

CLASS 'A' OFFICE FOR LEASE

Valley Gateway Building

14500 Roscoe Blvd, Panorama City



FEATURES

- Opportunity for full and half floor users
- Highly visible building top signage available
- Verizon FiOS and high speed fiber available
- Tenant-controlled after hours HVAC
- Immediate access to the Van Nuys/Panorama City Dash Shuttle Line and Metrolink
- Adjacent to several retail amenities including Chase Bank, Sav-On Drug store and Walmart
- Immediately adjacent to the Metro Red Line
- Security guard on-site 24 hours

AVAILABLE

2nd Floor	3,268 RSF
5th Floor	2,858 RSF
6th Floor	14,623 RSF

LEASE RATE

\$2.35 PSF Full Service Gross

PARKING (per stall)

\$85 Per Stall

3/1,000 SF

For more information please contact:

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
BRE# 01323527

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
BRE# 01425638

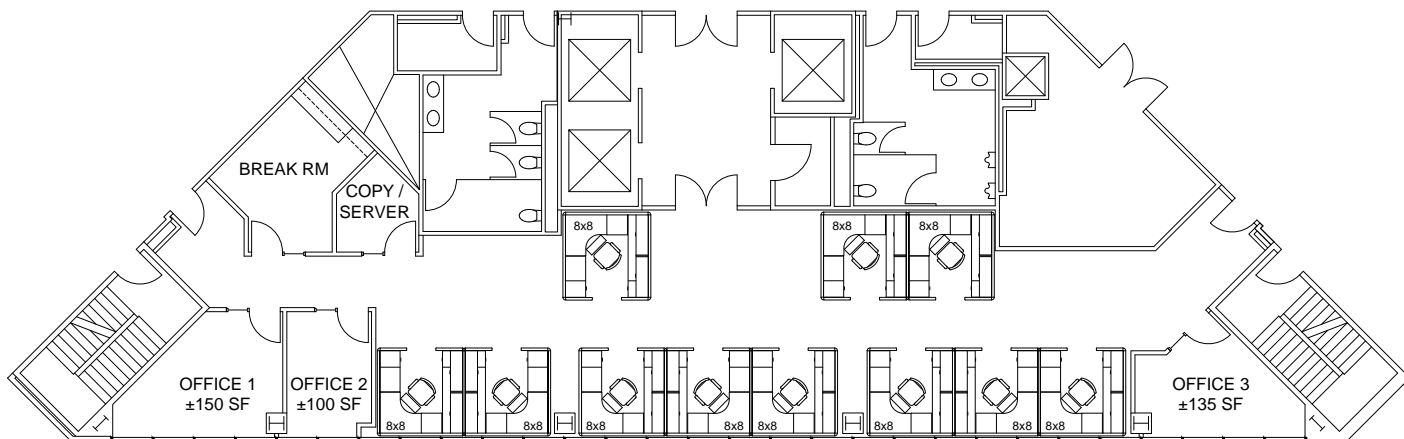


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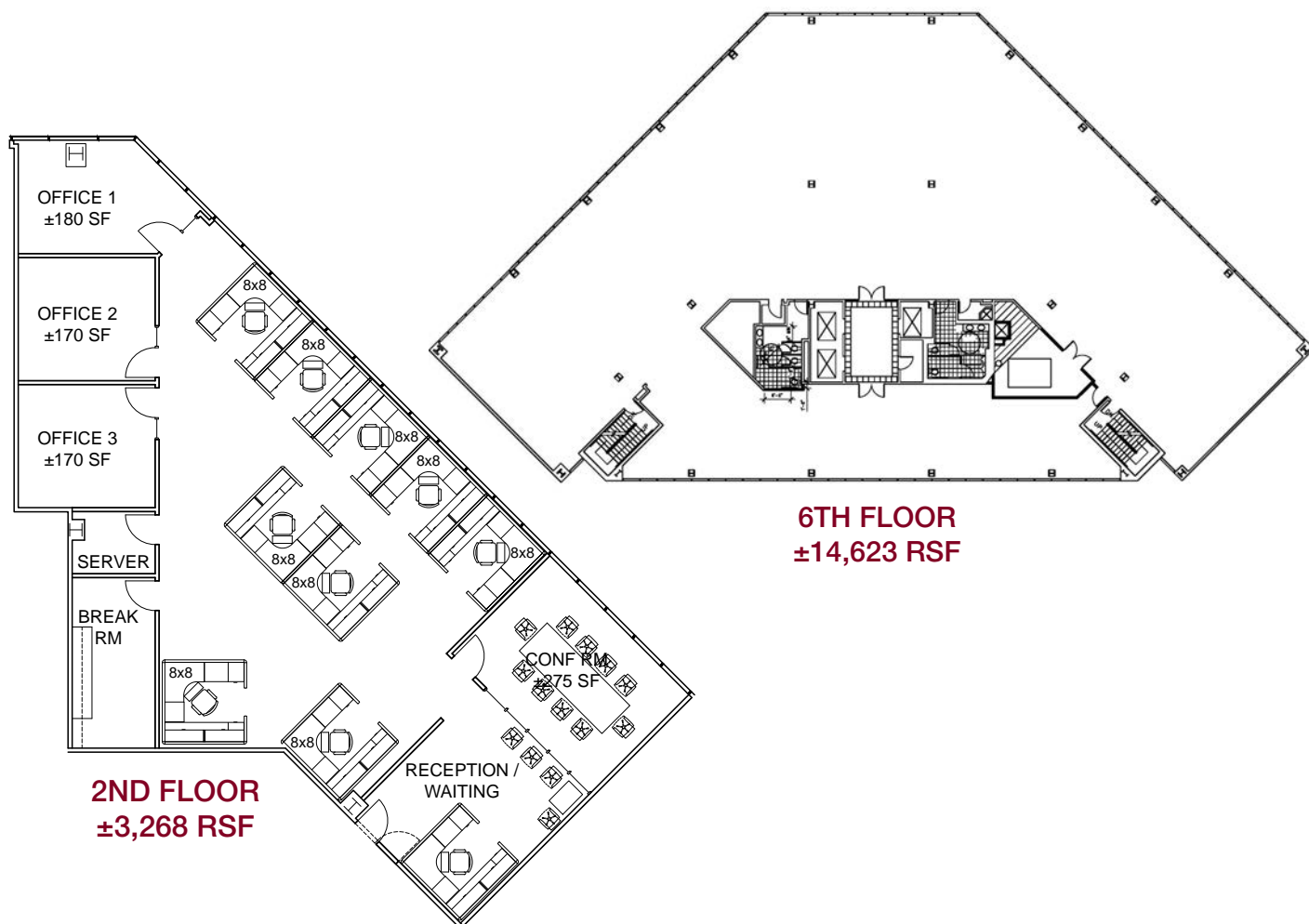
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5TH FLOOR
±2,858 RSF



6TH FLOOR
±14,623 RSF

2ND FLOOR
±3,268 RSF

NOT TO SCALE

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COMMERCIAL REAL ESTATE SERVICES

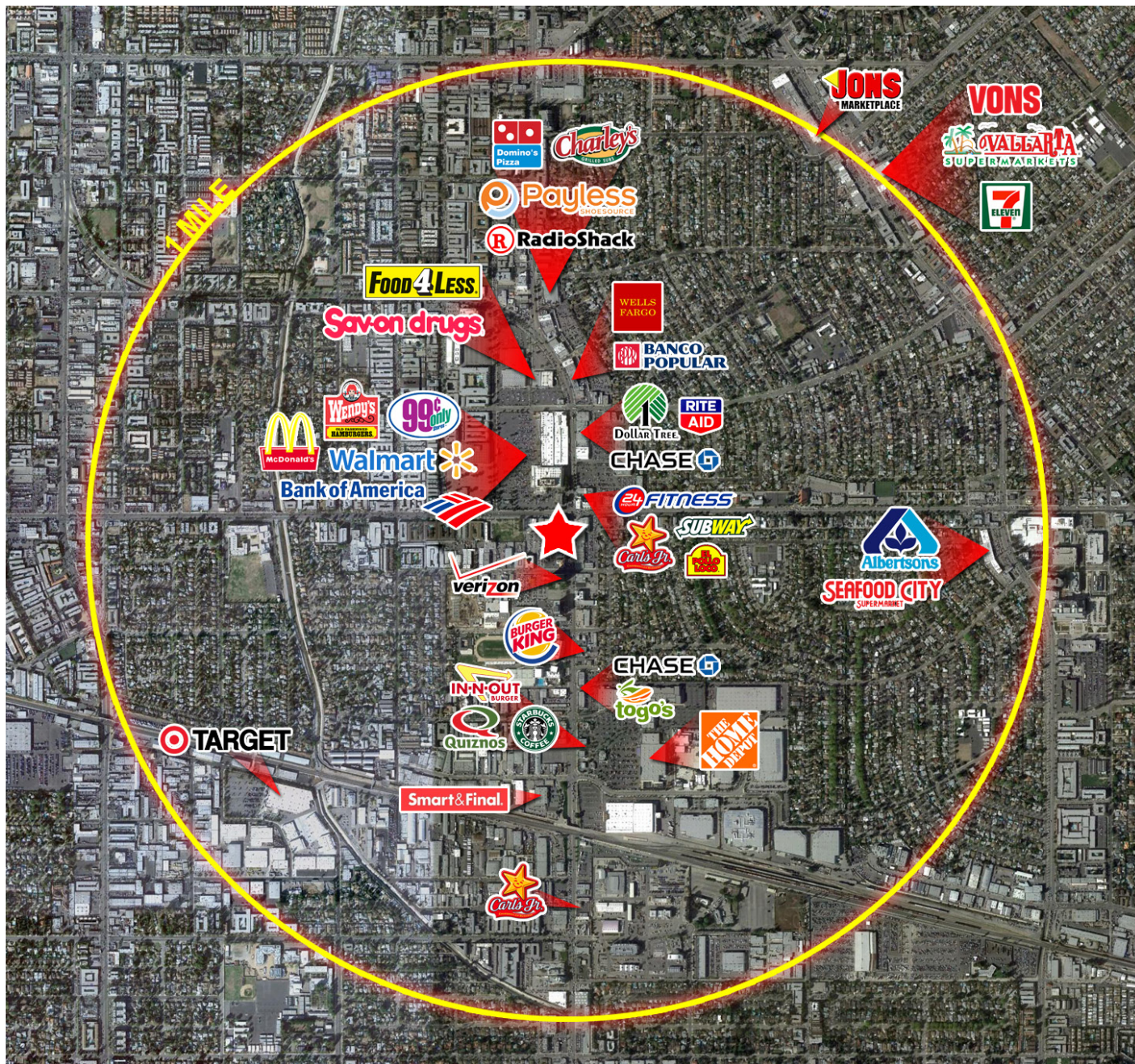
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