

17,280 SF OFFICE FOR SUBLEASE

13170 Telfair Avenue
Sylmar, CA 91342



PROPERTY INFO:

LEASE RATE/SF:	\$0.99 G
MONTHLY RENT:	\$2,970-\$17,107
AVAILABLE SF:	3,000-17,280
OFFICE HVAC:	Yes
TERM:	Through 3/31/23
PARKING SPACES/RATIO:	80 / 4.6:1

RESTROOMS:	4
ZONING:	M1
APN#:	2604-002-040
POSSESSION:	Immediate
TO SHOW:	Call Agent

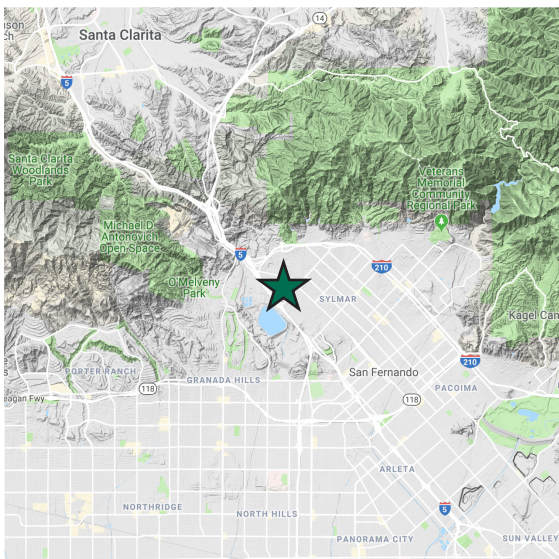
PROPERTY HIGHLIGHTS:

- + GREAT CORPORATE IMAGE
- + FUNCTIONAL FLEX/R&D SPACE
- + EASY ACCESS TO 5, 210, 405, 118 AND 14 FREEWAYS
- + HEAVY PARKING AVAILABLE
- + FURNITURE CAN BE INCLUDED

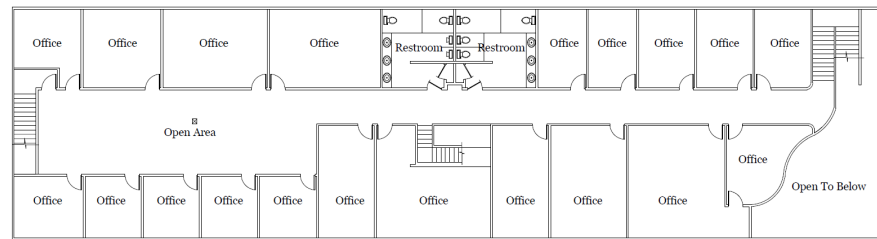
PHOTOS:



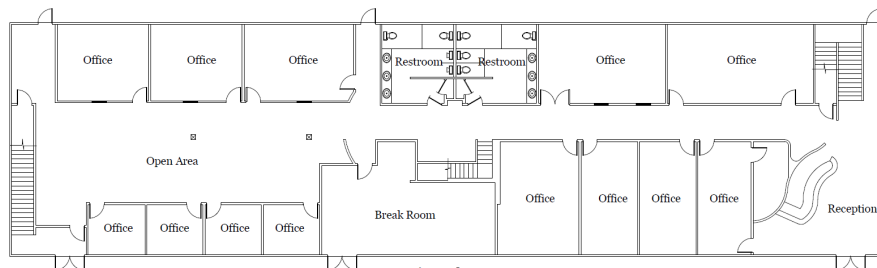
LOCATOR MAP:



LAYOUT:



Second Floor
Floor Plan



First Floor
Floor Plan

PLEASE CONTACT:



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