

# 685 COCHRAN STREET

SIMI VALLEY, CA 93065

## OFFICE SPACE FOR LEASE



**BRETT SAUNDERS**  
Principal  
818.581.7061  
bsaunders@lee-re.com  
saunders-re.com  
DRE# 01991011

**MIKE TINGUS**  
Principal  
818.223.4380  
mtingus@lee-re.com  
miketingus.com  
DRE# 01013724

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## AVAILABLE FOR LEASE

| SUITE       | SIZE       | PRICE     |
|-------------|------------|-----------|
| SUITE 150 A | ± 4,446 SF | \$1.85 MG |
| SUITE 230   | ± 3,669 SF | \$1.85 MG |

## EXECUTIVE OFFICES FOR LEASE

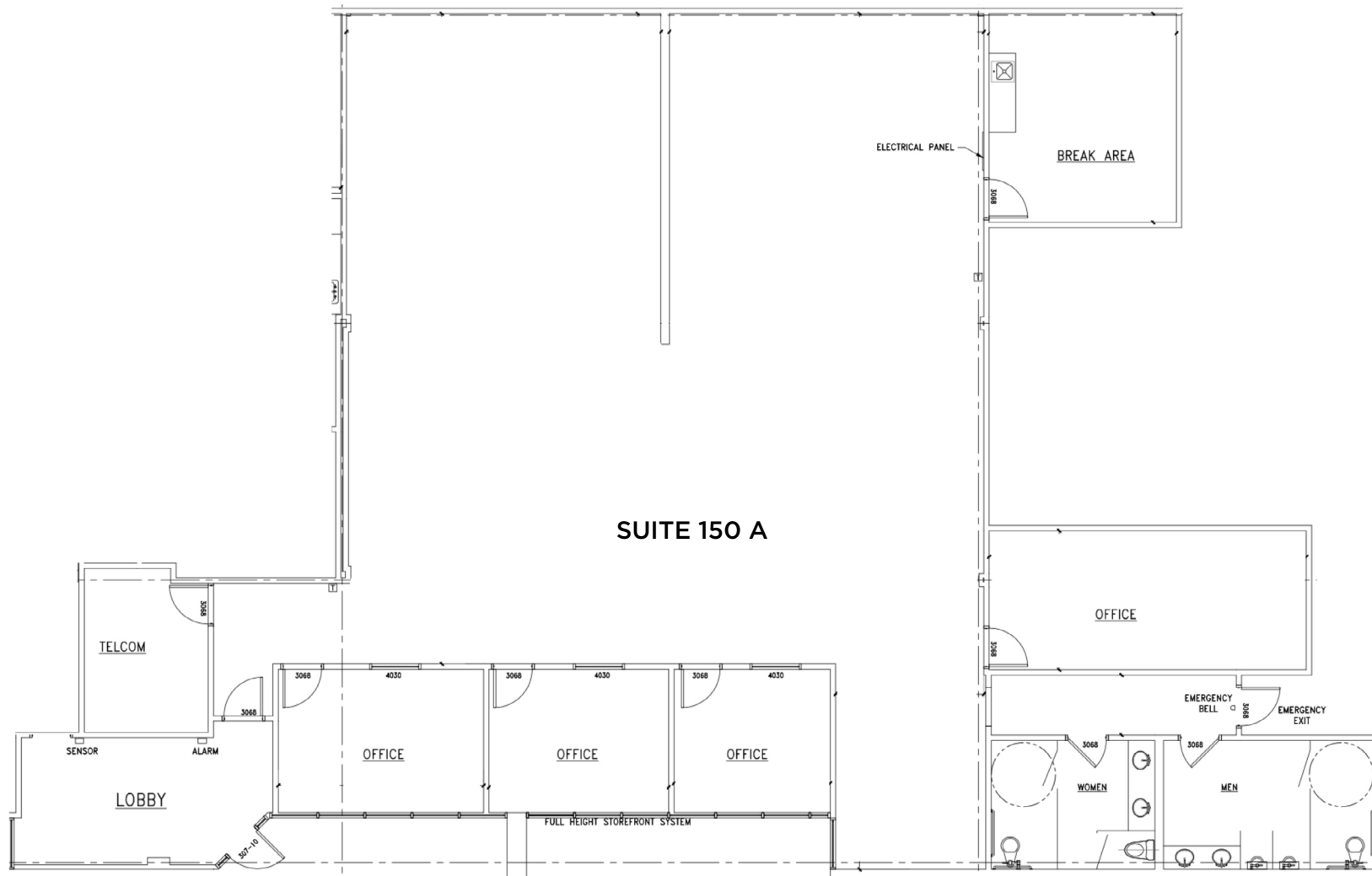
| SUITE      | RATE (Per Month) |
|------------|------------------|
| OFFICE 231 | \$775            |
| OFFICE 225 | \$500            |
| OFFICE 221 | \$625            |

## PROPERTY HIGHLIGHTS

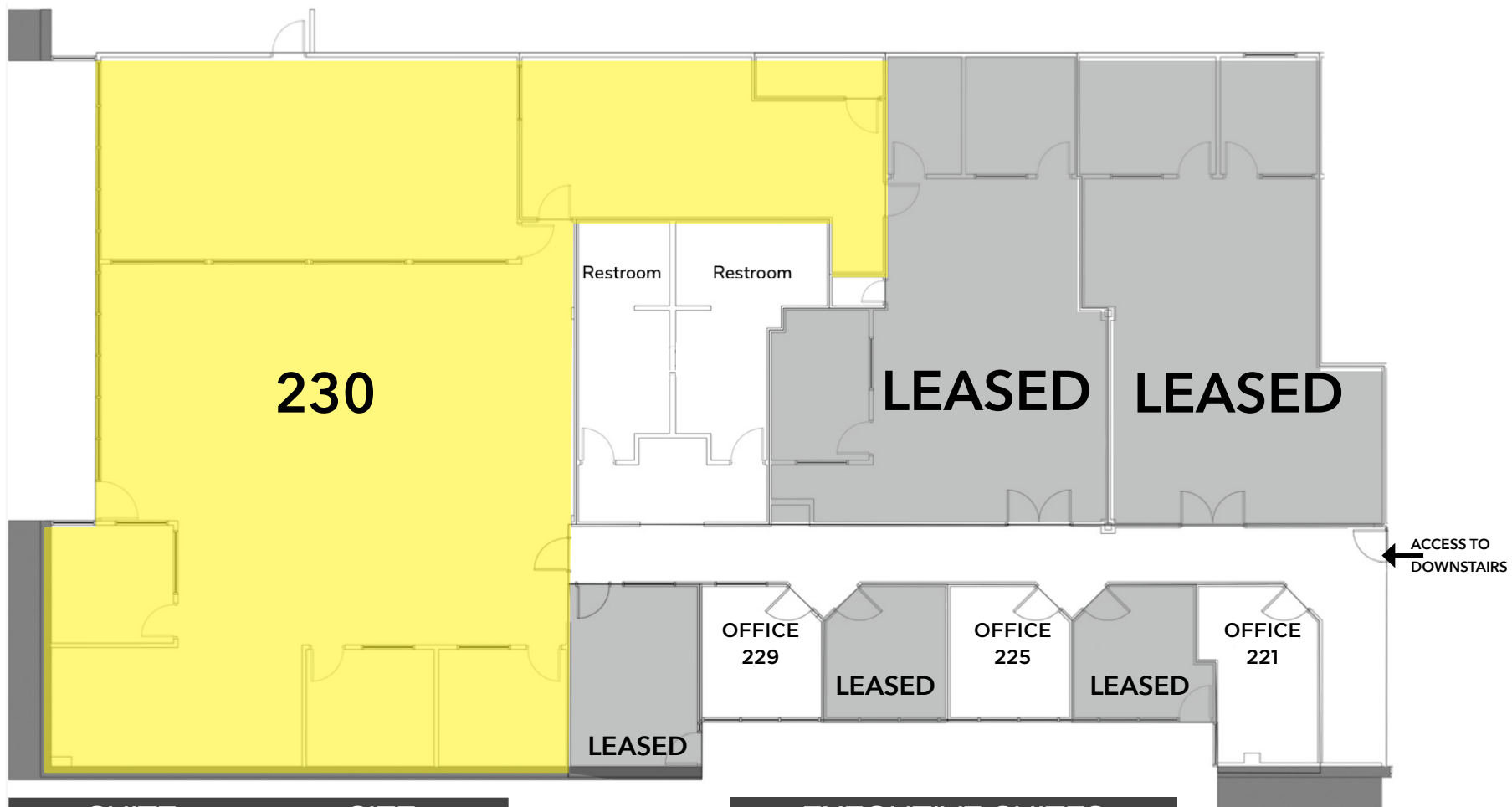
- EXECUTIVE OFFICES AS LOW AS \$500/MONTH
- RECENTLY CONSTRUCTED CO-WORKING OFFICE SPACE
- SECURED INTERNET (PLUG-IN READY)
- NUMEROUS RETAIL AMENITIES NEARBY
- PARKING & UTILITIES INCLUDED IN LEASE RATE

# FLOOR PLAN - 1ST FLOOR

## SUITE 150 A



# FLOOR PLAN - 2ND FLOOR



| SUITE     | SIZE      |
|-----------|-----------|
| SUITE 224 | LEASED    |
| SUITE 226 | LEASED    |
| SUITE 230 | ±3,669 SF |

| EXECUTIVE SUITES |                   |
|------------------|-------------------|
| OFFICE 231       | LEASED            |
| OFFICE 229       | \$500 (per month) |
| OFFICE 227       | LEASED            |
| OFFICE 225       | \$500 (per month) |
| OFFICE 223       | LEASED            |
| OFFICE 221       | \$625 (per month) |

\*All suites and Executive Suites can be combined to accommodate a range of suite sizes.









Ronald Reagan Fwy

685 COCHRAN ST

SIMI VALLEY, CA

Cochran St



# 685 COCHRAN STREET | AMENITIES







COMMERCIAL REAL ESTATE SERVICES

Local Expertise. International Reach. World Class.

**Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.**

**Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.**

**BRETT SAUNDERS**

Principal  
818.581.7061  
bsaunders@lee-re.com  
saunders-re.com  
DRE# 01991011

**MIKE TINGUS**

Principal  
818.223.4380  
mtingus@lee-re.com  
miketingus.com  
DRE# 01013724

**Lee & Associates®**  
**LA North/Ventura Inc**  
**Corporate ID #0111898**  
**A Member of the Lee & Associates**  
**Group of Companies**  
**5707 Corsa Ave | Suite 200**  
**Westlake Village, CA 91362**  
**P: (818)223-4388 F: (818)591-1450**  
**www.leewlv.com**

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

