



# 6700 FALLBROOK AVENUE

West Hills, CA 91307

## MODERN OFFICE SPACE FOR LEASE



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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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.



### PROPERTY DETAILS

**Lease Rate:** \$2.20 RSF Modified Gross  
Utilities included. Tenant is responsible for janitorial within premises.

**Parking:** 2.5/1000  
\$85 per car per month

### AVAILABILITY

SUITE	SQ. FT.	RATE	DESCRIPTION
101	±3,284	\$2.20 MG	Move-In Ready
235	±1,440	\$2.20 MG	2 Window Offices 2 Interior Offices Bullpen, Storage
250	±1,425	\$2.20 MG	3 Offices, Kitchen, Bullpen
294	±849	\$2.20 MG	3 Offices

### PROPERTY HIGHLIGHTS

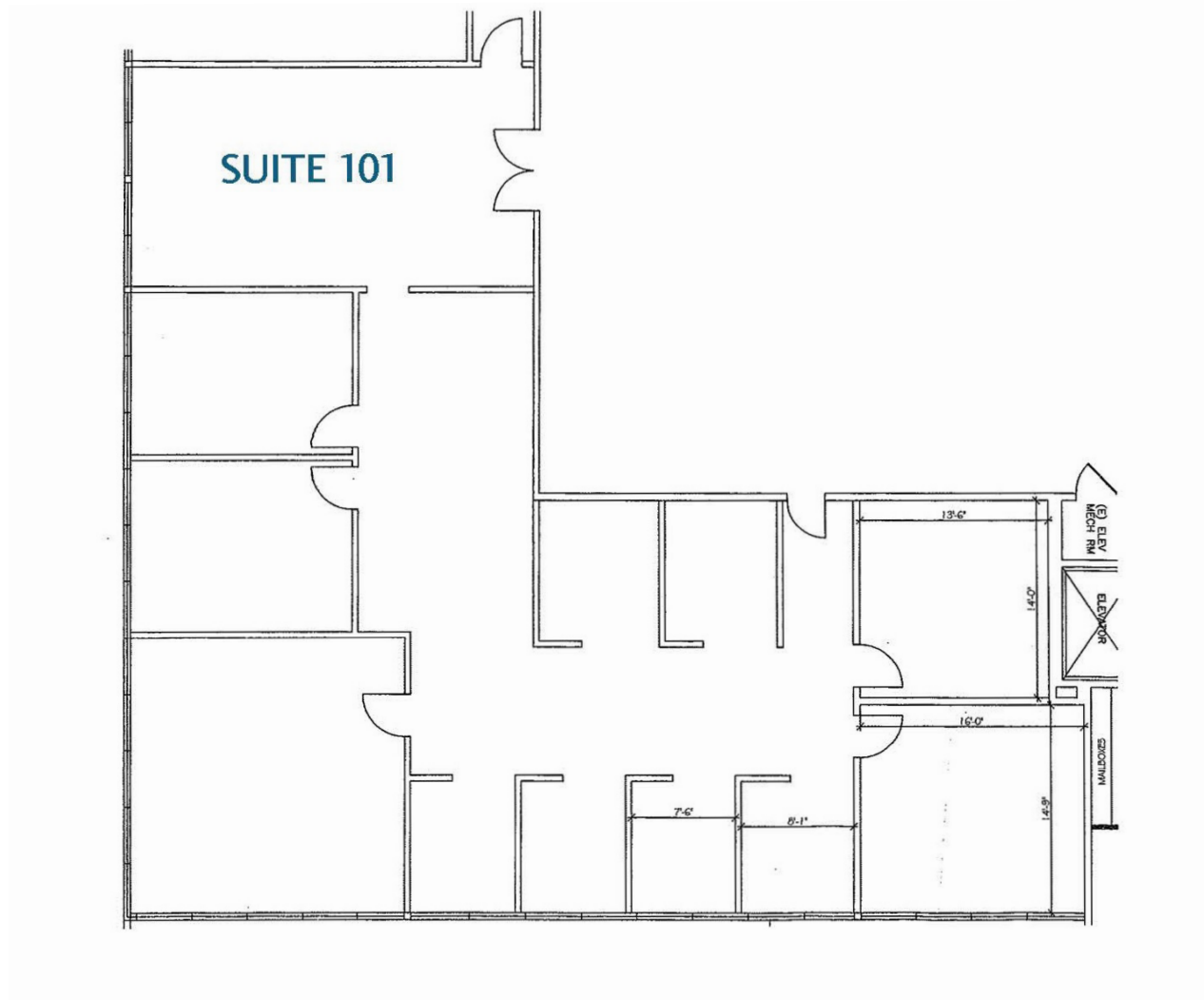
- Walking Distance to Restaurants, Starbucks & Retailers
- On Site Management
- Easy Access to 101 Freeway
- Ready to Move-In Office Space
- Beautifully Designed Common Areas
- AT&T Fiber Available

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PRIME WEST HILLS  
OFFICE SPACE AVAILABLE FOR LEASE

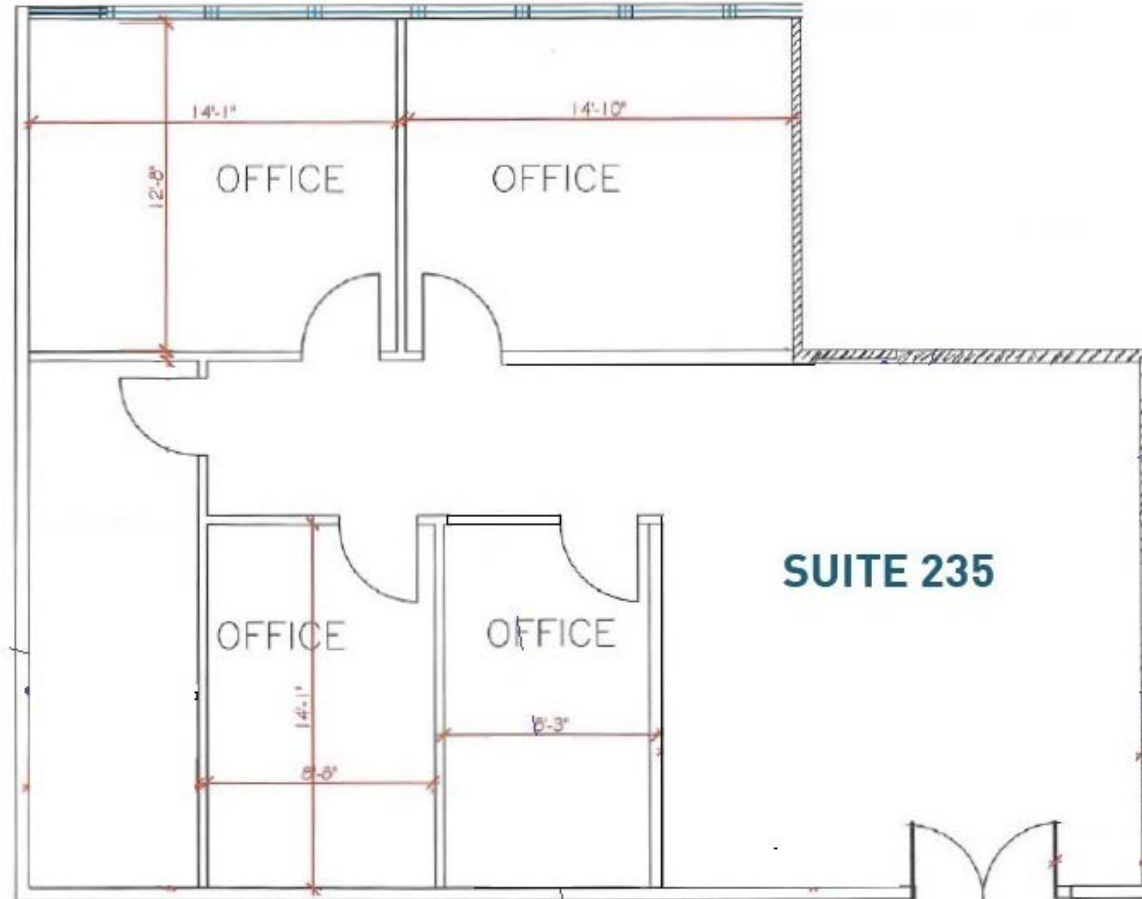


FLOOR PLAN: SUITE 101 - 3,284 RSF



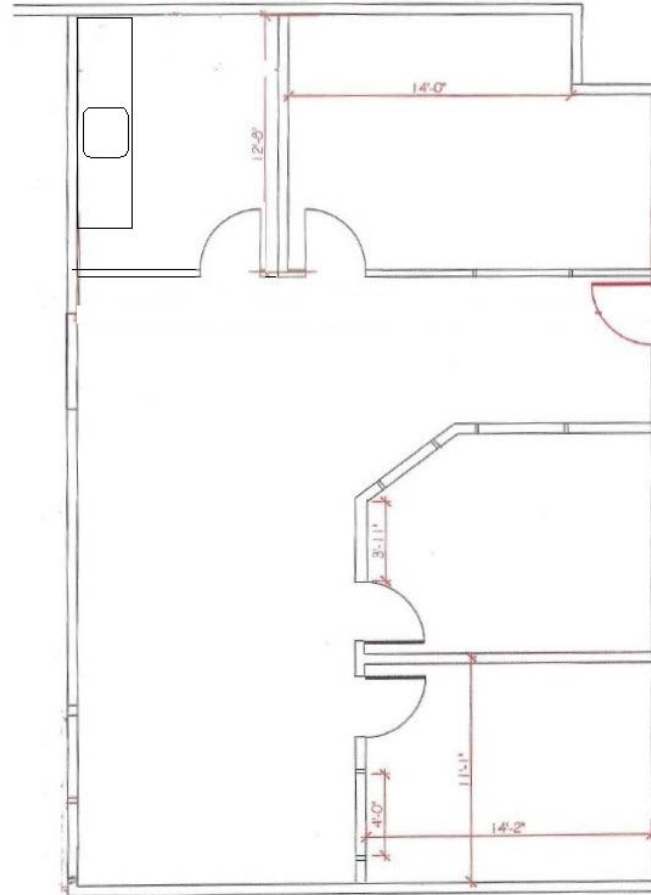
NOT TO SCALE

FLOOR PLAN: SUITE 235 - 1,440 RSF



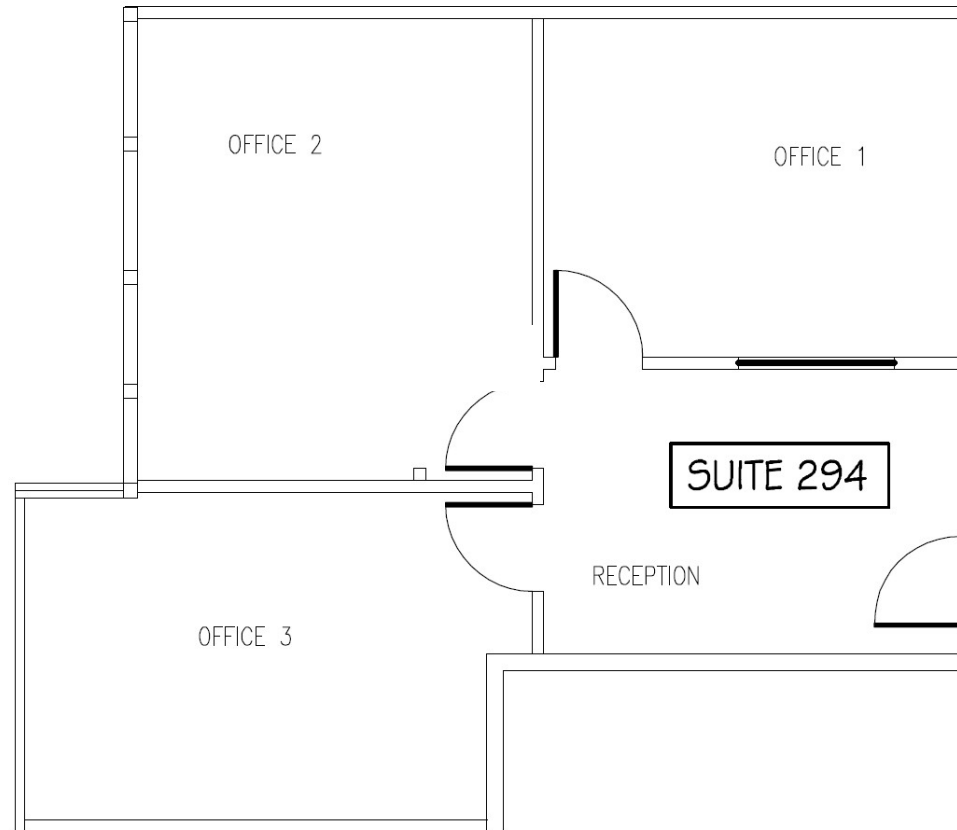
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FLOOR PLAN: SUITE 250 - 1,425 RSF



NOT TO SCALE

FLOOR PLAN: SUITE 294 - 849 RSF



NOT TO SCALE

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For more information:

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ABOUT LEE & ASSOCIATES

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with 70+ offices throughout the United States and Canada. Our 1,300 professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information. For the latest news from Lee & Associates, visit [lee-associates.com](http://lee-associates.com) or follow us on Facebook, LinkedIn, Twitter, and Link, our company blog.

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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