



## 6700 FALLBROOK AVENUE

West Hills, CA 91307

## MODERN OFFICE SPACE FOR LEASE

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6700 Fallbrook Avenue  
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## PRIME WEST HILLS OFFICE SPACE AVAILABLE FOR LEASE



### PROPERTY DETAILS

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

**Parking:** 2.5/1,000 SF  
\$85 per car per month

### AVAILABILITY

| SUITE | SQ. FT. | RATE      | DESCRIPTION                                            |
|-------|---------|-----------|--------------------------------------------------------|
| 150   | ±778    | \$2.20 MG | 2 Window Offices, 1 Interior Office                    |
| 223   | ±1,420  | \$2.20 MG | Available 10/1/2026                                    |
| 235   | ±1,440  | \$2.20 MG | 2 Window Offices, 2 Interior Offices, Bullpen, Storage |
| 250*  | ±1,425  | \$2.20 MG | 3 Offices, Kitchen, Bullpen                            |
| 255*  | ±1,640  | \$2.20 MG | 5 Offices, Kitchen                                     |
| 287   | ±710    | \$2.20 MG | Available 10/1/2026                                    |
| 292   | ±858    | \$2.20 MG | 2 Window Offices, Bullpen                              |

\*Suites 250 and 255 Contiguous for 2,865 RSF

### PROPERTY HIGHLIGHTS

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

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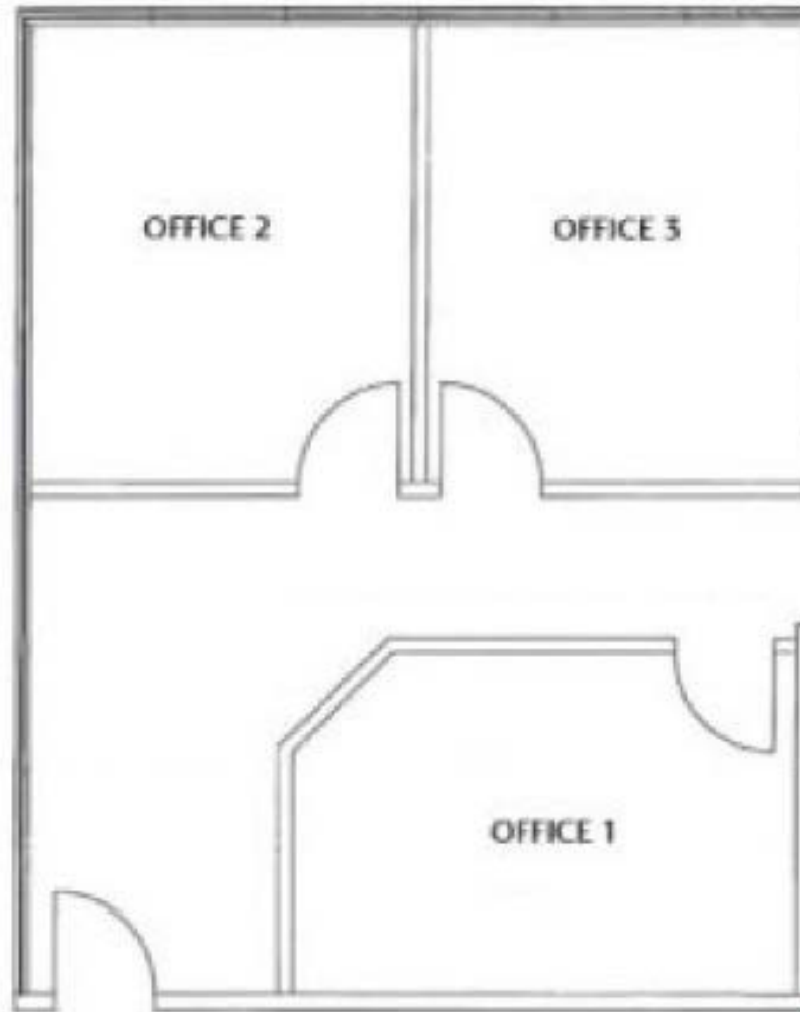
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FLOOR PLAN: SUITE 150 - 778 RSF

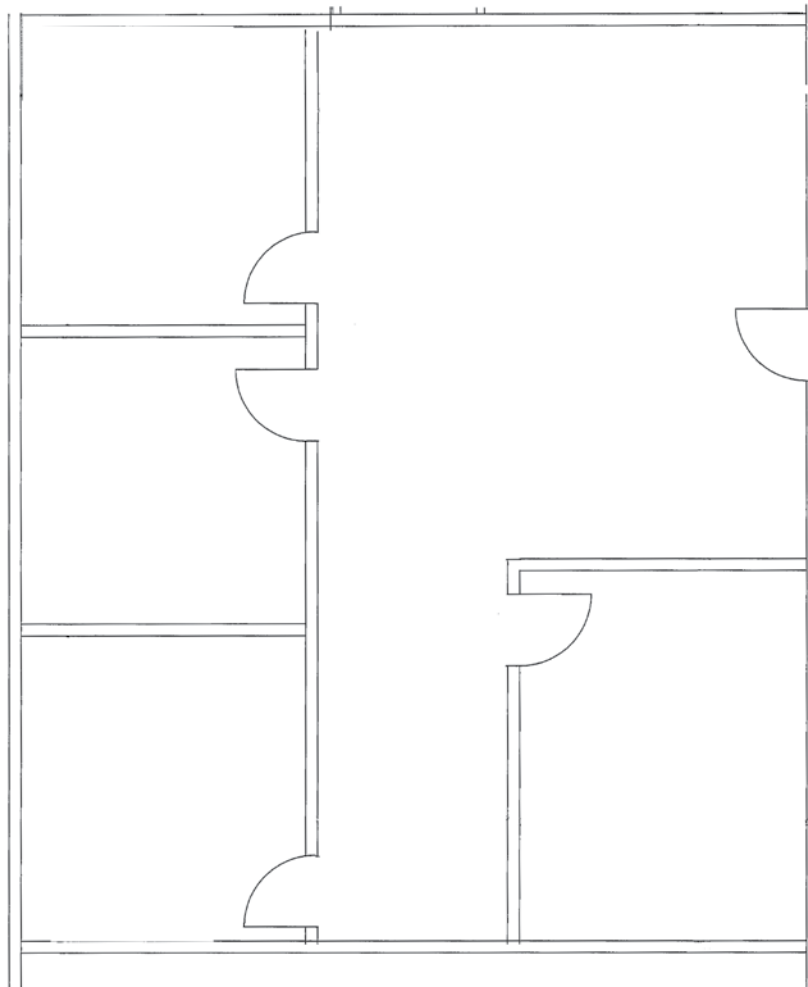


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FLOOR PLAN: SUITE 223 - 1,420 RSF

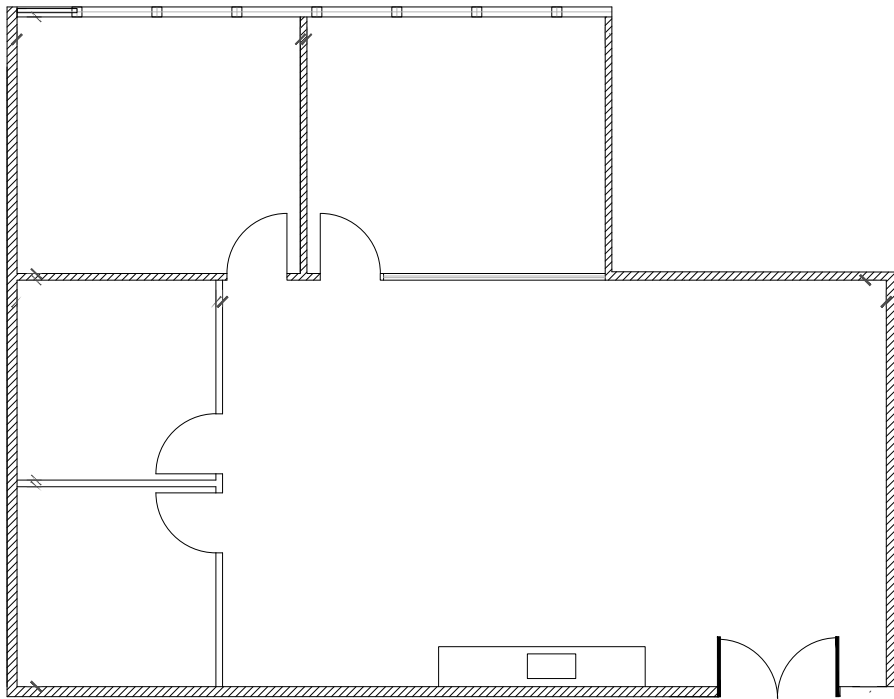


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**FLOOR PLAN: SUITE 235 - 1,440 RSF**  
**Move in Ready Spec Suite Available!**  
**Spec Suites Features New Kitchenette**



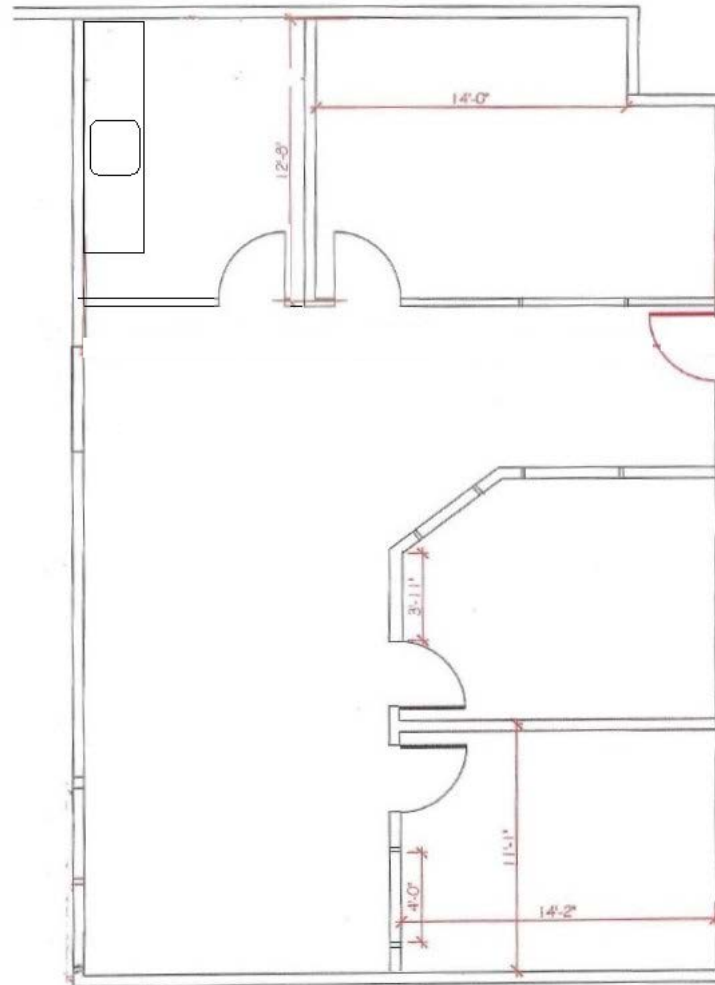
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FLOOR PLAN: SUITE 250 - 1,425 RSF

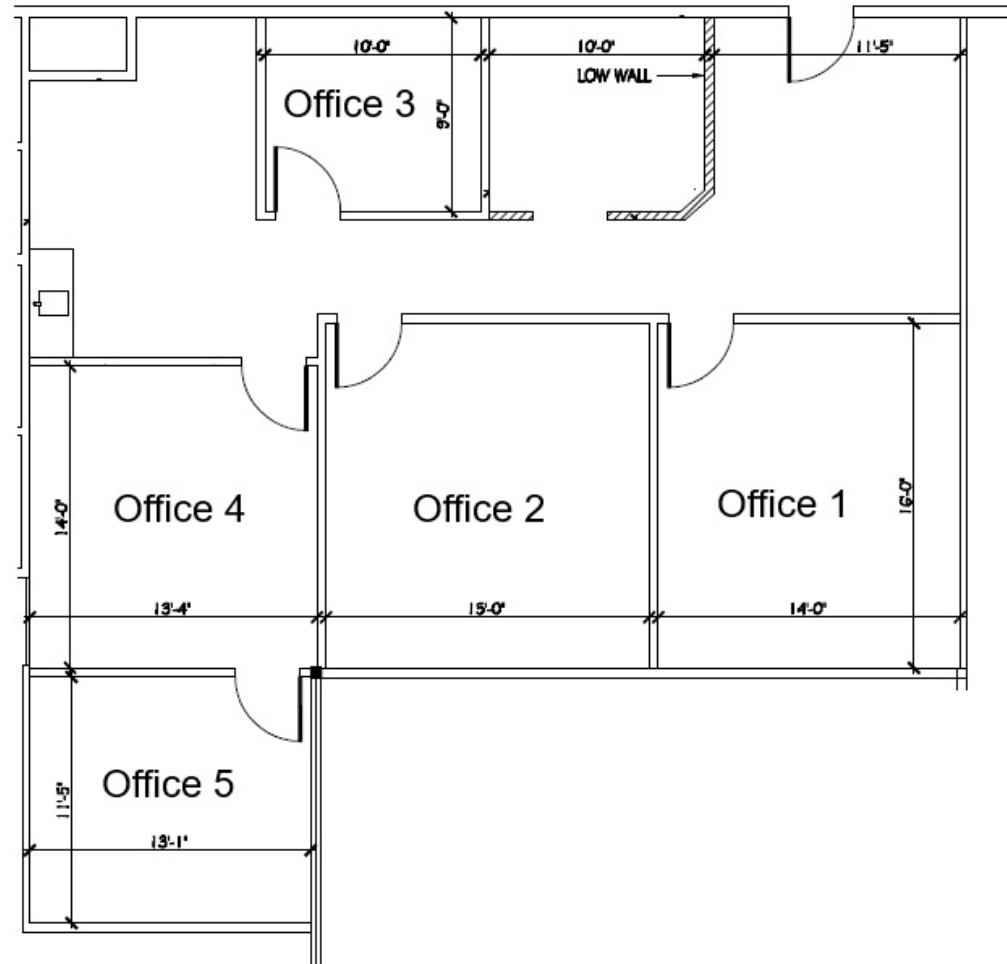


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FLOOR PLAN: SUITE 255 - 1,640 RSF

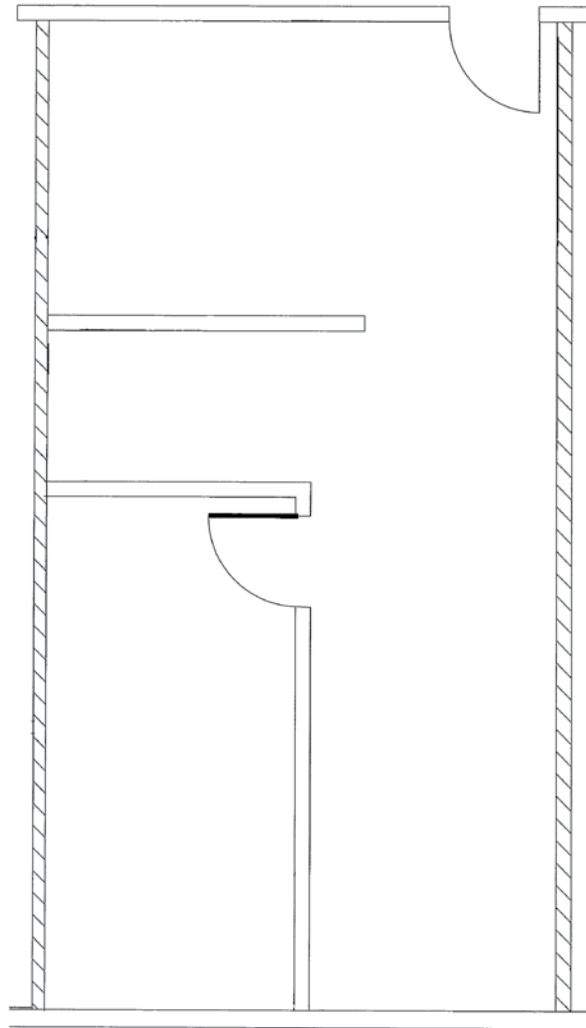


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FLOOR PLAN: SUITE 287 - 710 RSF

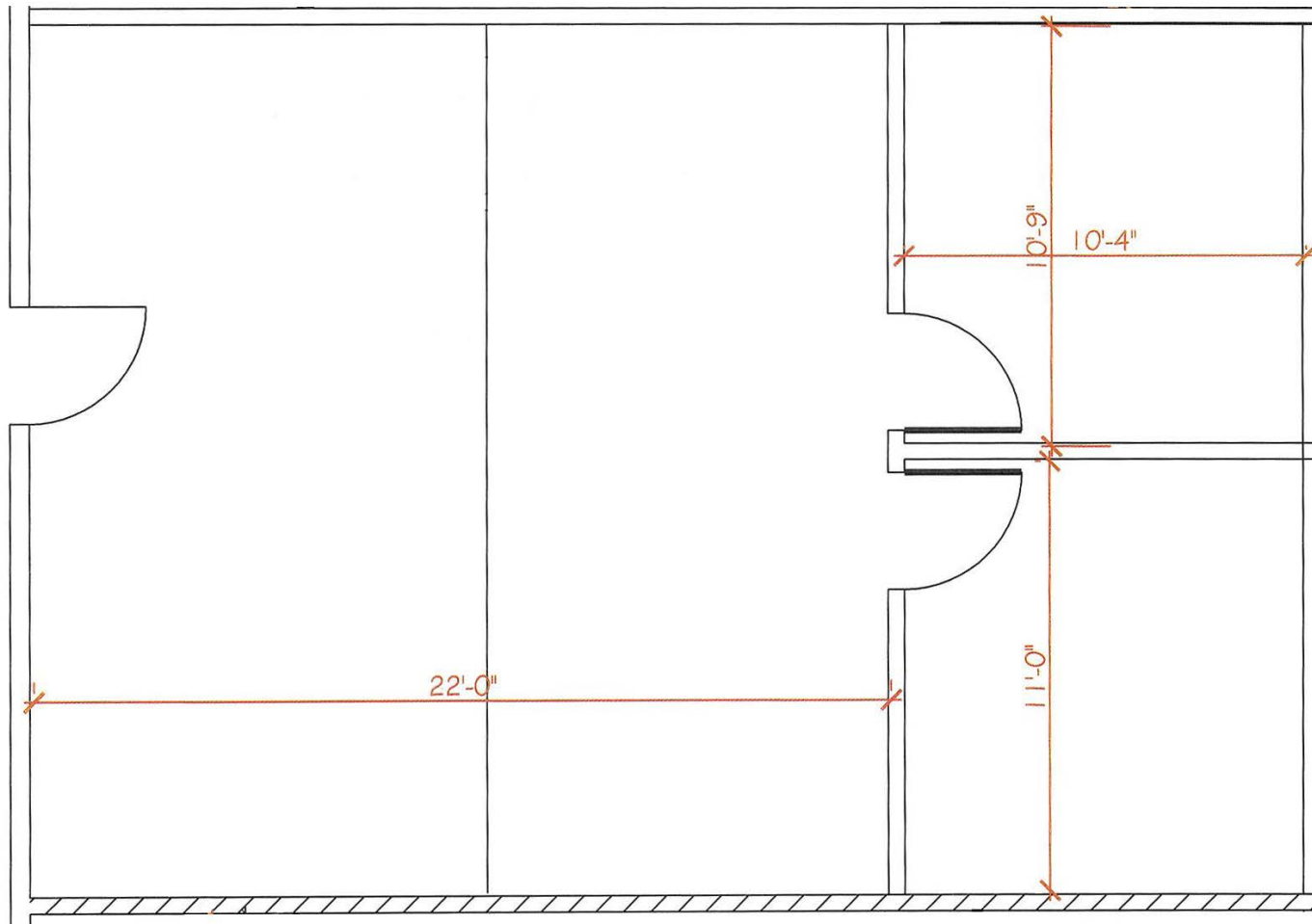


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FLOOR PLAN: SUITE 292 - 858 RSF



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For more information:

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#### COMMERCIAL REAL ESTATE SERVICES

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