

# For Lease



## 2,920 Square Feet (Ground Floor)

Approx. 600 SF Bonus Mezzanine Office, Kitchen, Storage & Restroom

**8010 Wheatland Ave., Unit F | Sun Valley, CA 91352**



### Property Highlights

- Multi-Tenant Building
- Convenient to Burbank Airport
- Excellent Freeway Access
- 100% HVAC

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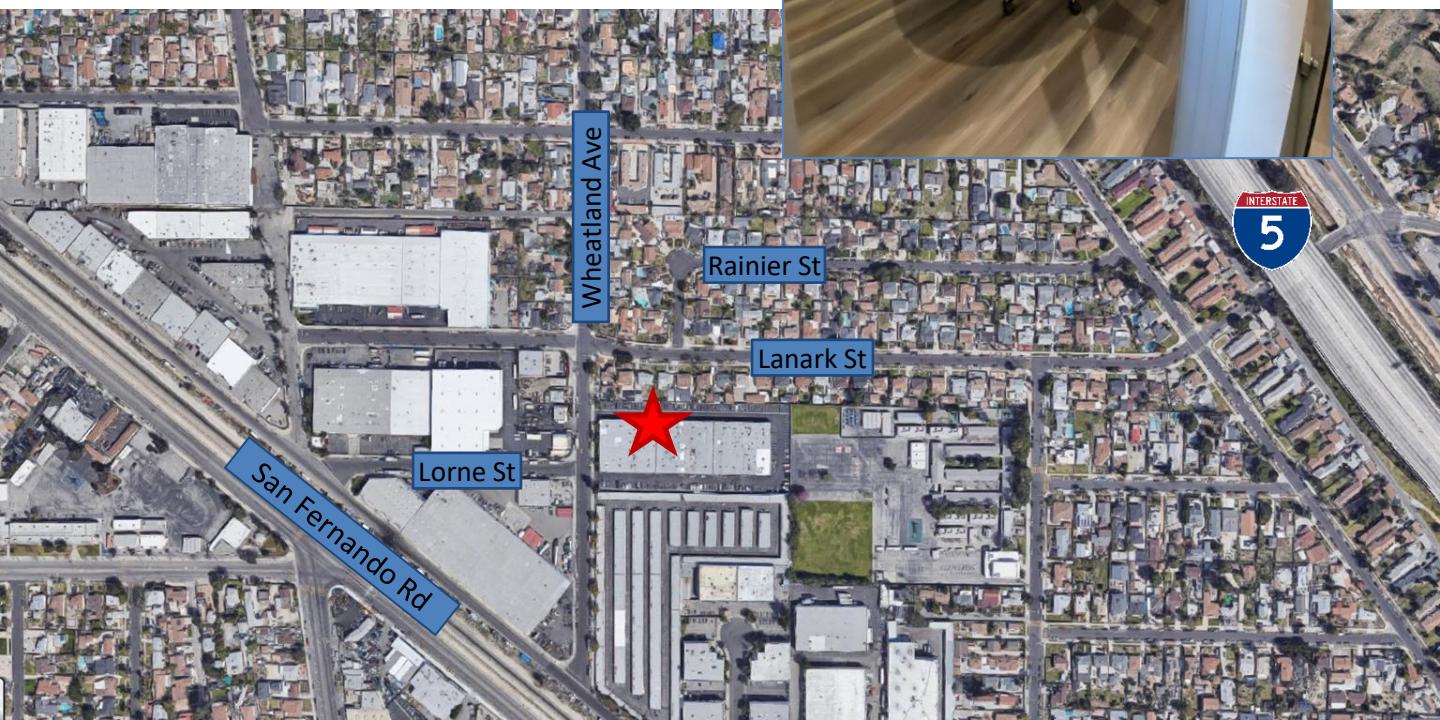
[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403



# Property Description

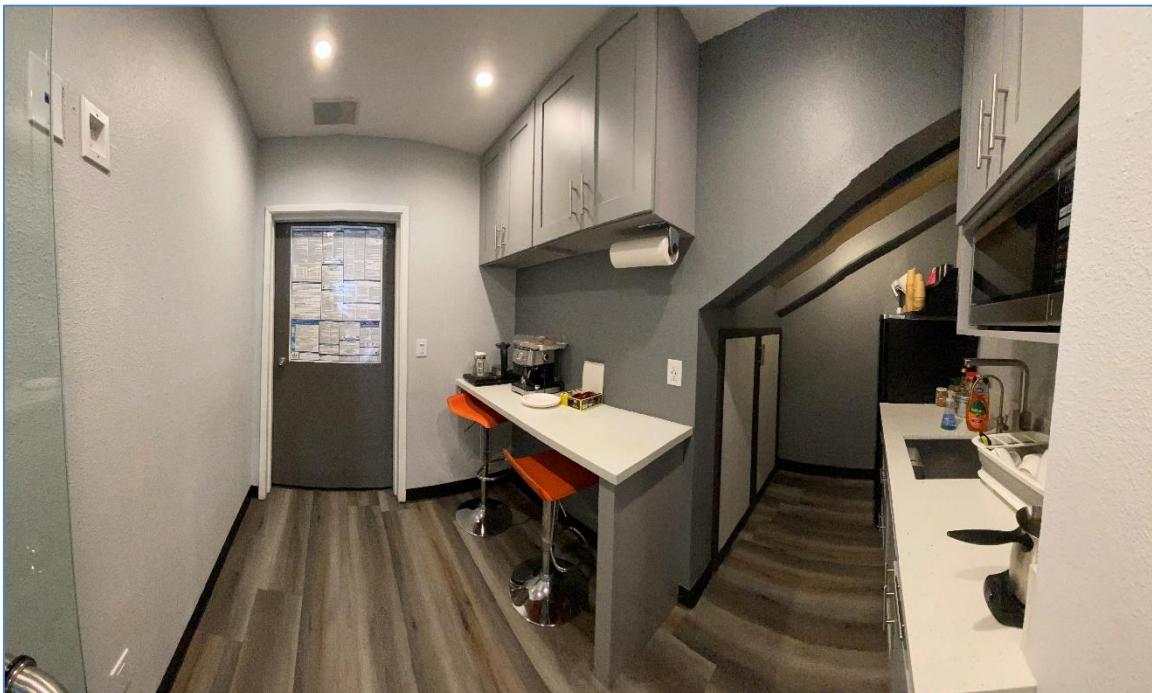
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 Sun Valley, CA

- **2,920 SF (Ground Floor) @ \$1.95 NNN**
- Approx. 600 SF bonus mezzanine office, kitchen, storage, & restroom
- Four (4) private office downstairs + conference room, kitchen & reception / open area (well appointed, w/ higher end lighting, flooring & HVAC systems)
- Heavy Power (200 Amps, 120 /240V 1Phase + 200 Amps, 480V, 3 Phase) - Verify
- 1 downstairs restroom, 1 upstairs restroom
- 1 downstairs kitchen, 1 upstairs kitchen
- Overdosed GL door (12' x 12') w/ air curtain
- Split face concrete block construction
- Security system & cameras
- Gated and secure yard
- Three (3) designated parking spaces + additional unreserved parking available
- Fluorescent & LED lighting
- Glu lam roof w/ foil
- Sprinklers
- Zoning: LAM1



# Photos

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