



9005 ETON AVENUE, SUITE B, CANOGA PARK, CA 91304

\$1.40 /SF/MO

- Prestigious Space
- In a Most Desired Business Park in the SFV
- HVAC in Offices
- Coffee Bar
- Lots of Power
- Rear Loading Door
- Priced to Attract a Quality Tenant
- Quick Lessor Response

Notes: Estimated CAM Fees \$0.05/SF/MO

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS CONTACT:

Lease Rate / SF:	\$1.40
Lease Type:	Modified Gross
Terms:	Negotiable with Annual Increases
Available SF:	Approx. 1,416 SF
Total Building:	Approx. 20,400 SF
Zoning:	LAMR2
Construction Type:	Tilt Up
Const. Status/Year Built:	Existing / 1974
Min. Clear Height:	14'
Heat/Cool:	Heating and AC Ventilation
Electrical:	A: 200 V: 120 Ø: 3 W: 3
Ground Level Doors:	1 / 12' x 12'
Parking Spaces:	2 spaces
Specific Use:	Light Industrial
Offices #/SF :	2/ Approx. 290 SF
Restrooms:	1
Office Air / Heat:	Yes



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