

22122 SHERMAN WAY
CANOGA PARK | CA 91303

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



FOR LEASE

PRIME WEST VALLEY LOCATION Office / Retail Building

PROPERTY HIGHLIGHTS

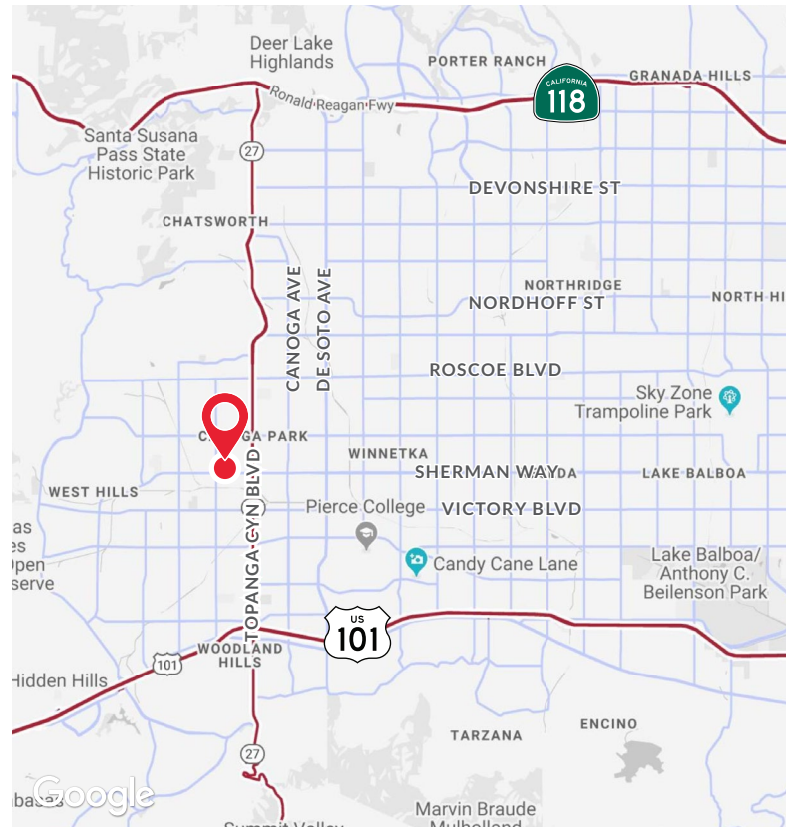
- High-Image 3-Story Retail / Office Building
- High Visibility Retail Units & Well-Designed Office Suites
- Ample 5/1,000 SF Surface and Subterranean Parking - FREE
- Fire Sprinkler System
- Utilities: Separately Metered 24/7 Tenant Controlled HVAC

LOCATION HIGHLIGHTS:

- Located at the heart of Canoga Park along Sherman Way, in the center of the city's business district
- Within minutes from Columbia West Hills Hospital, Warner Center, Westfield Topanga Mall, Village at Topanga, Marriott Hotel, local restaurants, and shopping
- Excellent access to and from US-101 Freeway and Topanga Canyon Blvd

UNIT AVAILABLE

SUITE	SIZE (RSF)	LEASE RATE
201	1,980	\$1.75 MG



YAIR HAIMOFF, SIOR

Executive Managing Director
📞 818.203.5429
✉ yhaimoff@spectrumcre.com
DRE License #01414758

ANDREW GHASSEMI

Senior Vice President
📞 661.212.3956
✉ aghassemi@spectrumcre.com
DRE License #01963548

MATT SREDEN

Vice President
📞 661.567.1243
✉ msreden@spectrumcre.com
DRE License #01907628

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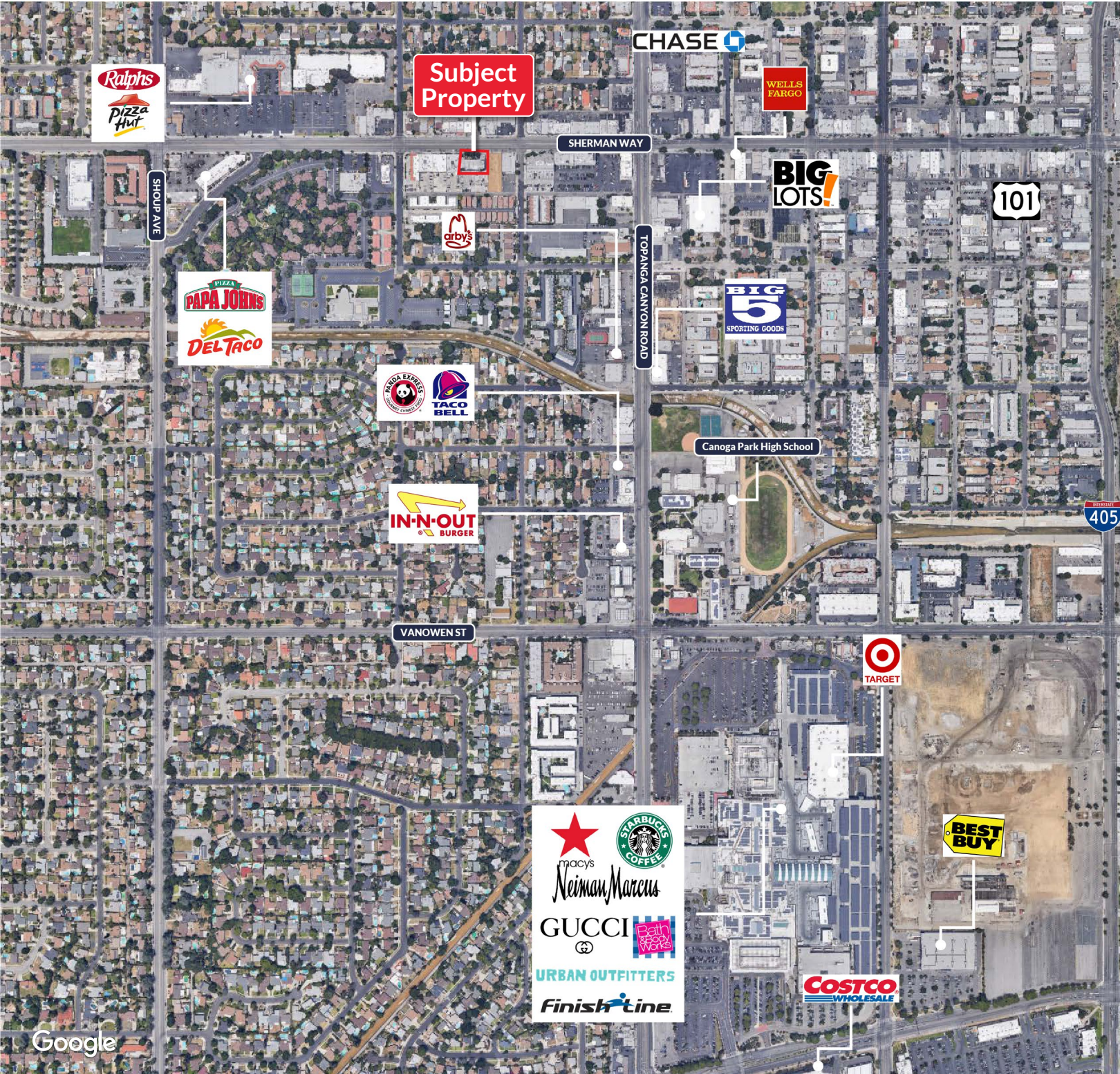
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AMENITIES MAP



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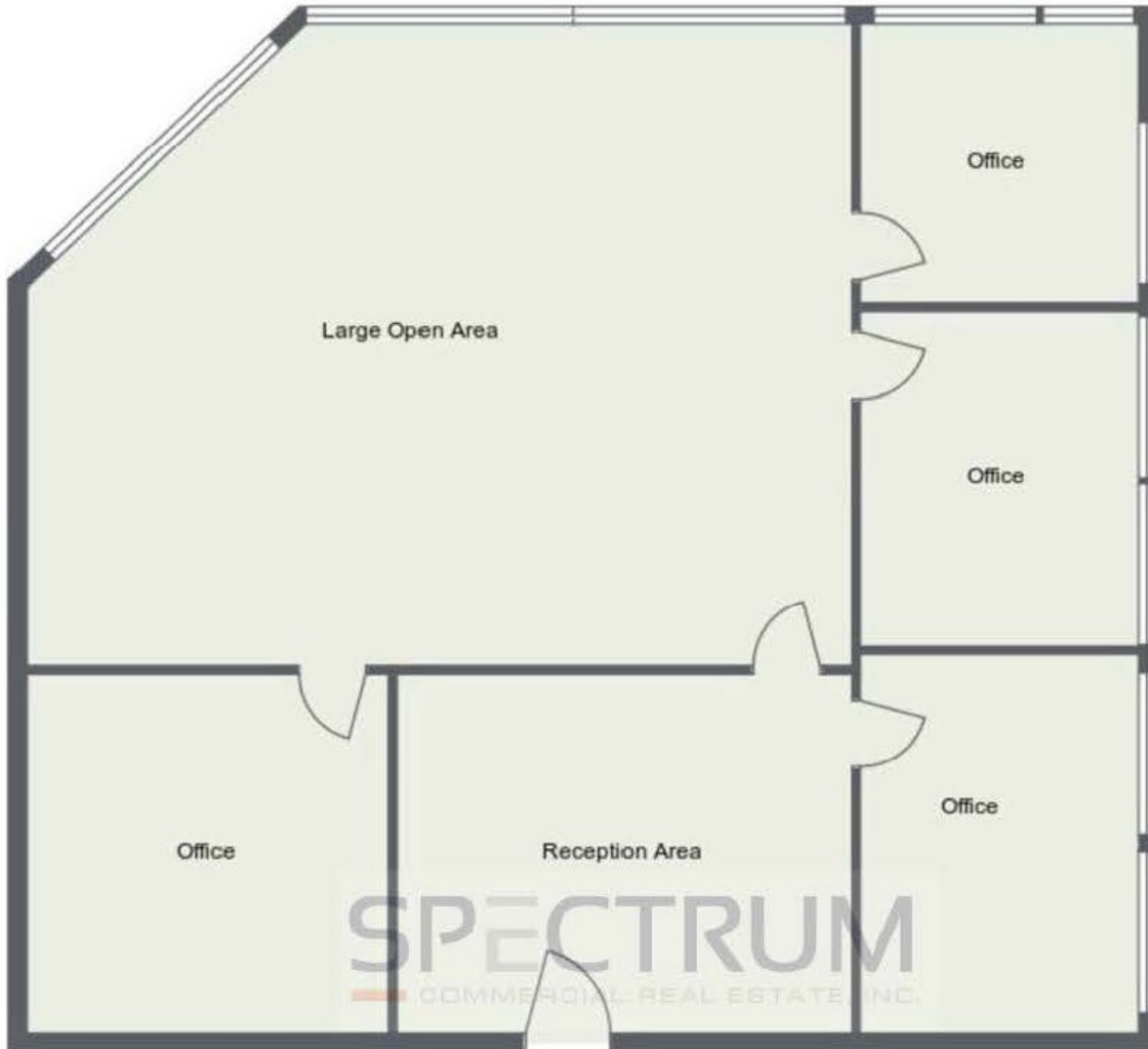
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FLOOR PLAN - SUITE 201 (1,980 SF)

*Measurements are not to scale



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