



## LAST SUITE AVAILABLE

OFFICE BUILDING

# FOR LEASE

1189 SWALLOW LANE  
SIMI VALLEY | CA 93065



1,787 SF  
AVAILABLE SF



Abundant  
PARKING



FOR MORE INFORMATION PLEASE CONTACT:

**SHAUN BIENIEK**

EXECUTIVE VICE PRESIDENT

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CABRE #01374562

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COMMERCIAL REAL ESTATE SERVICES

# 1189

SWALLOW LANE  
SIMI VALLEY | CA

# FOR LEASE

OFFICE BUILDING



## PROPERTY DESCRIPTION

Class A Office / Medical Office For Lease

## PROPERTY HIGHLIGHTS

- West Simi Valley Location
- Midway between Simi Valley Adventist and Los Robles Hospitals
- High Identity Location
- Elevator Served
- 10' Ceiling Heights
- Well Maintained Grounds
- Extensive Glass Line
- Beautiful Views

## OFFERING SUMMARY

Lease Rate:	\$2.95 SF/month (MG)
Available SF:	1,787 SF
Building Size:	8,121 SF

## SECOND FLOOR AVAILABILITY

- Suite 202: High End Medical Office Space or Standard Office Space
- Efficient Layout
- Currently Built Out for Medical Office
- **\$3.25 PSF Modified Gross (Medical Office)**

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# 1189

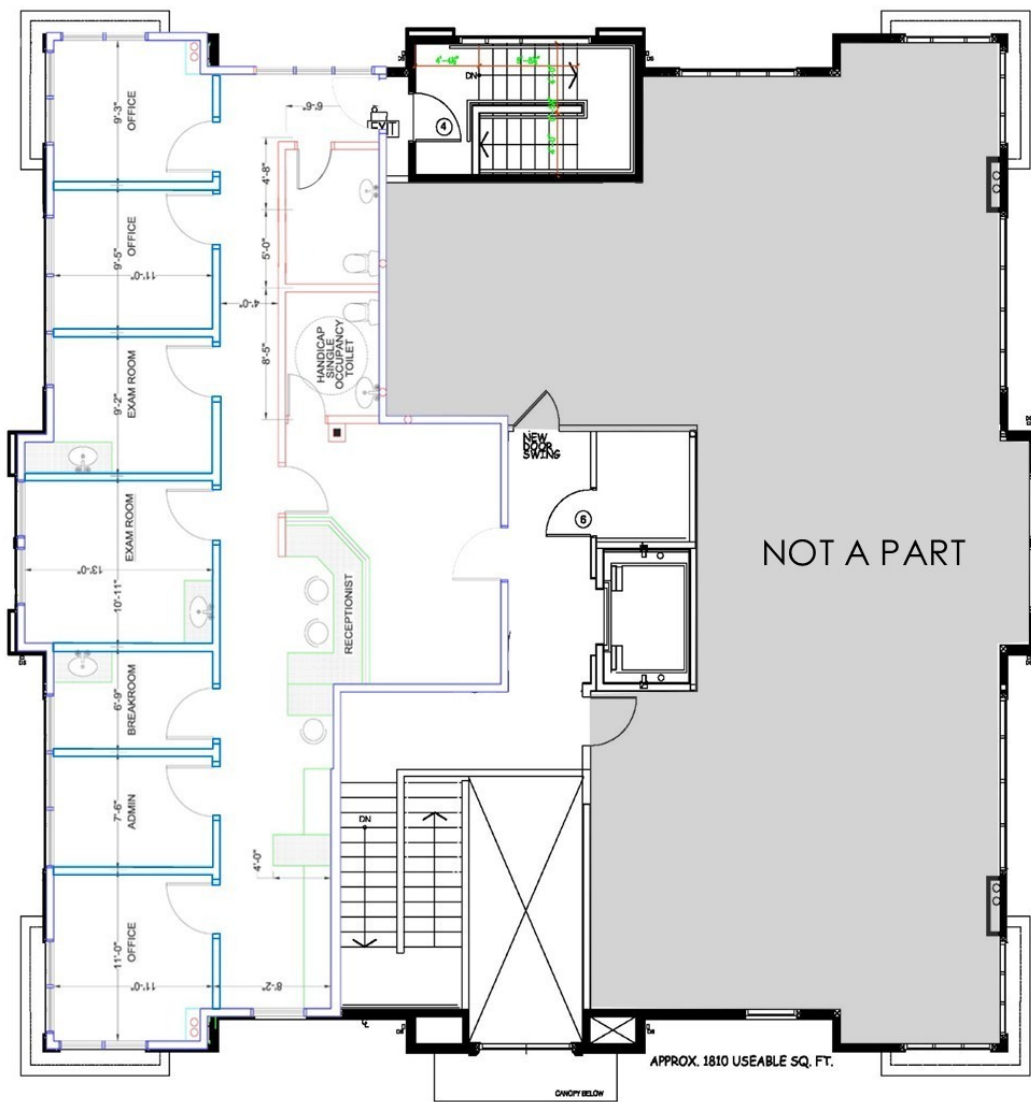
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(Not to Scale)

## SECOND FLOOR 1,787 SQUARE FEET



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