

# OFFICE SPACE FOR LEASE IN VAN NUYS

6024 Woodman Ave, Van Nuys, CA 91401



## FOR LEASE

- Price: \$2.00 per square foot Modified Gross
- ±1296 SF Second Floor Office Space

## HIGHLIGHTS

- Located North on Woodman Avenue
- Highly visible shopping center
- Active commercial area
- Walking distance to many area amenities
- Next to Orange Bus Line Bus Station
- ±40,000 Population in the 1 mile ring
- 3 parking spaces

DEMOS	1 mile	3 mile	5 mile
Population	39,435	323,476	698,105
Avg HH Income	\$83,529	\$89,712	\$93,920
Daytime Pop.	6,617	106,059	240,049
Traffic Count	±54,000 CPD		



## EXCLUSIVE LEASING AGENT



**Bernie Kaufman** (818) 501-2212 x 128 | [bernie@illicre.com](mailto:bernie@illicre.com) | DRE #00767764

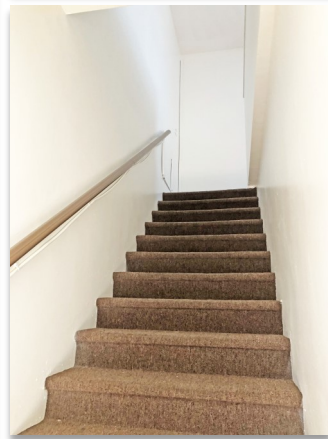
17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - [www.illicre.com](http://www.illicre.com) - DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# OFFICE SPACE FOR LEASE IN VAN NUYS

6024 Woodman Ave, Van Nuys, CA 91401



## EXCLUSIVE LEASING AGENT



**Bernie Kaufman** (818) 501-2212 x 128 | [bernie@illicre.com](mailto:bernie@illicre.com) | DRE #00767764

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - [www.illicre.com](http://www.illicre.com) - DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.