

OFFICE SPACE FOR LEASE

3255 Cahuenga Boulevard West



For more information please contact:

Stacy Vierheilg-Fraser
 818.933.0313
 svierheilg@lee-re.com
 DRE #00986794



Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

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

AVAILABLE

Suite	Size	Rate
210	±1,950 SF	\$1.85 MG (Tenant to pay utilities & janitorial)
300	±3,453 SF*	\$1.85 MG (Tenant to pay utilities & janitorial)
301	±1,150 SF*	\$1.85 MG (Tenant to pay utilities & janitorial)
302	±2,134 SF*	\$1.75 MG (Tenant to pay utilities & janitorial)

*contiguous for a total of ±6,737 SF

PARKING

2/1,000 SF Free of Charge

TERM

1-5 Years

PROPERTY HIGHLIGHTS

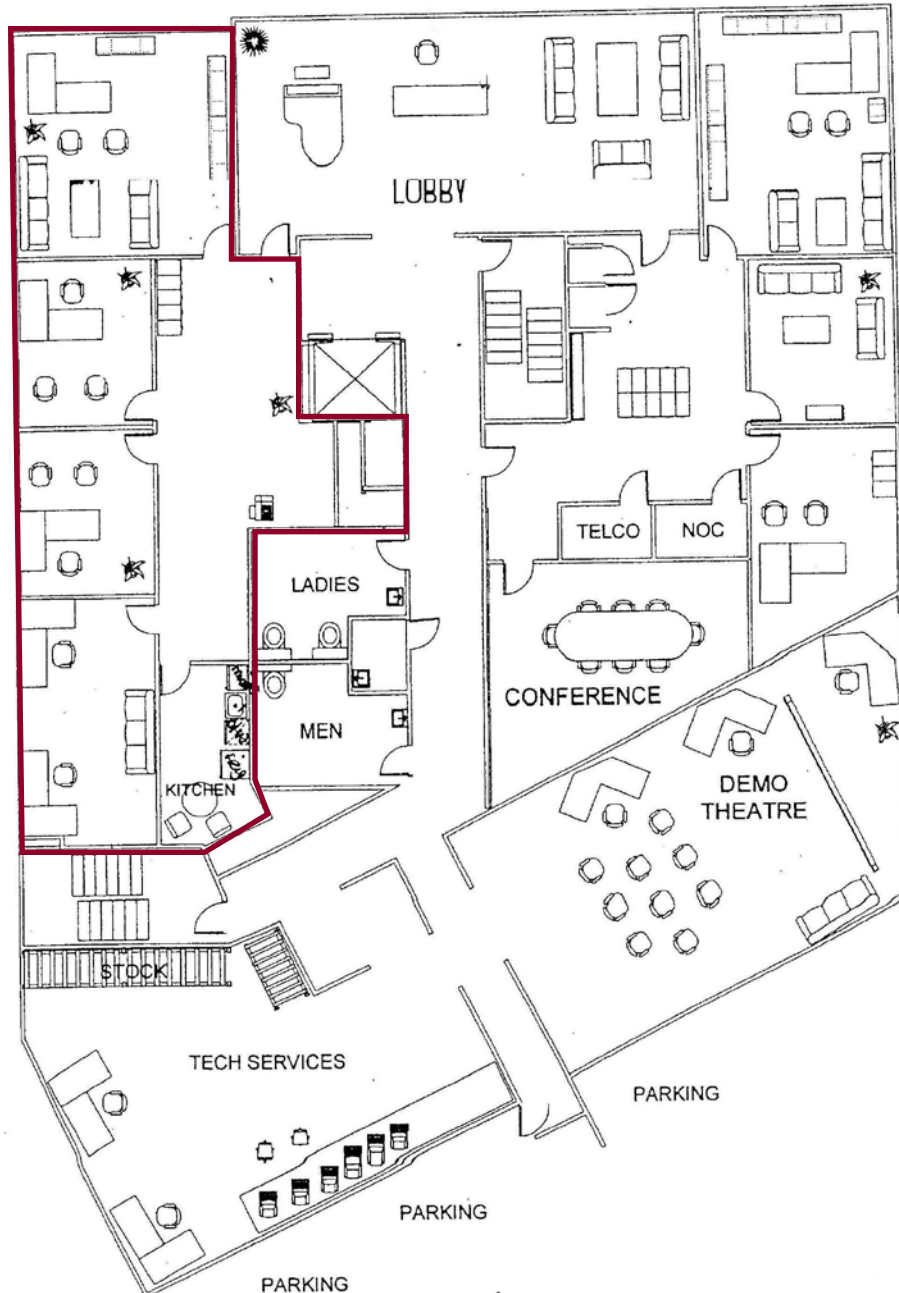
- 24-Hour HVAC
- Parabolic Lighting
- Maple Doors
- Amenities across the street include Starbucks, 161st Pizza and GC Marketplace
- Secured Building
- Faux hardwood floors
- Interior glass
- Newly Renovated Common Areas
- Some Kitchen in Units

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SUITE 210

±1,950 SF



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

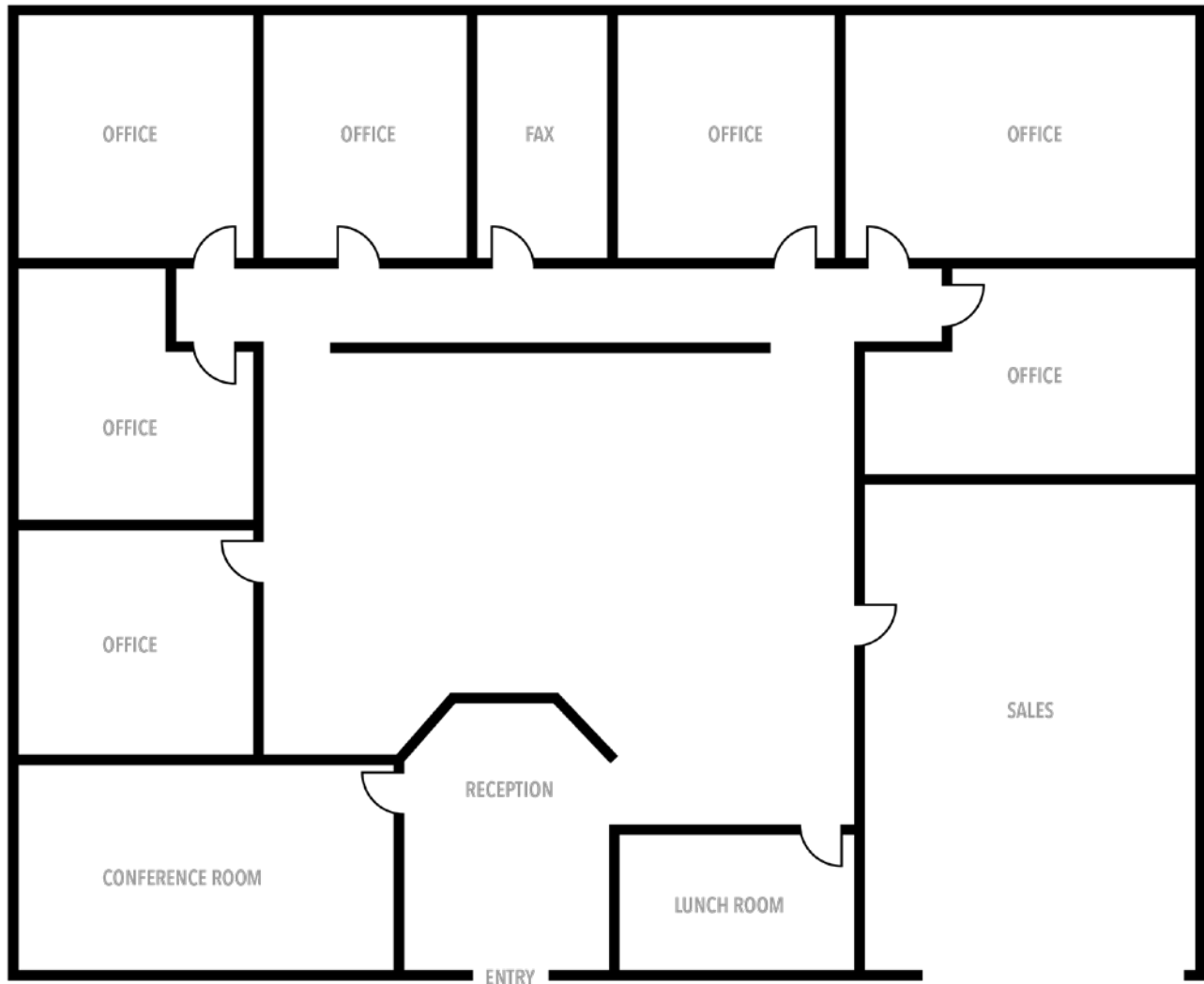
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OFFICE SPACE FOR LEASE

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SUITE 300
±3,453 SF



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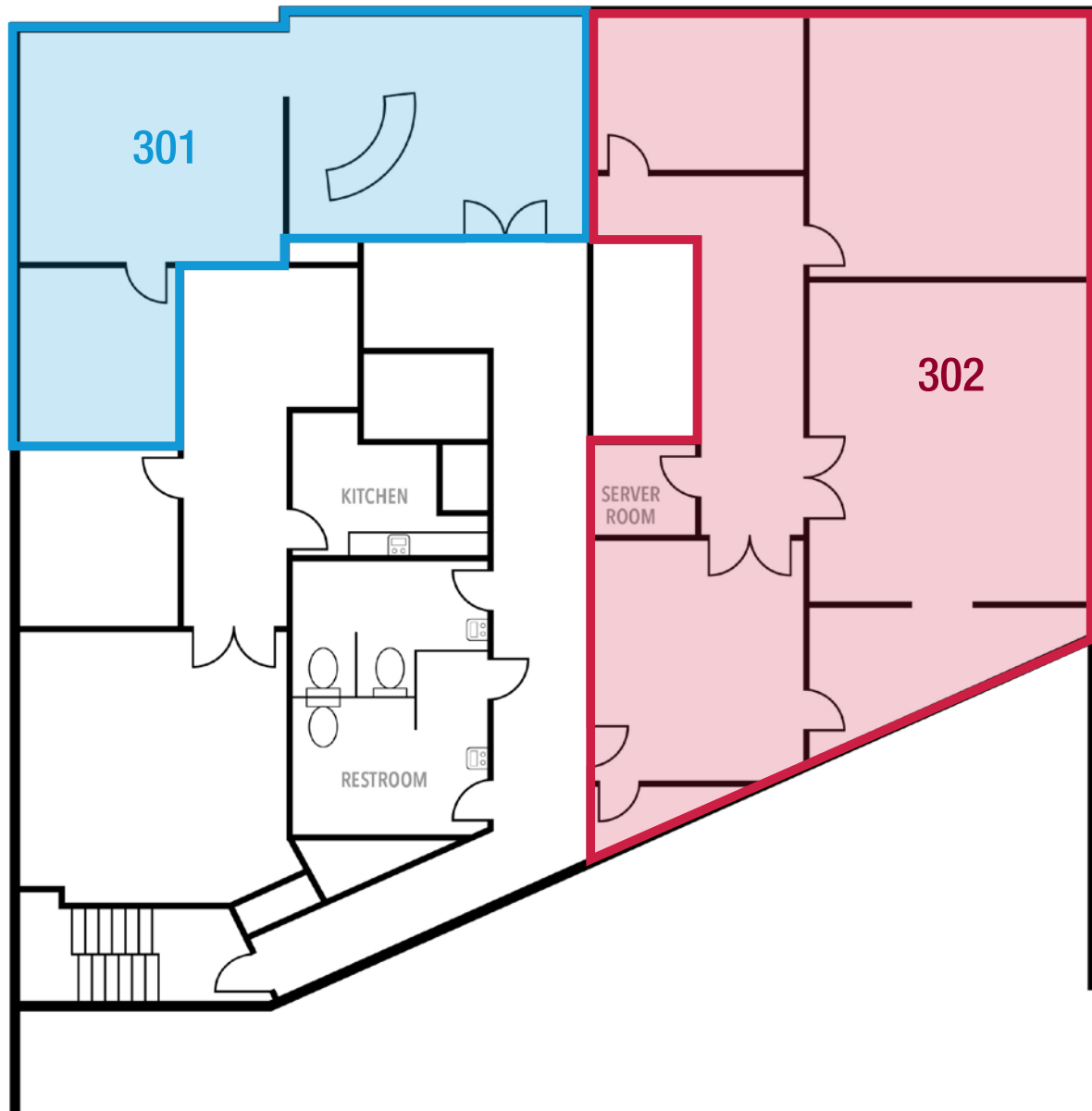
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SUITE 301
±1,150 SF

SUITE 302
±2,134 SF



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EXTERIOR



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SUITE 210



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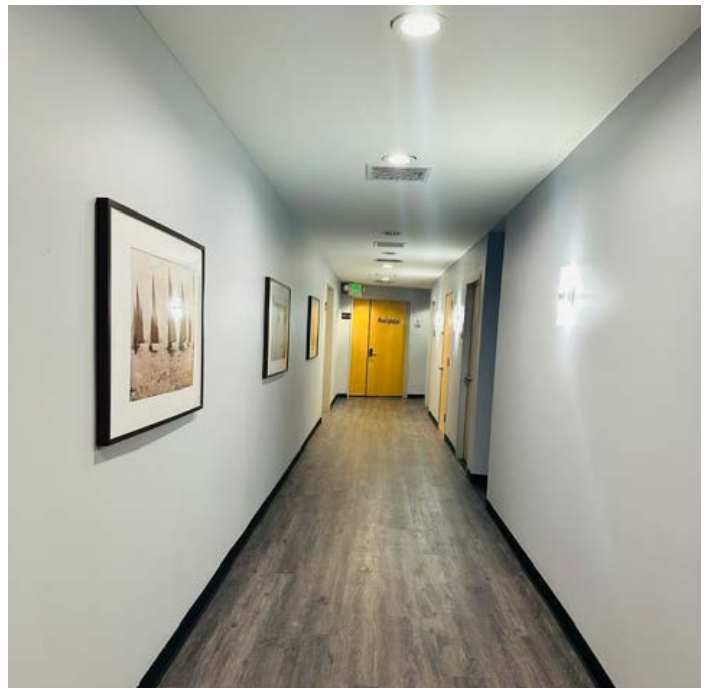
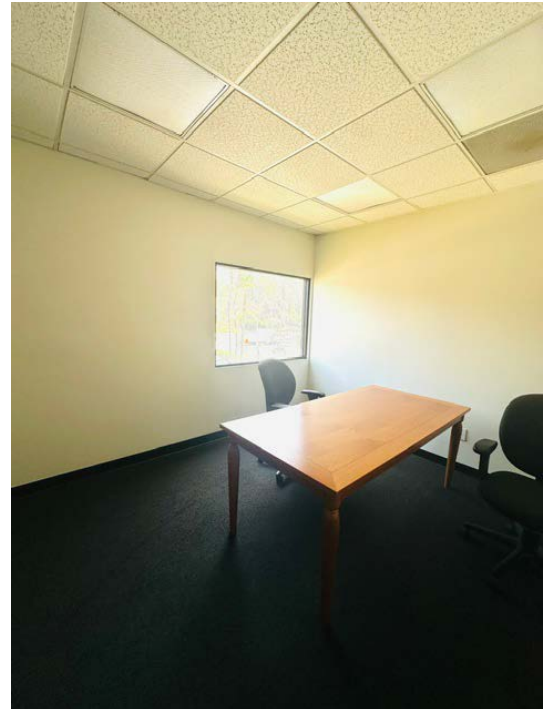
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SUITE 301



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OFFICE SPACE FOR LEASE

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SUITE 302



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