



FOR LEASE | 25,056 SF BUILDING AT NORTHWEST BUSINESS PARK

9510 TOPANGA CANYON BLVD

Chatsworth, CA 91311

**A Stunning Corporate Headquarters Building in a Fully
Landscaped Business Park Setting**

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Property Highlights

- Stunning Corporate HQ Building
- Business Park Environment with Major Street Frontage & Signage
- Great Mix Of Executive Offices, Bullpen, & Conference Rooms with Floor-To-Ceiling Windows and Mountain Views
- LED Lighting Throughout
- Enclosed Dock Door, 2 Ground Level Doors, Gated Private Illuminated Yard
- Private Executive Restroom & Shower
- Excellent Parking: 2.44/1,000



Property Information

Available SF	25,056
Lease Rate/SF	\$1.04 NNN
Monthly Rent	\$26,058
Office SF	11,056
Ground Level Doors/ Dim	2 / 12'x14'
Dock High Doors/ Dim:	1 / 16'x18'
Sprinklered	Yes
Min. Clear Height	23'
Power	A:800, V:277/480, P:3, W:4
Parking Spaces/Ratio	61 / 2.44:1
Yard	Gated Rear
Restrooms	6
Zoning	MR1
APN	2746-018-008
Possession	Immediate
To Show	Call Agent

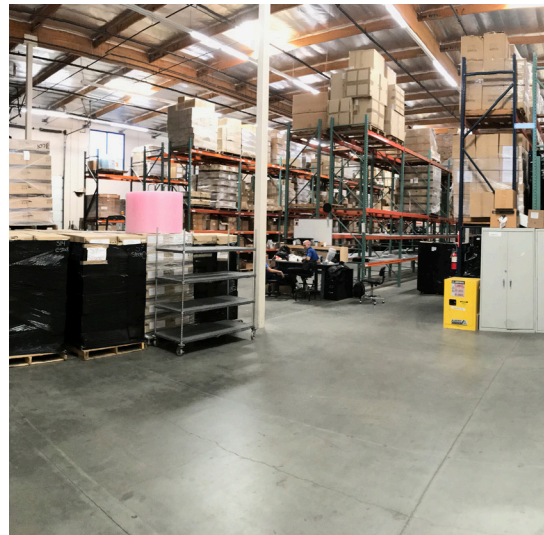
Photos



Attractive executive offices w/high-end finishes



Large conference room - abundant natural light

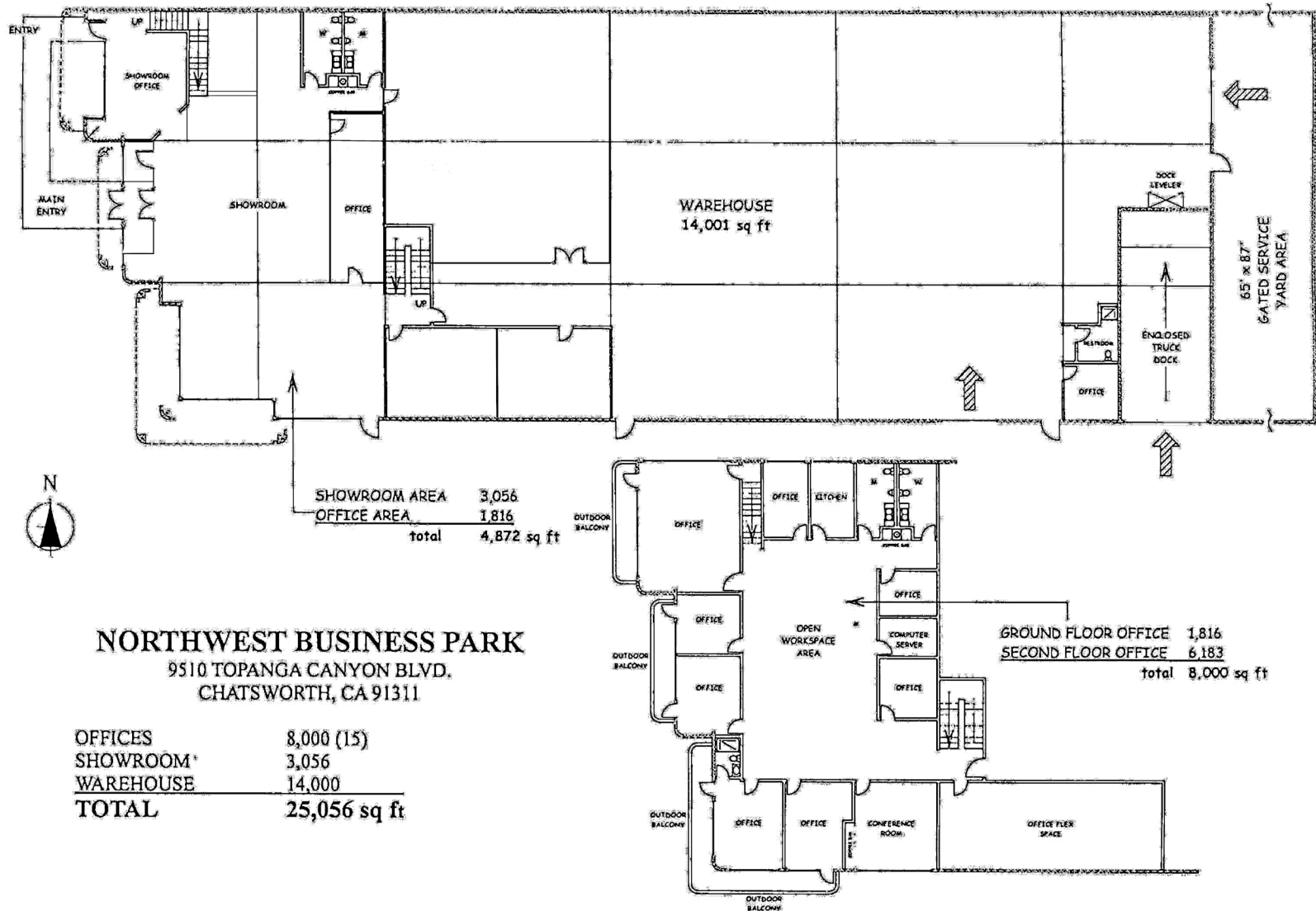


Functional 23' minimum ceiling clearance



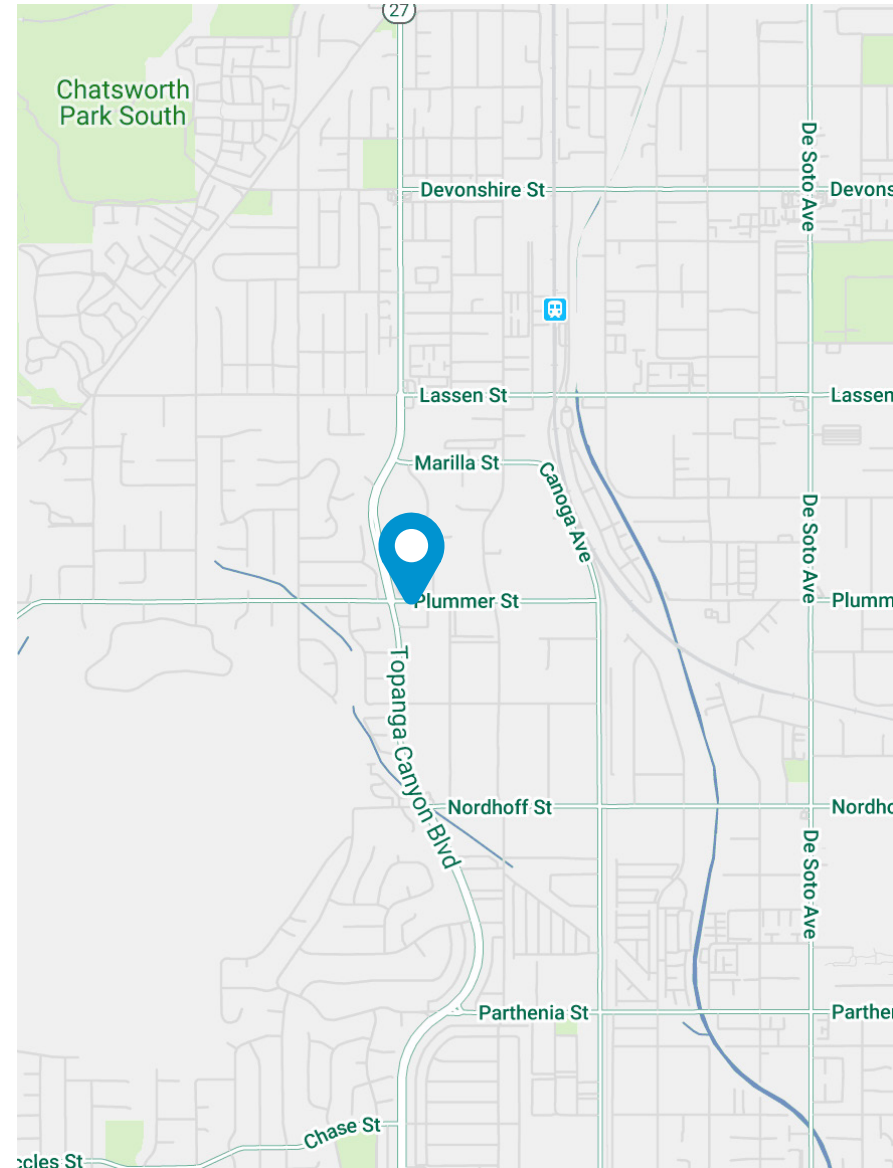
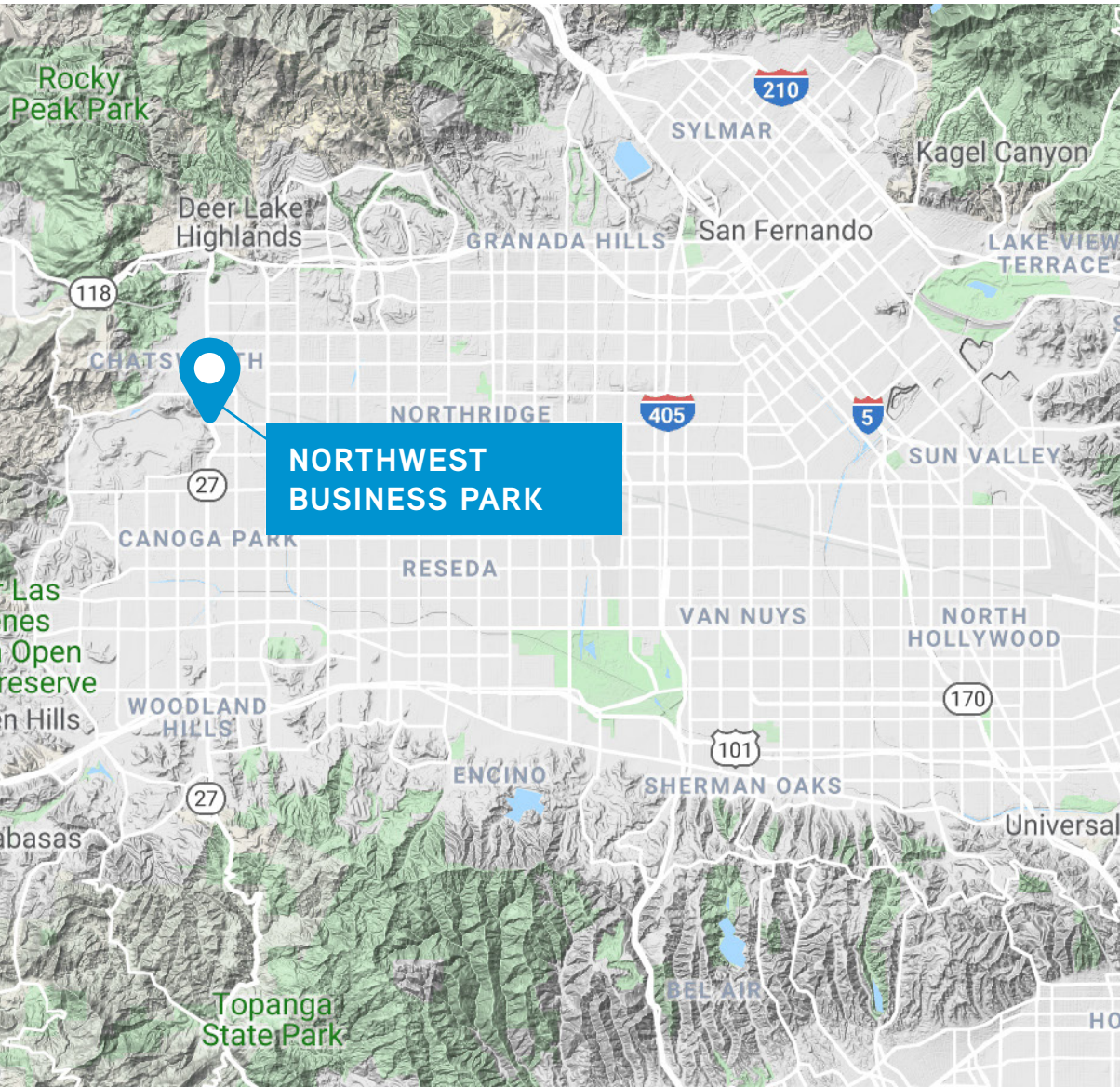
Attractive restrooms

Layout



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Location Maps



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