

**Available SF** 21,736 SF

**Office For Lease**
**Building Size** 43,472 SF

**Address:** 9255-9275 Corbin Ave, Unit 9275, Northridge, CA 91324

**Cross Streets:** Plummer St/Corbin Ave

Fully turnkey office featuring an expansive bullpen space with cubicles, conference rooms, private offices, restrooms, and a bright break room with an outdoor patio.

<b>Lease Rate/Mo:</b>	\$29,344	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	
<b>Lease Rate/SF:</b>	\$1.35	<b>Clear Height:</b>		<b>Restrooms:</b>	
<b>Lease Type:</b>	NNN	<b>GL Doors/Dim:</b>		<b>Office HVAC:</b>	
<b>Available SF:</b>	21,736 SF	<b>DH Doors/Dim:</b>		<b>Finished Ofc Mezz:</b>	
<b>Minimum SF:</b>	21,736 SF	<b>A: V: O: W:</b>		<b>Include In Available:</b>	
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>		<b>Unfinished Mezz:</b>	
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1984	<b>Include In Available:</b>	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>		<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	/ Ratio:	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2-1			<b>APN#:</b>	2761001075
<b>Listing Company:</b>	Lee & Associates				
<b>Agents:</b>	<a href="mailto:scott@lee-re.com">Scott Caswell 818-444-4911</a> , <a href="mailto:erica@lee-re.com">Erica Balin 818-444-4912</a>				
<b>Listing #:</b>	24013345	<b>Listing Date:</b>	04/04/2024	<b>FTCF:</b>	CB000N000S000/A0AA
<b>Notes:</b>	Call broker for commission information.				

