

# 12034 Riverside Drive

Valley Village, CA 91607

OFFICE SPACE FOR LEASE



Charles Dunn

**CONTACT:**

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**CHARLES DUNN COMPANY, INC.**

12925 Riverside Drive, Suite 201 | Sherman Oaks, CA 91423 | Lic. #01201641 | [charlesdunn.com](http://charlesdunn.com)

# PROPERTY DETAILS

12034 Riverside Drive is an office building adjacent to Gelson's Market with great access to the 101 Freeway.

## PROPERTY FACTS

Space Available:	1st Floor: ± 3,860 SF (Avail. 08/25/18) 2nd Floor: ± 5,000 SF
Lease Rate:	\$2.45/SF Modified Gross Tenant pays trash, utilities, janitorial, interior maintenance, and quarterly HVAC maintenance.
Parking:	4/1000 surface spaces free of charge
Term:	1 year or less
Occupancy:	July 1, 2018

## PROPERTY HIGHLIGHTS

- > Private restrooms
- > Private entrance
- > Kitchen
- > Ideal for production
- > 1 year term or less





# PROPERTY PHOTOS



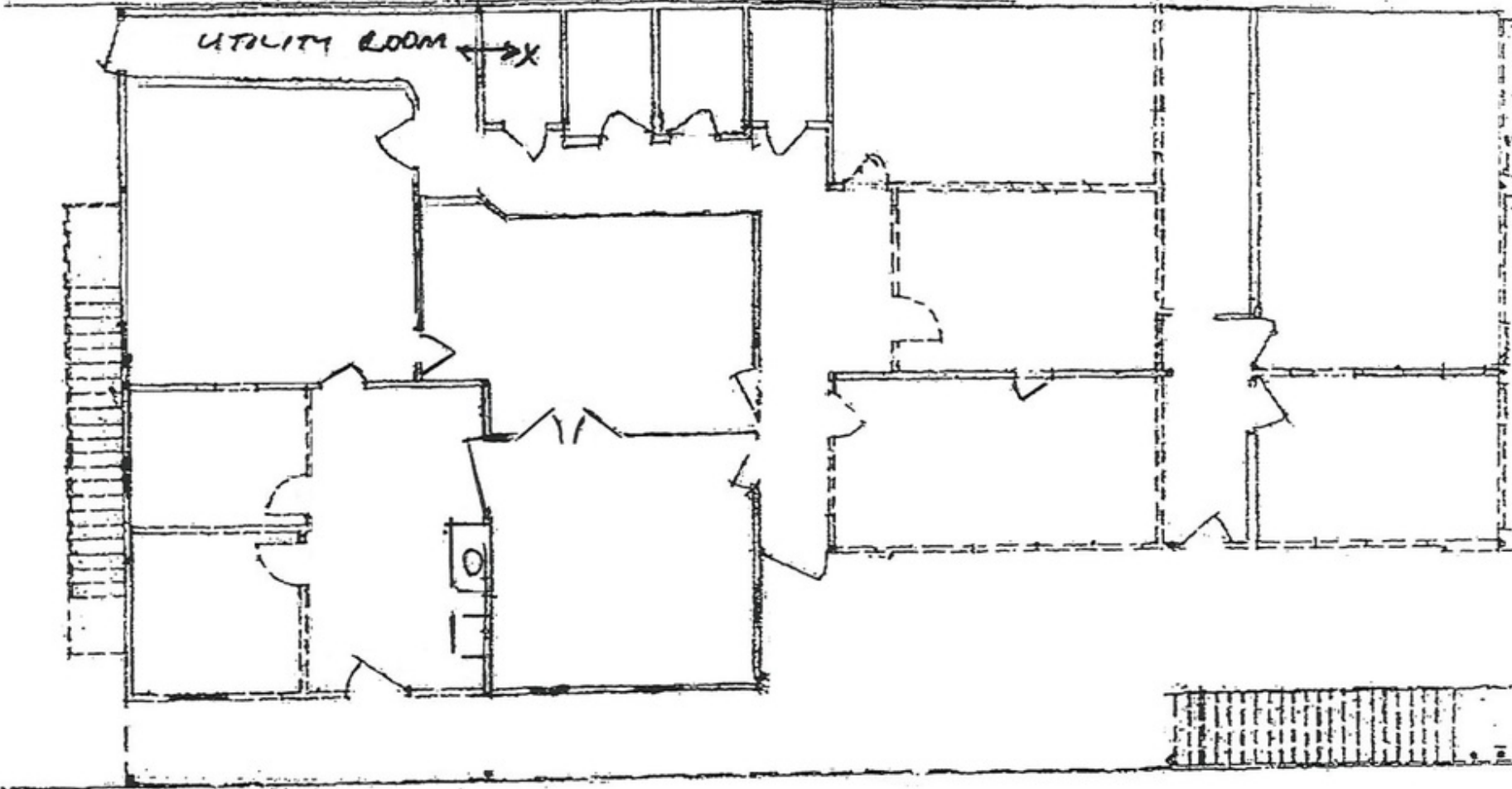
# PROPERTY PHOTOS



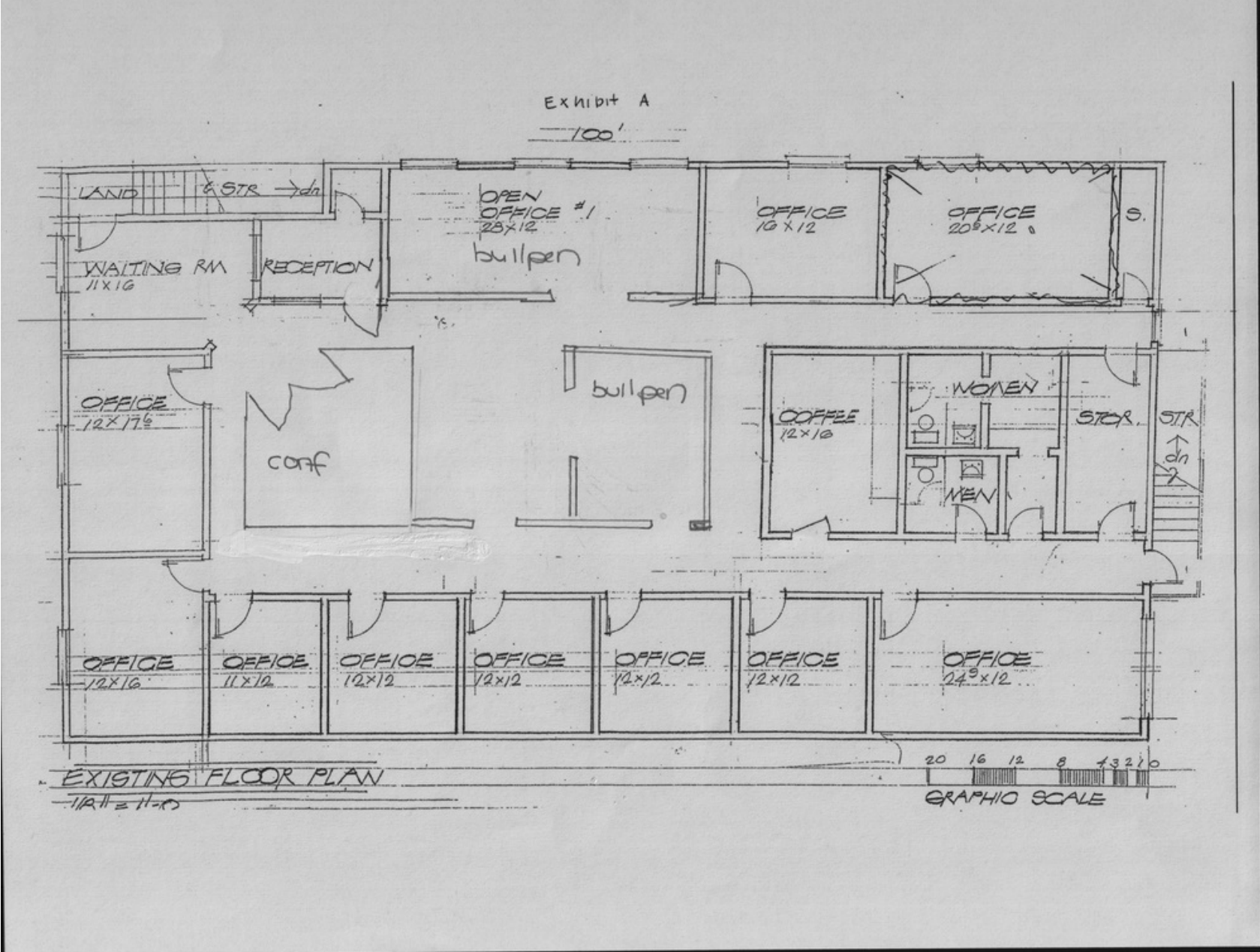


# FLOOR PLANS

1 FIRST FLOOR

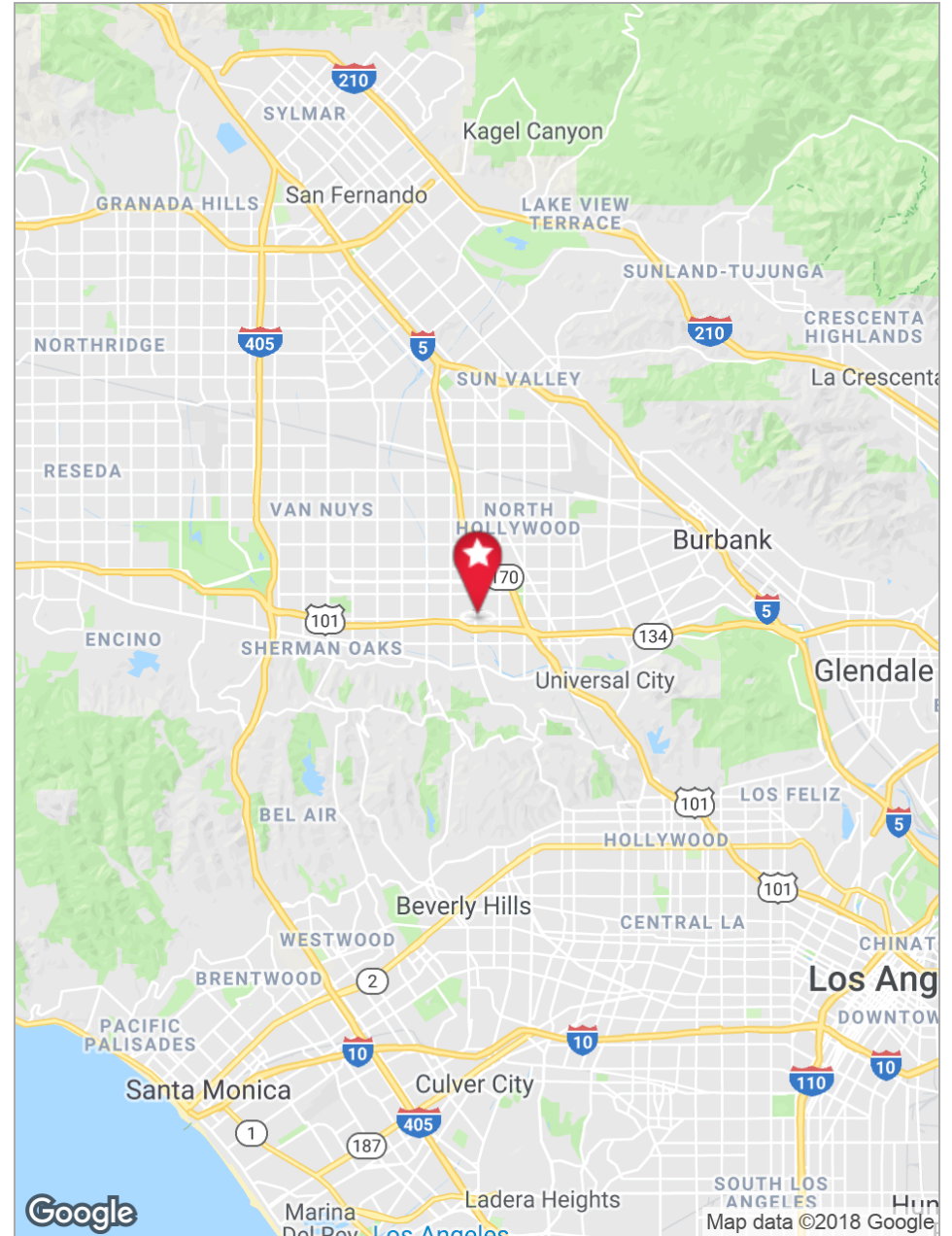
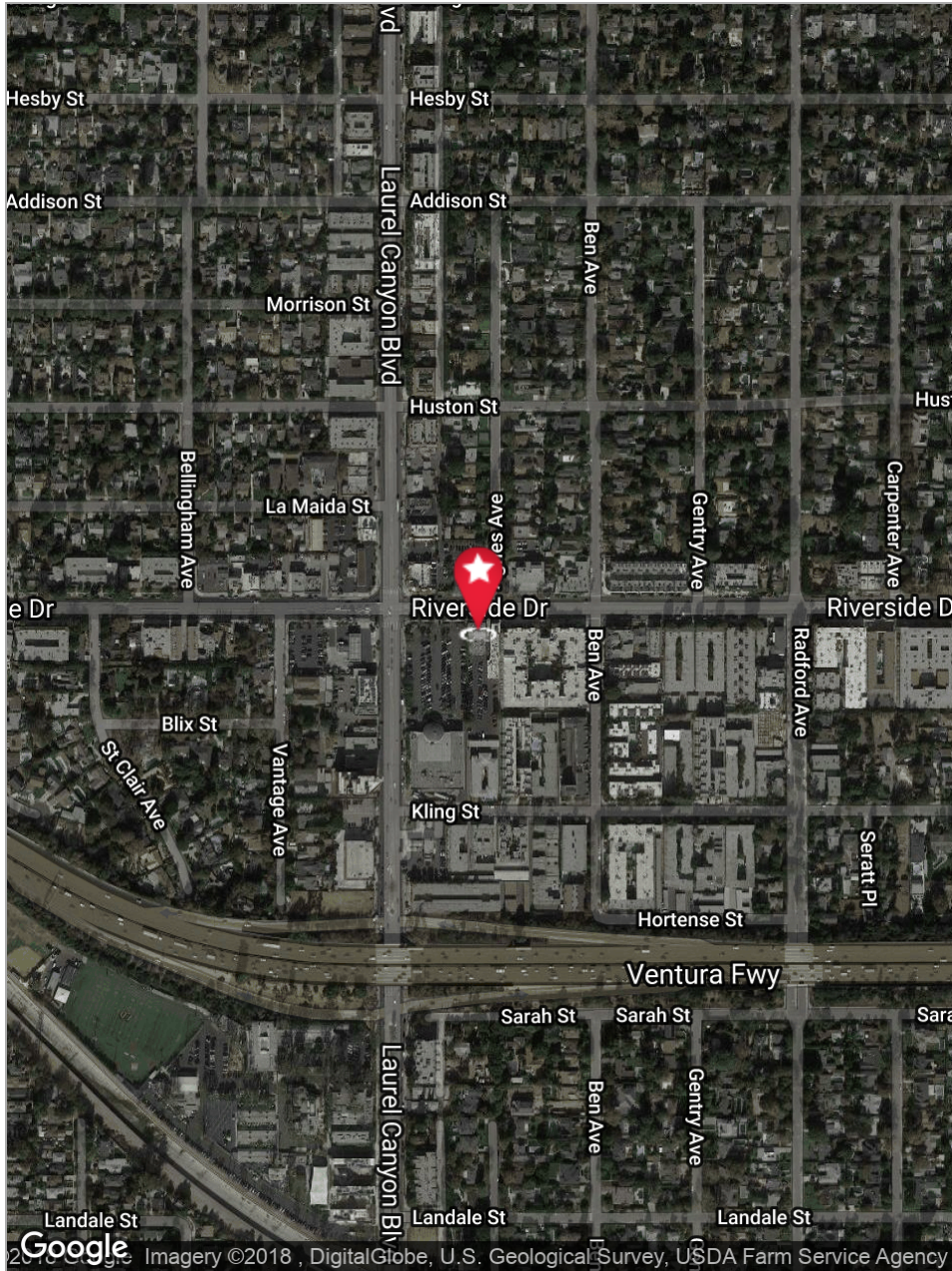


# FLOOR PLANS





# PROPERTY MAPS



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