

CLASS "A" OFFICE SPACE FOR LEASE



22120 CLARENDON STREET
WOODLAND HILLS, CA 91367



COMMERCIAL
ASSET GROUP

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AVAILABLE

STE 140: ±2,217 RSF

STE 150: ±1,147 RSF

RENTAL RATE

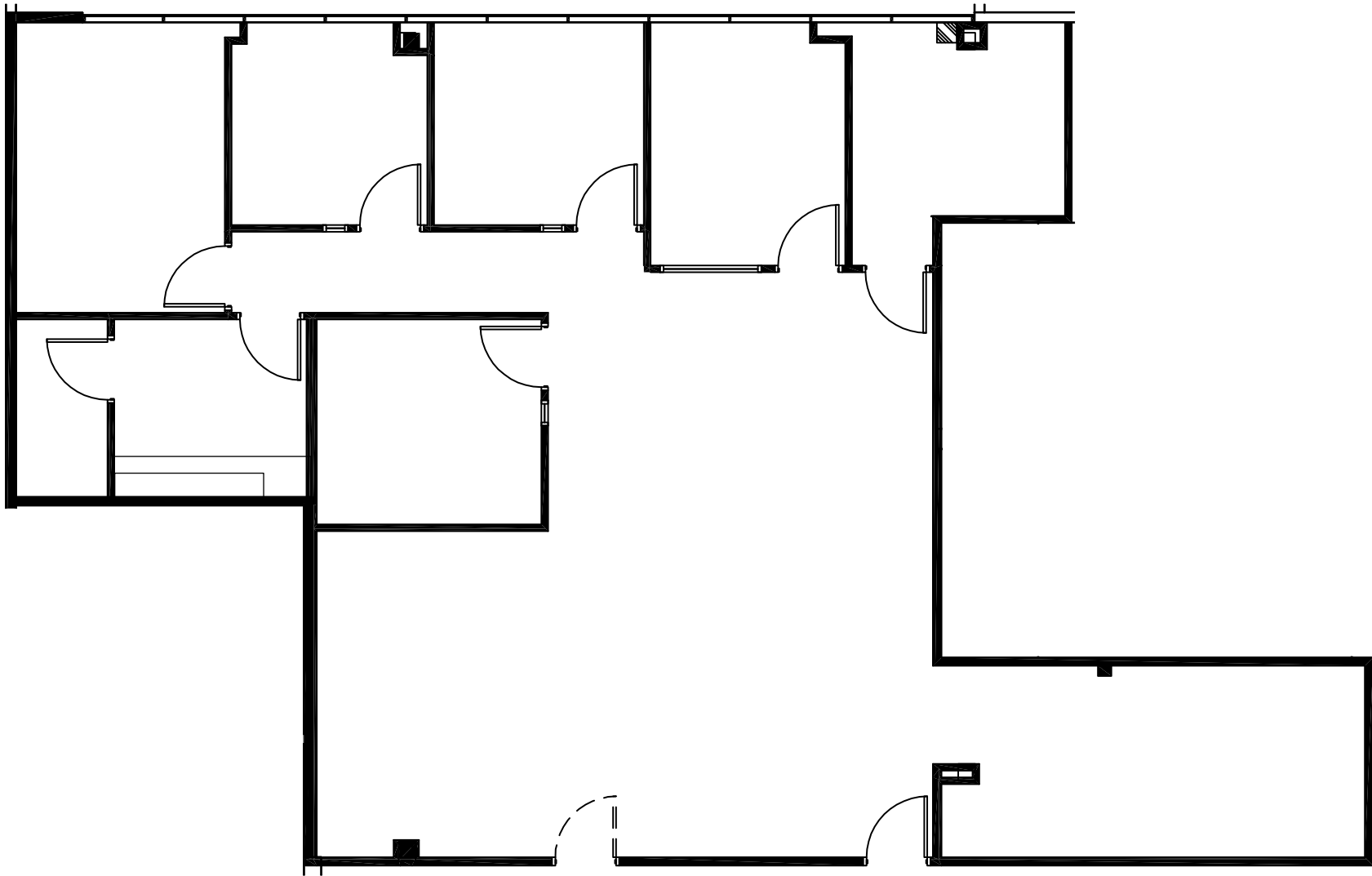
STE 140: \$2.35 PSF FSG

STE 150: \$2.35 PSF FSG

PARKING

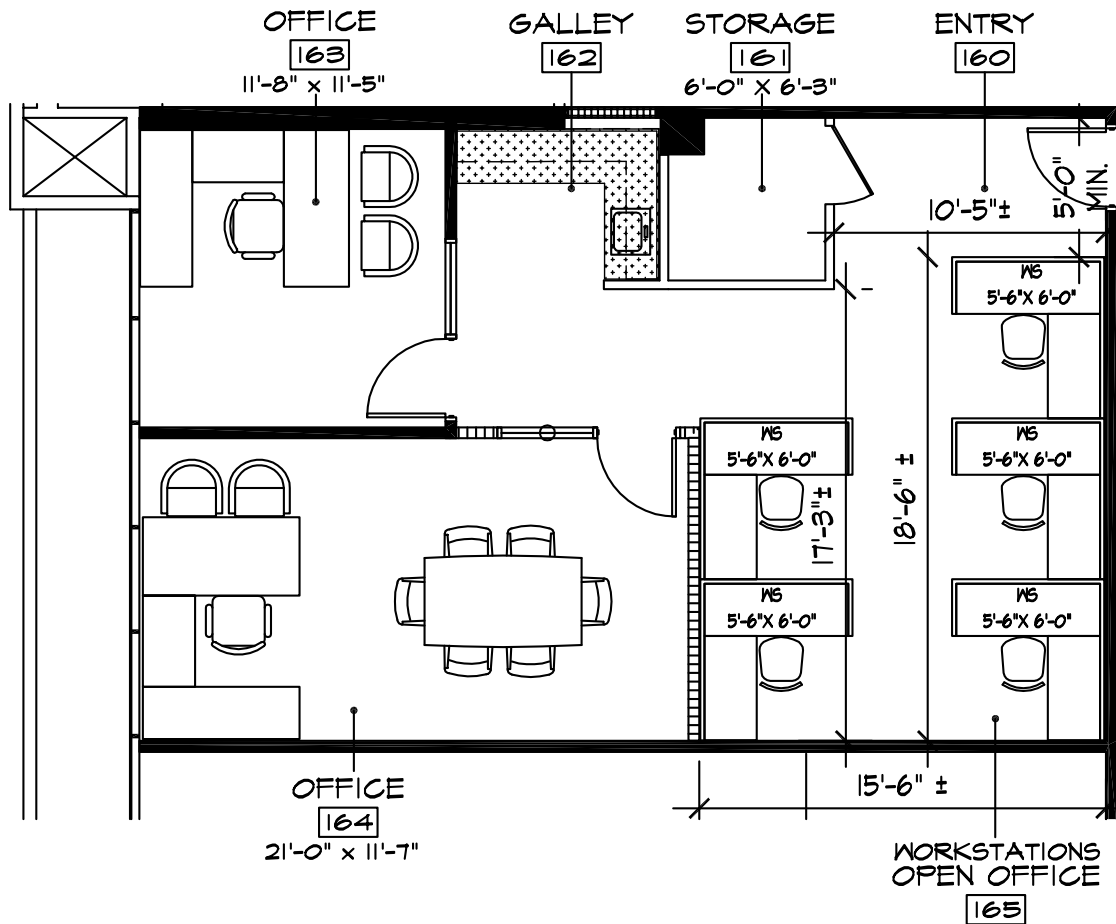
3,100 RSF PARKING STALLS (\$65/MO. FOR SURFACE; \$75/MO. FOR SUBTERRANEAN).
ADDITIONAL PARKING AVAILABLE OFF SITE

- MODERN DESIGN WITH EXCELLENT WINDOW LINE PROVIDING ABUNDANT NATURAL LIGHT
- BEAUTIFUL COMMON AREAS AND LANDSCAPING
- NEWLY REMODELED ADA COMPLIANT RESTROOMS
- PROFESSIONALLY MANAGED WITH ON-SITE DAY PORTER
- FIBER OPTIC CONNECTIVITY AVAILABLE
- EXCELLENT ACCESS TO THE 101 FREEWAY AND PCH VIA TOPANGA CANYON BLVD
- WALKING DISTANCE TO DOZENS OF VENTURA BOULEVARD AMENITIES AND A COUPLE MINUTE DRIVE INTO THE HEART OF WARNER CENTER INCLUDING WESTFIELD'S THE VILLAGE AT TOPANGA





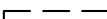
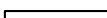


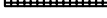

*Not to scale

FLOOR PLAN SUITE 140



SPACE PLAN

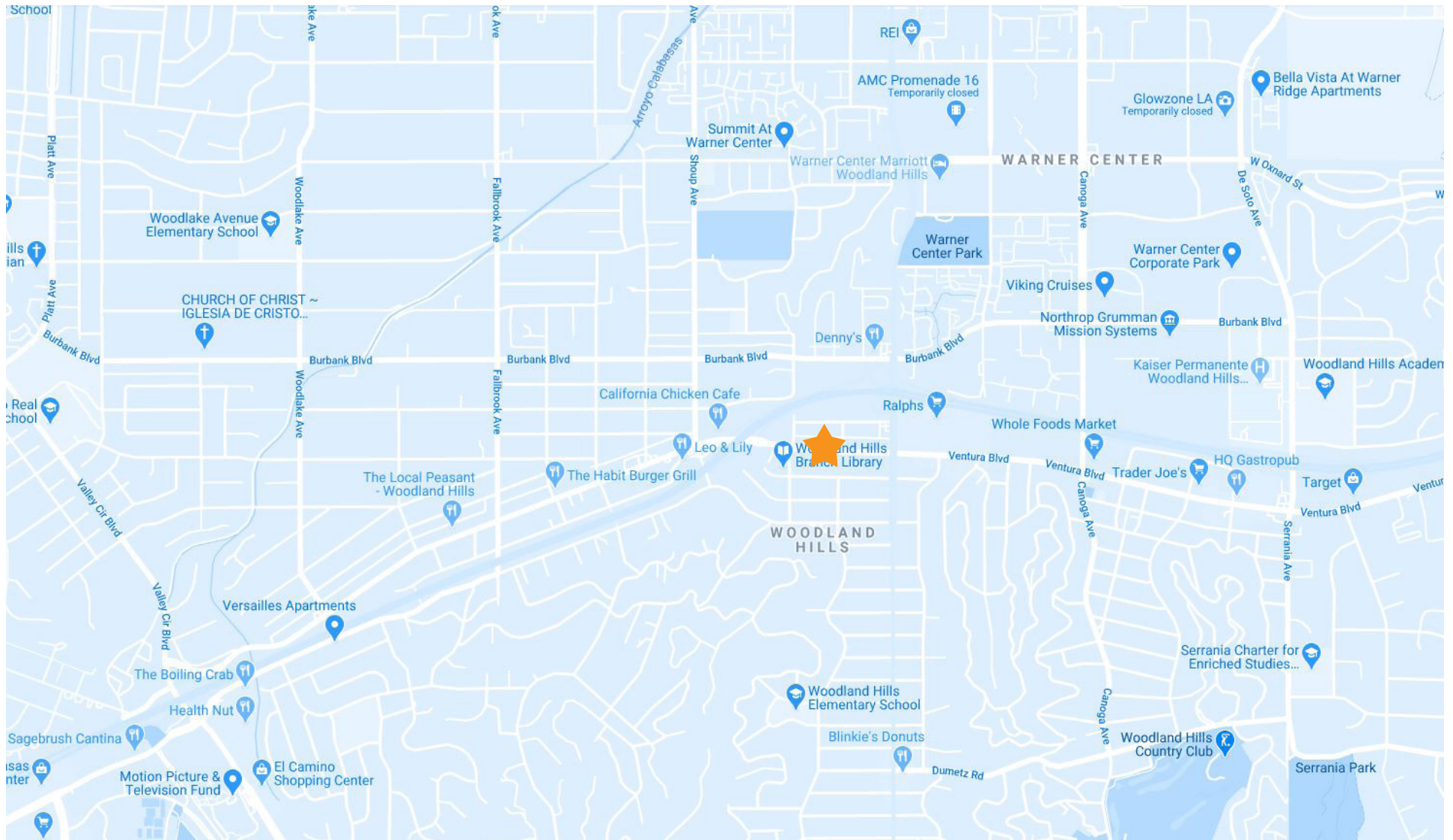
LEGEND

-  EXISTING PARTITIONS TO REMAIN
-  EXISTING GLAZING
-  PARTITIONS TO BE DEMOLISHED
-  NEW BUILDING STANDARD PARTITION
-  NEW ACOUSTICAL PARTITION
-  NEW FIRE RATED PARTITION
-  RELOCATED GLAZING
-  NEW MILLWORK

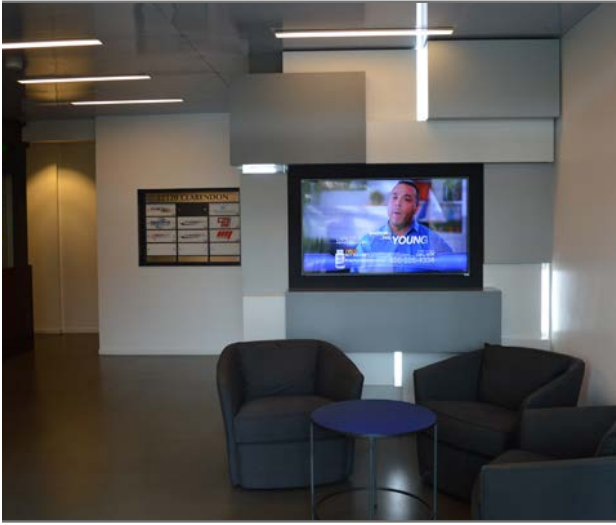
NOTES

1. ALL FURNITURE SHOWN, PROVIDED AND INSTALLED BY TENANT UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION
3. PLAN IS SUBJECT TO BUILDING AND FIRE DEPT. REVIEW AND APPROVAL.

FLOOR PLAN SUITE 150



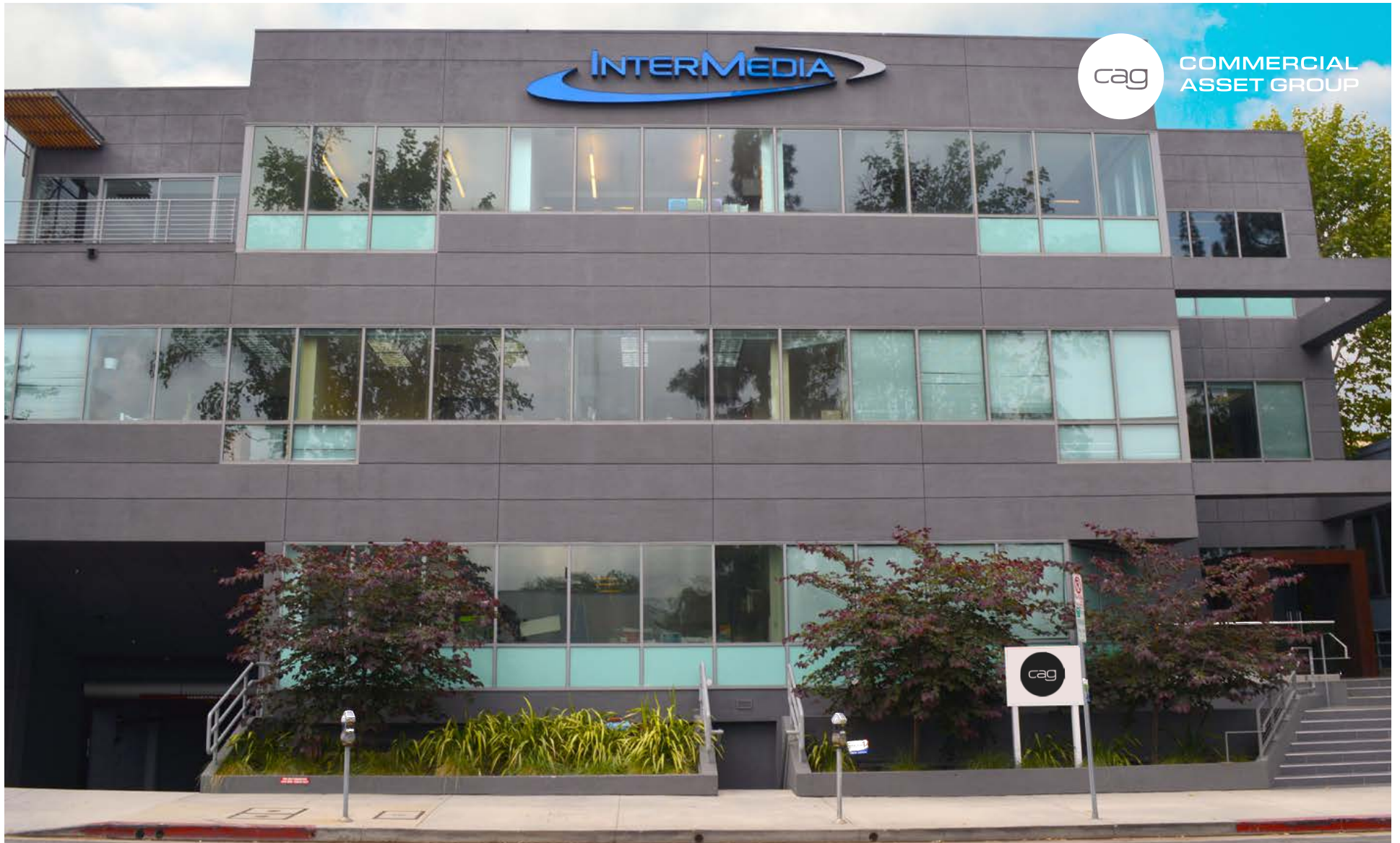
MAP



ADDITIONAL PHOTOS



AMENITIES AERIAL



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