

FOR LEASE

1445

LOS ANGELES  
AVENUE  
SIMI VALLEY, CA



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Anthony Price**  
Associate  
818.444.4928  
anthony.price@lee-re.com  
DRE# 0198176

**Jay Rubin**  
Principal  
818.223.4385  
jrubin@lee-re.com  
DRE# 01320005

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 1445 E. LOS ANGELES AVENUE

## PROPERTY HIGHLIGHTS

- Under New Ownership
- Ground Floor Space up to 5,000 SF
- Office Suites Opportunity from 322 - 5,043 SF
- Flexible Lease Terms: 3 - 10 Years
- Free Surface Parking: 3.7/1,000
- Move-in Ready Suites Available
- On-site Management
- Walking Distance to Amenities
- Easy Access to the 118 Freeway



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AVAILABILITY SUMMARY

SUITE	SIZE	RATE
100	2,000-5,000 SF	Negotiable
301B	332 SF	\$2.25 FSG
301H	332 SF	\$2.25 FSG
301P	332 SF	\$2.25 FSG



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## FIRST FLOOR



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## SECOND FLOOR

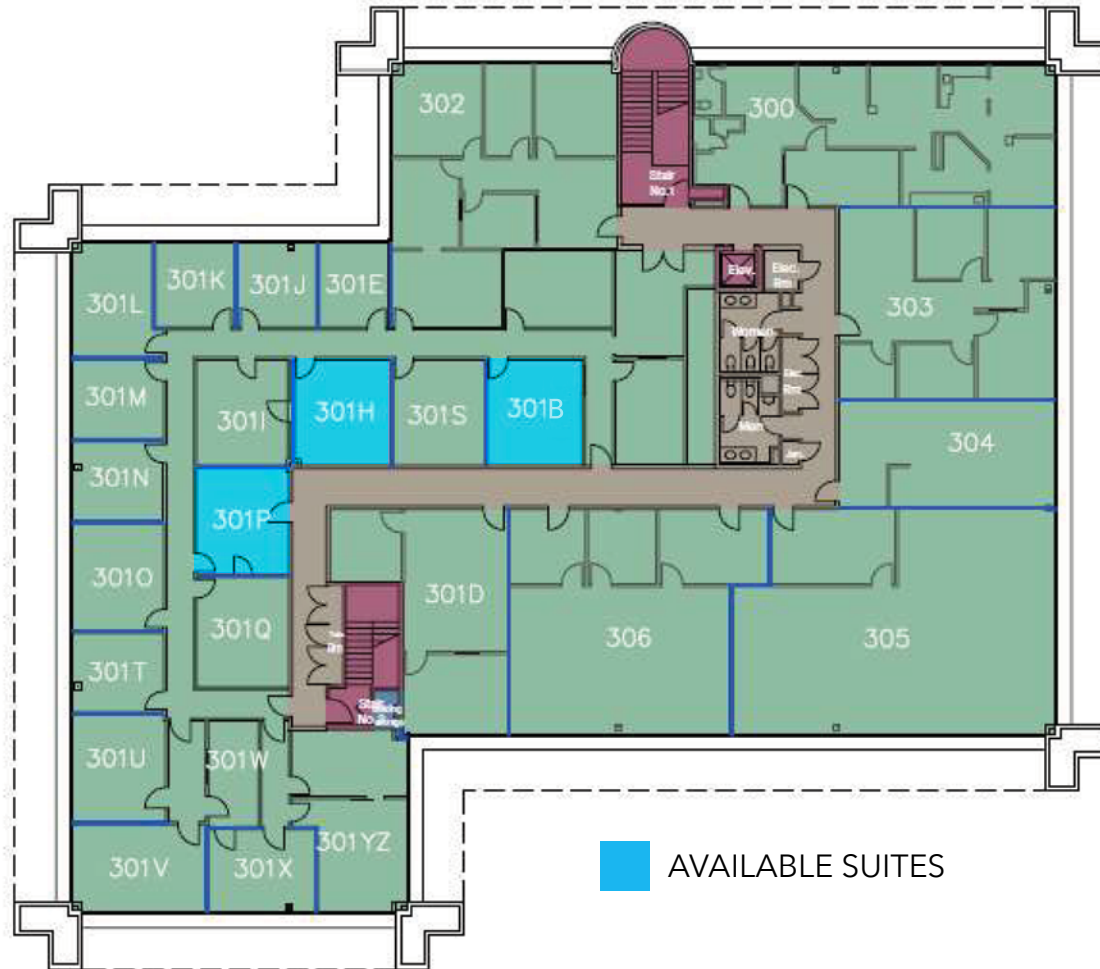


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## THIRD FLOOR



 AVAILABLE SUITES

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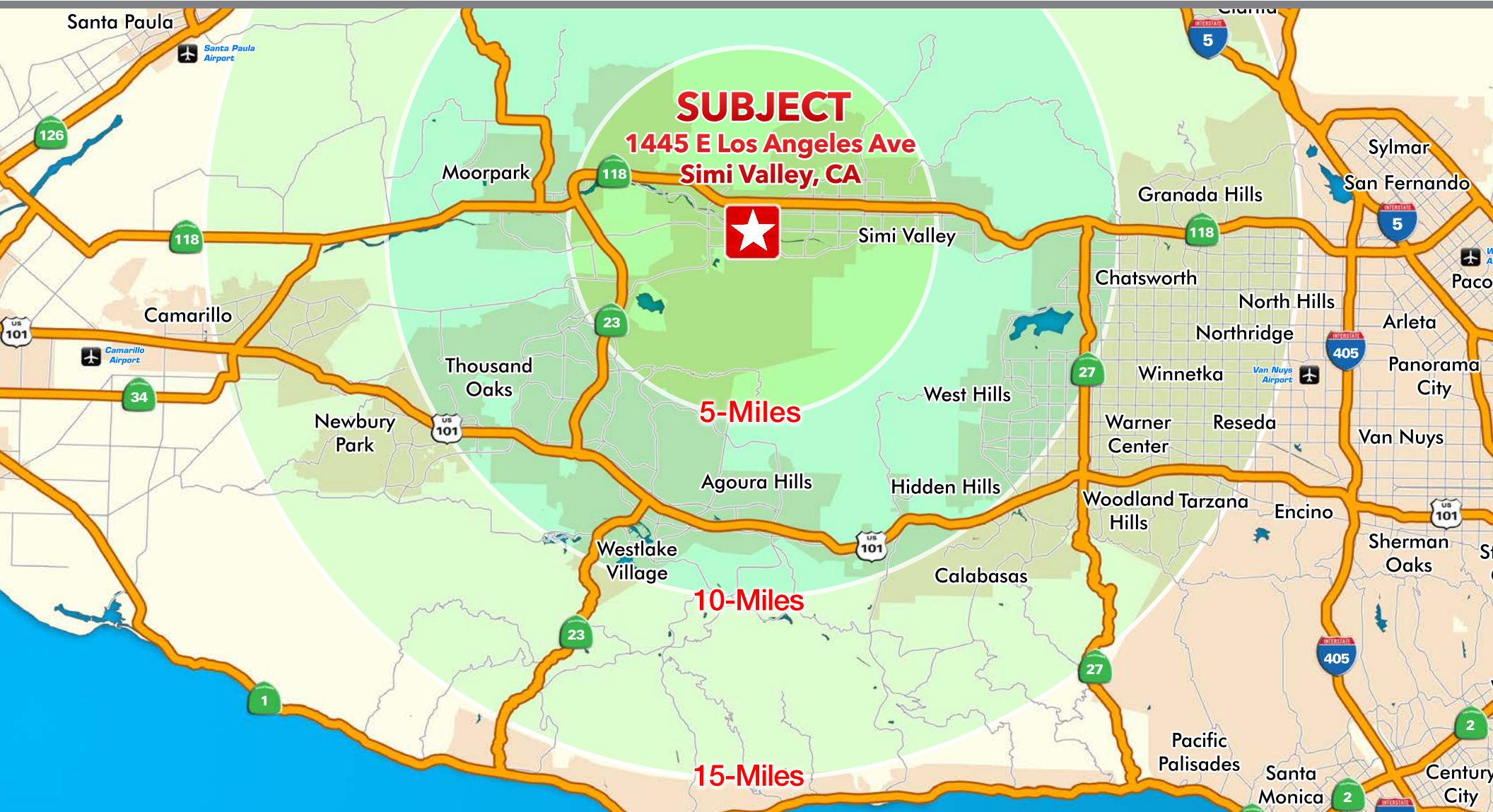


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