

# LEASE

## 20640 BAHAMA ST

20640 Bahama St Chatsworth, CA 91311



### PROPERTY DESCRIPTION

This move-in ready office space offers the lowest price per square foot in the market, making it the perfect choice for businesses seeking affordability and functionality. The layout features perimeter offices for privacy, a convenient kitchen area for staff, a welcoming reception area for clients, and ample open space ideal for workstations, collaboration zones, or future customization. This turnkey solution allows you to start operating immediately while enjoying exceptional value. Flexible lease terms are available—schedule a tour today and secure this incredible space!

### PROPERTY HIGHLIGHTS

- - Prime location in Chatsworth, CA
- - Spacious and versatile interior layout
- - Modern and well-maintained building
- - Easily accessible from major roads
- - Ideal for office, or commercial use

### OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (MG)
Available SF:	3,000 SF
Lot Size:	32,858 SF
Building Size:	13,468 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	461	1,700	6,819
Total Population	1,477	5,328	20,887
Average HH Income	\$111,880	\$108,741	\$111,555



**Brian Mallasch**  
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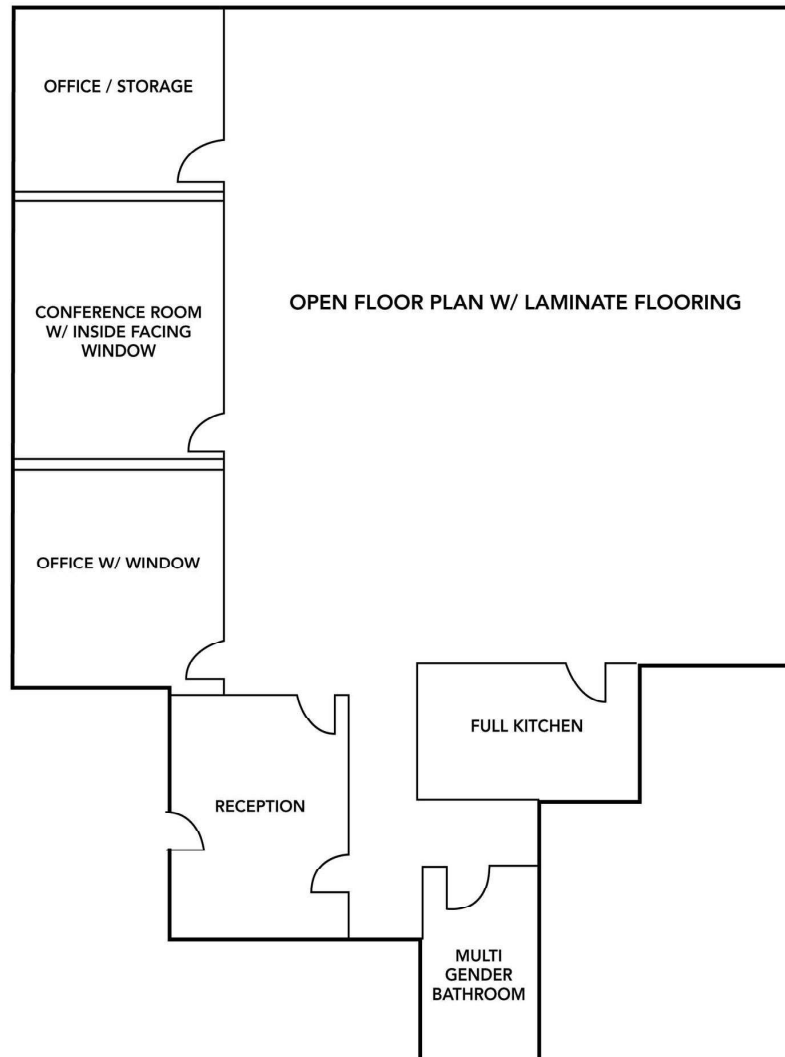


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\*This is not to scale. Interested parties to verify.



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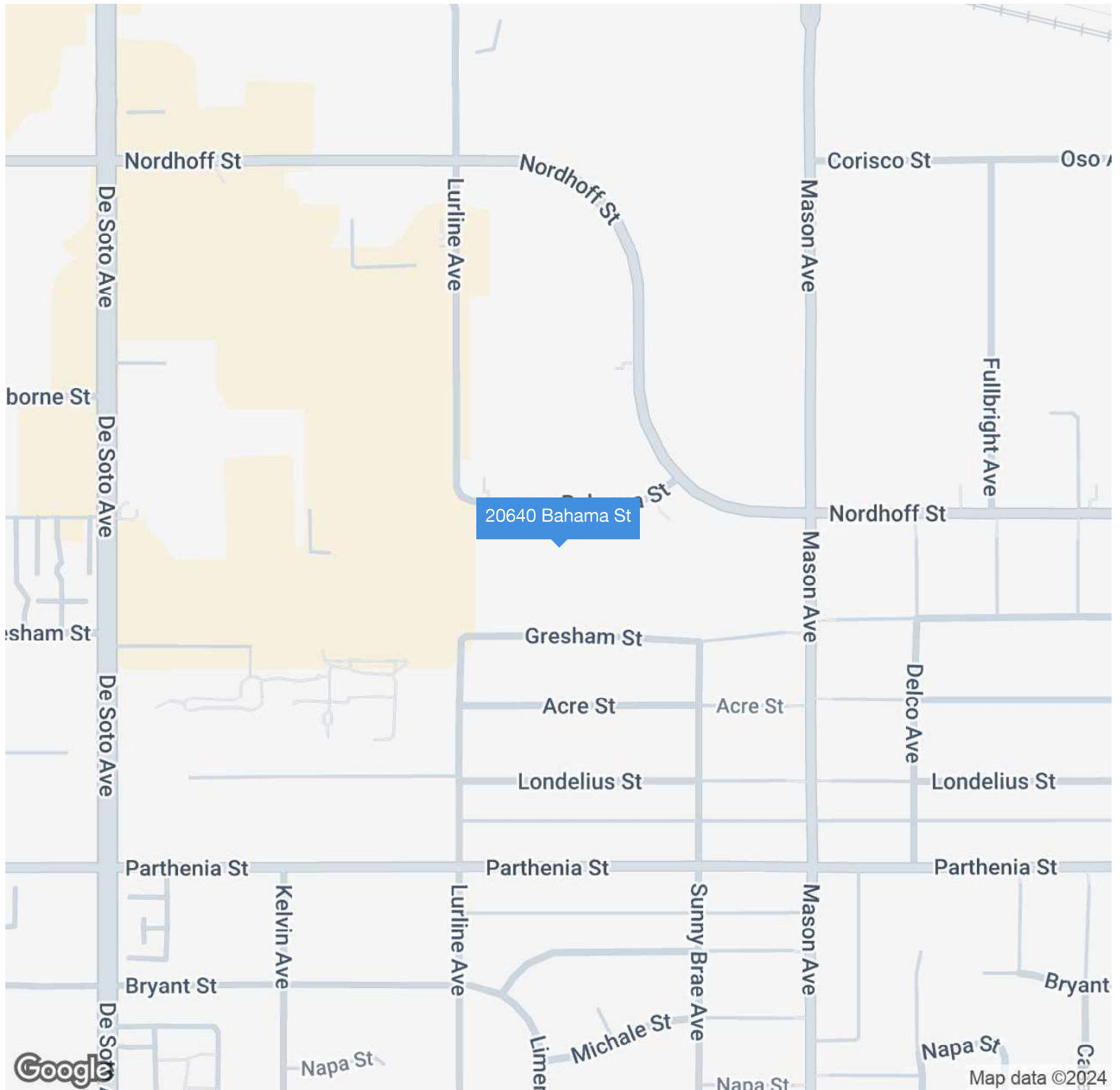


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