

4115 GUARDIAN ST., SIMI VALLEY, CA



OFFICE FOR LEASE • EXCELLENT SIMI VALLEY LOCATION

JOE JUSKO
818.223.4397
jjusko@lee-re.com
www.jjusko.com
DRE #00875413

 **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.

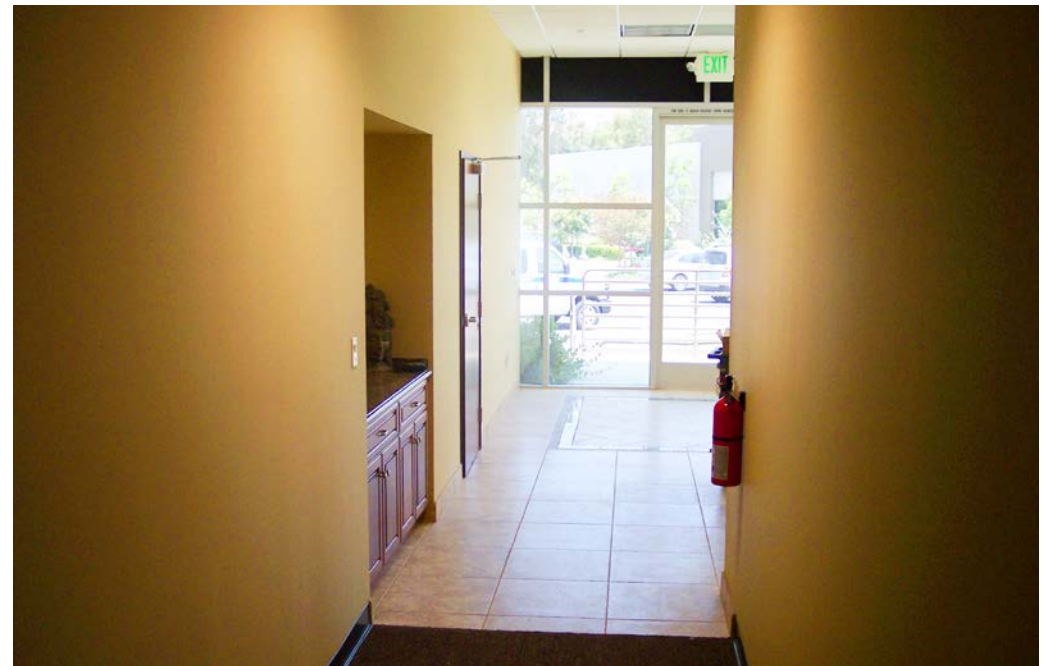
4115 GUARDIAN ST., SIMI VALLEY, CA

Suite D: 1,372 SF

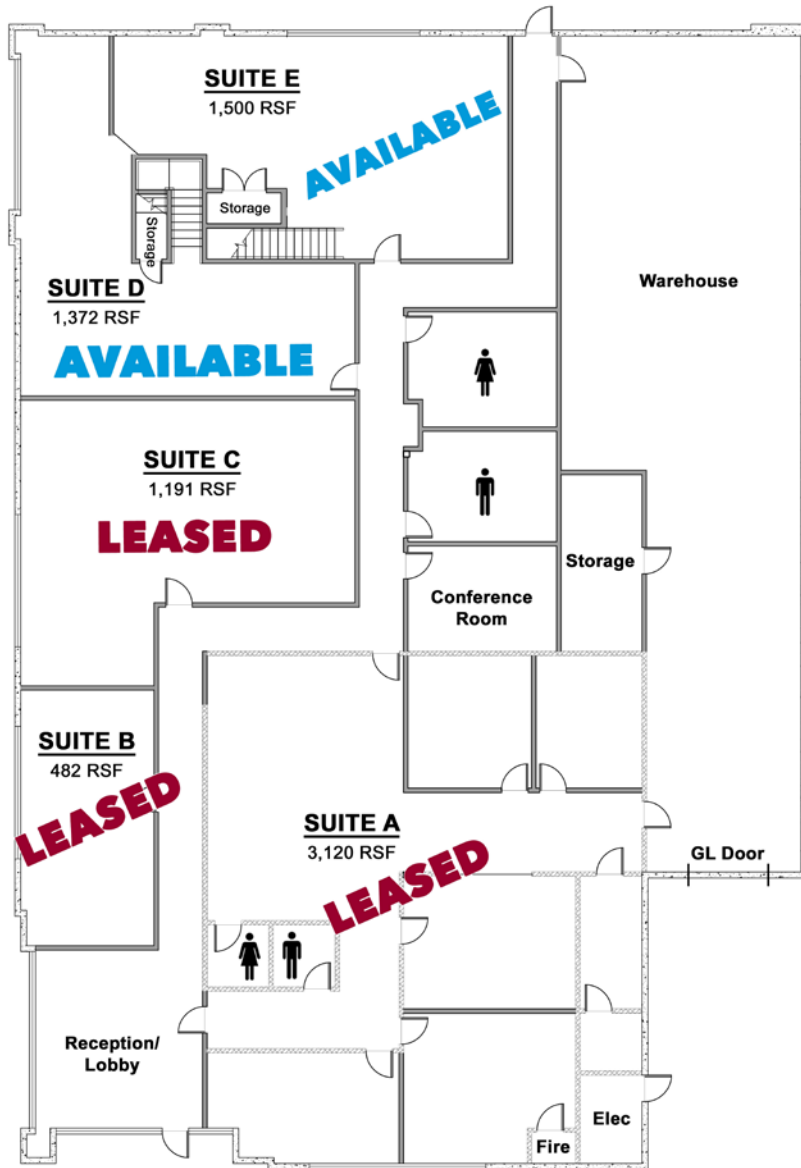
Suite E: 1,500 SF

\$1.70/SF Modified Gross

- Professional Business Park
- Secured Facility
- Excellent Windowline
- Convenient East Simi Location (Tapo Canyon)
- Flexible Floor Plan
- Abundant Parking
- Beautiful Common Areas Include Conference Room, Lobby, Restrooms - Must See!



4115 GUARDIAN ST., SIMI VALLEY, CA



4115 GUARDIAN ST., SIMI VALLEY, CA



RONALD REAGAN FWY

Cochran St

Tapo St

Los Angeles Ave

Tapo Canyon Rd

Guardian St

TAPO CANYON BUSINESS PARK
4115 Guardian St
Simi Valley



4115 GUARDIAN ST., SIMI VALLEY, CA



JOE JUSKO
818.223.4397
jjusko@lee-re.com
www.jjusko.com
DRE #00875413

 **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.