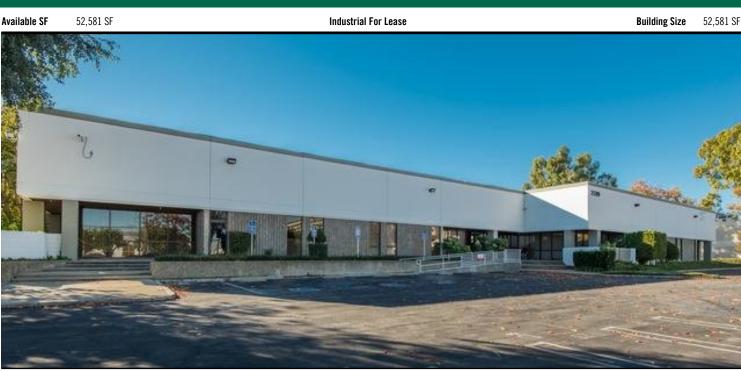


234 S Brand Blvd Glendale, CA 91204 | 818-502-6700



Address: Cross Streets:

CBRE

21200 Oxnard St, Woodland Hills, CA 91367

Oxnard St/De Soto Ave

Attractive Corporate Image Building in a Park-Like Setting Prime Warner Center Location with Main Street Frontage Near 101 Freeway & Amenities 5 Ground Level Loading Doors Open to Private, Gated Yard Area 18' Min Clearance & 100% HAVC; Flexible Office Layout Plentiful Parking: 156 Spaces, 3:1 Ratio

Lease Rate/Mo:	\$78,872	Sprinklered:	Yes	Office SF / #:	39,436 SF / 43
Lease Rate/SF:	\$1.50	Clear Height:	18'	Restrooms:	3
Lease Type:	NNN	GL Doors/Dim:	5 / 10' x 12'	Office HVAC:	Heat & AC
Available SF:	52,581 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	52,581 SF	A: 1200 V: 480 0: 3 W: 4	Ļ	Include In Available:	No
Prop Lot Size:	2.99 Ac / 130,244 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1975	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	Yes	Vacant:	Yes
Taxes:	\$122,875 / 2018	Parking Spaces: 156	/ Ratio: 3.0:1	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	WC	Specific Use:	Flex/R&D	APN#:	2149-002-008
Listing Company:	CBRE				
Agents:	<u>David Solomon 818-907-4628, William Walk 818-502-6733, David Harding 818-502-6731, Greg Geraci 818-502-6741</u>				
Property/Listing:	452974/10868369	Listing Date:	12/17/2018	FTCF: CB000N000S000	
Notes:	Call Broker For Commission Information. Co-listed With AIR CRE NonMember (David Solomon). Free Standing Building.				



David Solomon david.solomon@cbre.com 818-907-4628

