCALE

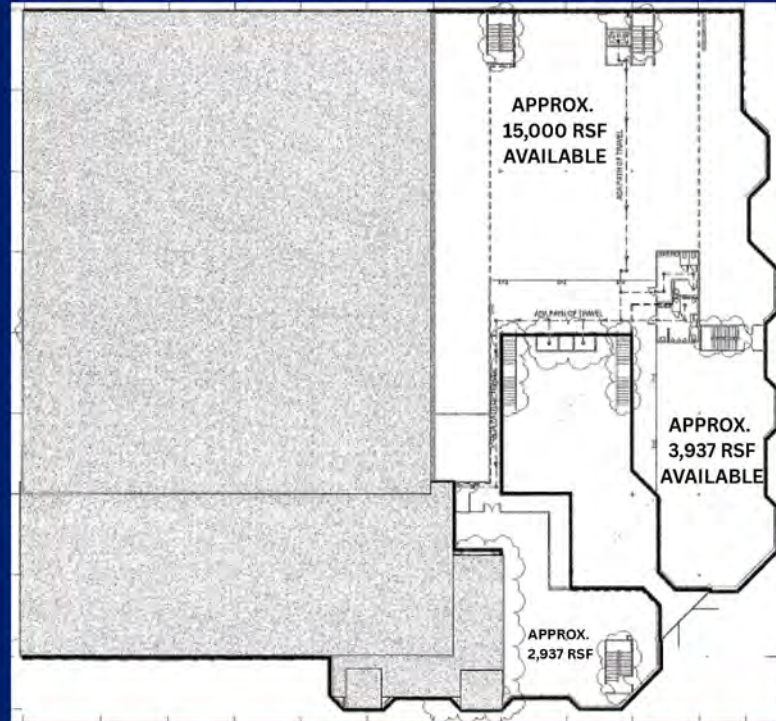
Lessee to verify measurements and all information contained

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FLOOR PLAN

21211 NORDHOFF ST. CHATSWORTH, CA 91311

PROPOSED 2ND FLOOR PLAN



NOT TO SCALE

Lessee to verify measurements and all information contained

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HIGHLIGHTS

21211 NORDHOFF ST. CHATSWORTH, CA 91311



Major street frontage on Nordhoff Street



5 minute walk to Metro Orange Line Busway Nordhoff Station



100% HVAC throughout



Close proximity to retail amenities



Elevator served



Easy access to rest of Los Angeles Region via 118, 405, 5, 170 and 101 Freeways`



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TRANSPORTATION

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FREE PARKING 5.0:1000 SF

Three level parking structure providing
± 250 parking stalls

Multiple entries into parking structure

Secured card entry system

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Transit / Subway

4 minute walk to Nordhoff Transit Stop (Orange Line)

Commuter Rail

6 minute drive to Chatsworth Commuter Rail
(Ventura Country Line)

Airport

26 minute drive to Bob Hope Airport

Walk Score

Car-Dependent (46)

Transit Score

Some Transit (49)



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AERIAL

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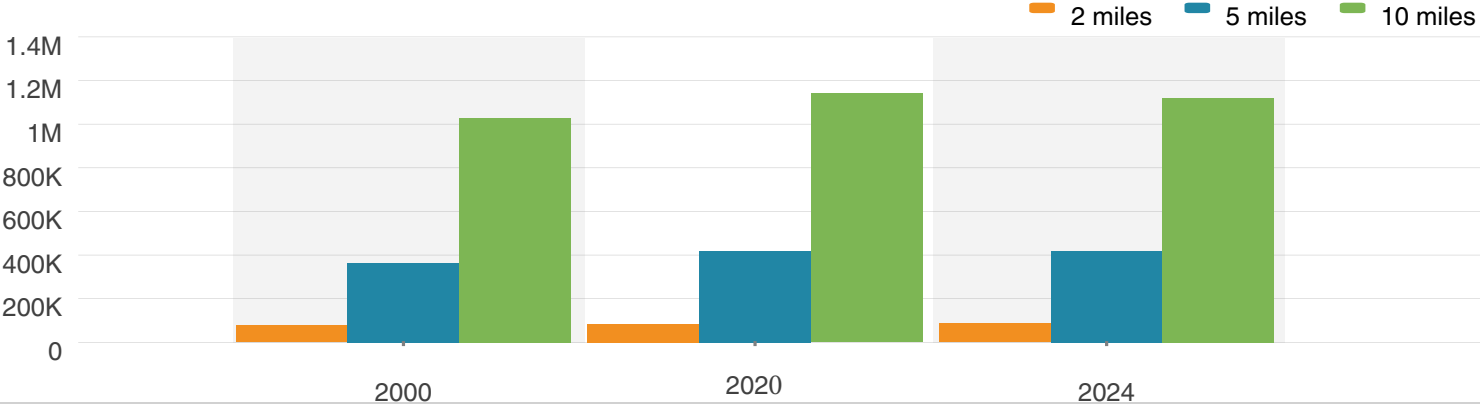
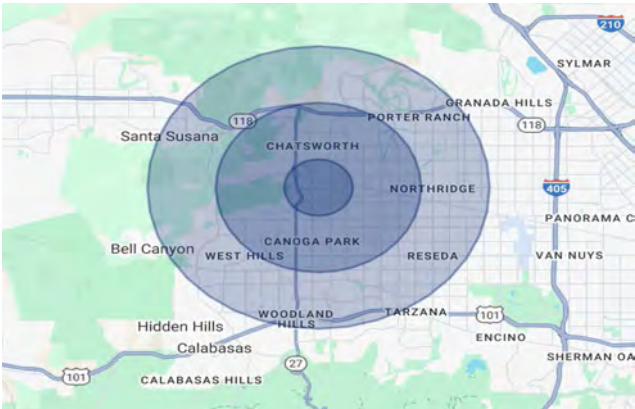
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DEMOGRAPHICS

21211 NORDHOFF ST. CHATSWORTH, CA 91311

POPULATION

	2 miles	5 miles	10 miles
2000	77,767	363,181	1,028,656
2020	85,384	418,084	1,140,686
2024	86,267	418,325	1,120,224



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NEARBY RETAIL

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