



7700 DENSMORE AVE, VAN NUYS, CA 91406

Flex/Office



FOR LEASE

OFFERING MEMORANDUM



🕒 SITE DESCRIPTION

IKON Properties LA is proud to present a private office space within a warehouse property, featuring its own dedicated entrance for direct and independent access.

This efficient, well-laid-out space is ideal for administrative users, creative teams, or businesses supporting nearby industrial operations. Positioned in a highly accessible location, it offers a practical and professional environment with clear separation from warehouse activity.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Flex/Office

RATE
\$1,700/mo

AVAILABLE SPACE
900 SF

PARKING
1 Dedicated Parking Spot

YEAR BUILT
1964

ZONING
LAM1

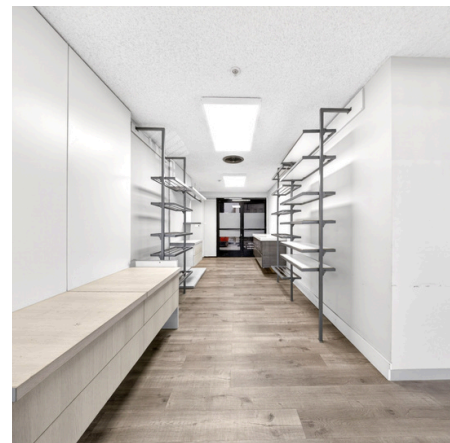


PROPERTY HIGHLIGHTS

- **Private office suite** with a dedicated entrance for enhanced privacy and accessibility
- **Ideal for** small businesses, professional services, or satellite office operations
- **Quiet, self-contained workspace** designed to support focus and productivity
- **Efficient and functional layout** maximizing usable space
- **Strategically located** with convenient access to major freeways and transportation routes



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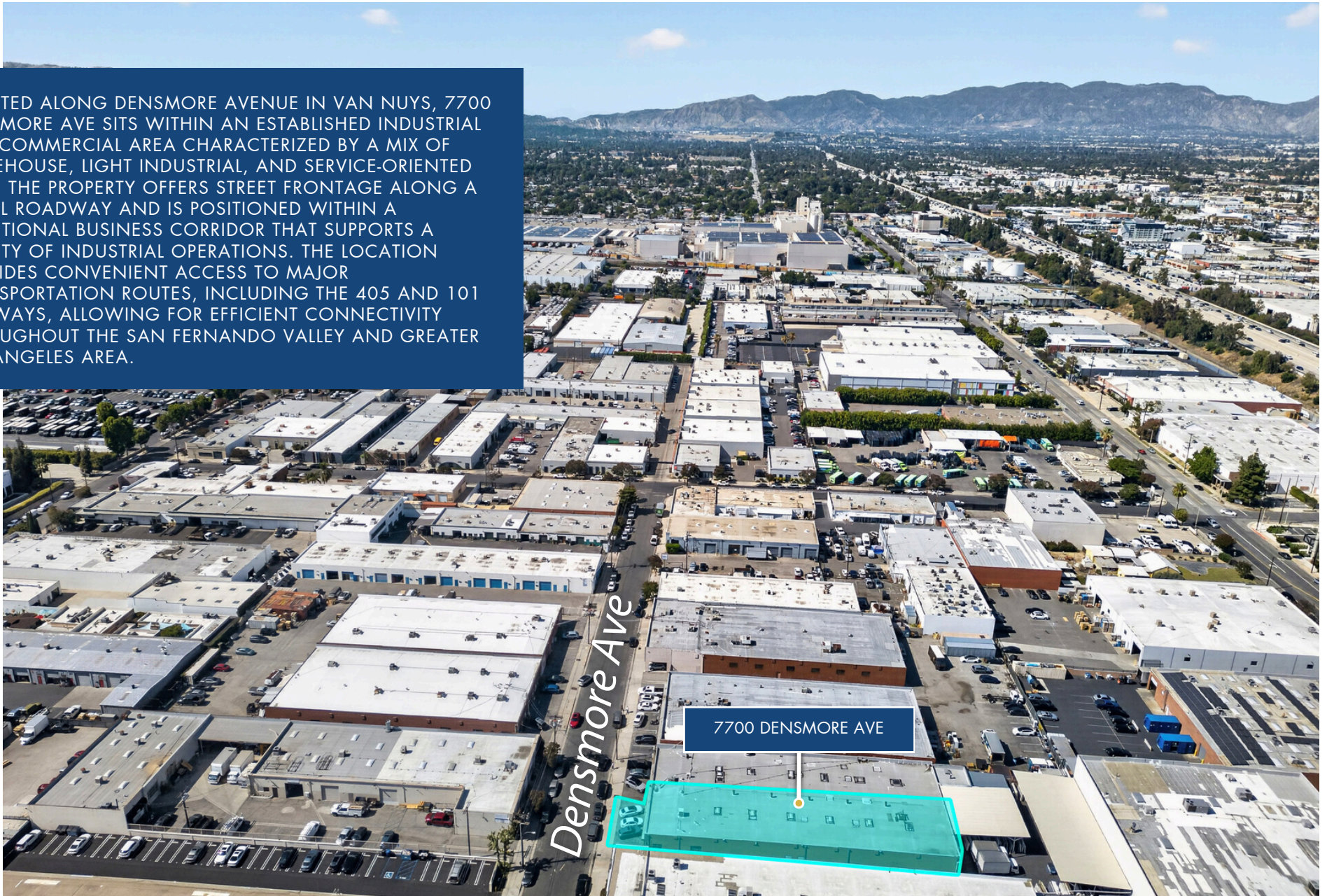


RETAIL MAP

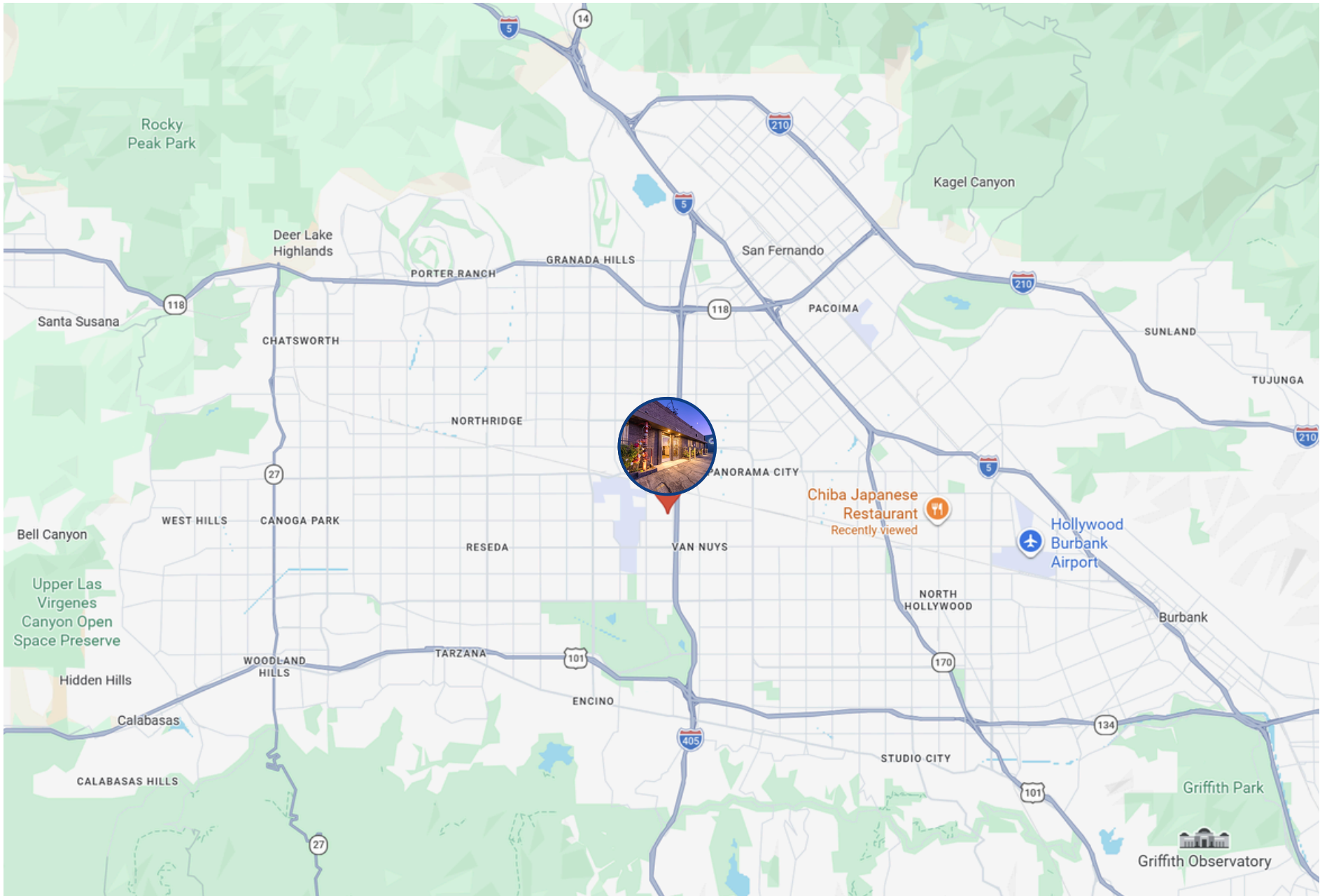


AERIAL MAP

LOCATED ALONG DENSMORE AVENUE IN VAN NUYS, 7700 DENSMORE AVE SITS WITHIN AN ESTABLISHED INDUSTRIAL AND COMMERCIAL AREA CHARACTERIZED BY A MIX OF WAREHOUSE, LIGHT INDUSTRIAL, AND SERVICE-ORIENTED USES. THE PROPERTY OFFERS STREET FRONTAGE ALONG A LOCAL ROADWAY AND IS POSITIONED WITHIN A FUNCTIONAL BUSINESS CORRIDOR THAT SUPPORTS A VARIETY OF INDUSTRIAL OPERATIONS. THE LOCATION PROVIDES CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES, INCLUDING THE 405 AND 101 FREEWAYS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA.



LOCATION MAP





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