



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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CADRE #01374562



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

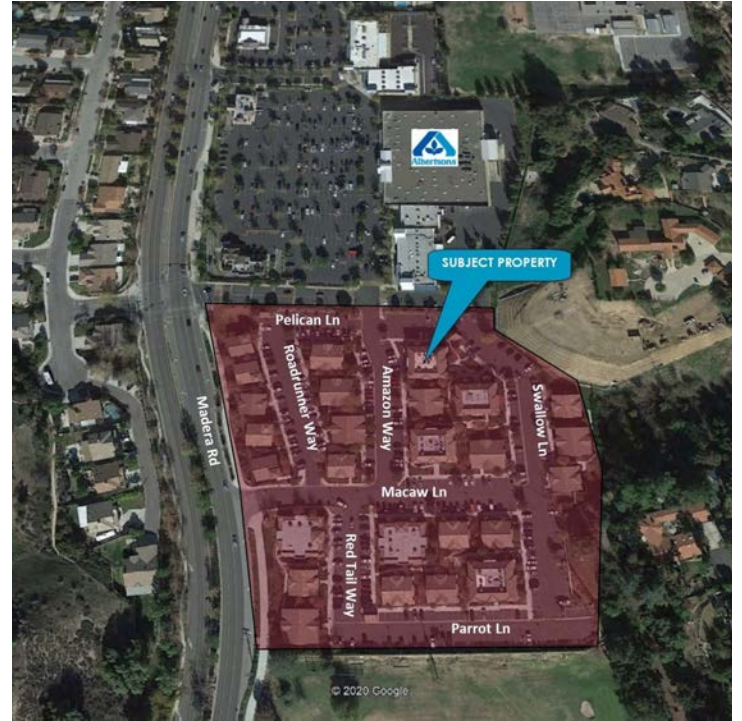
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SWALLOW LANE
SIMI VALLEY | CA

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
- **\$2.95 PSF Modified Gross (Medical Office)**

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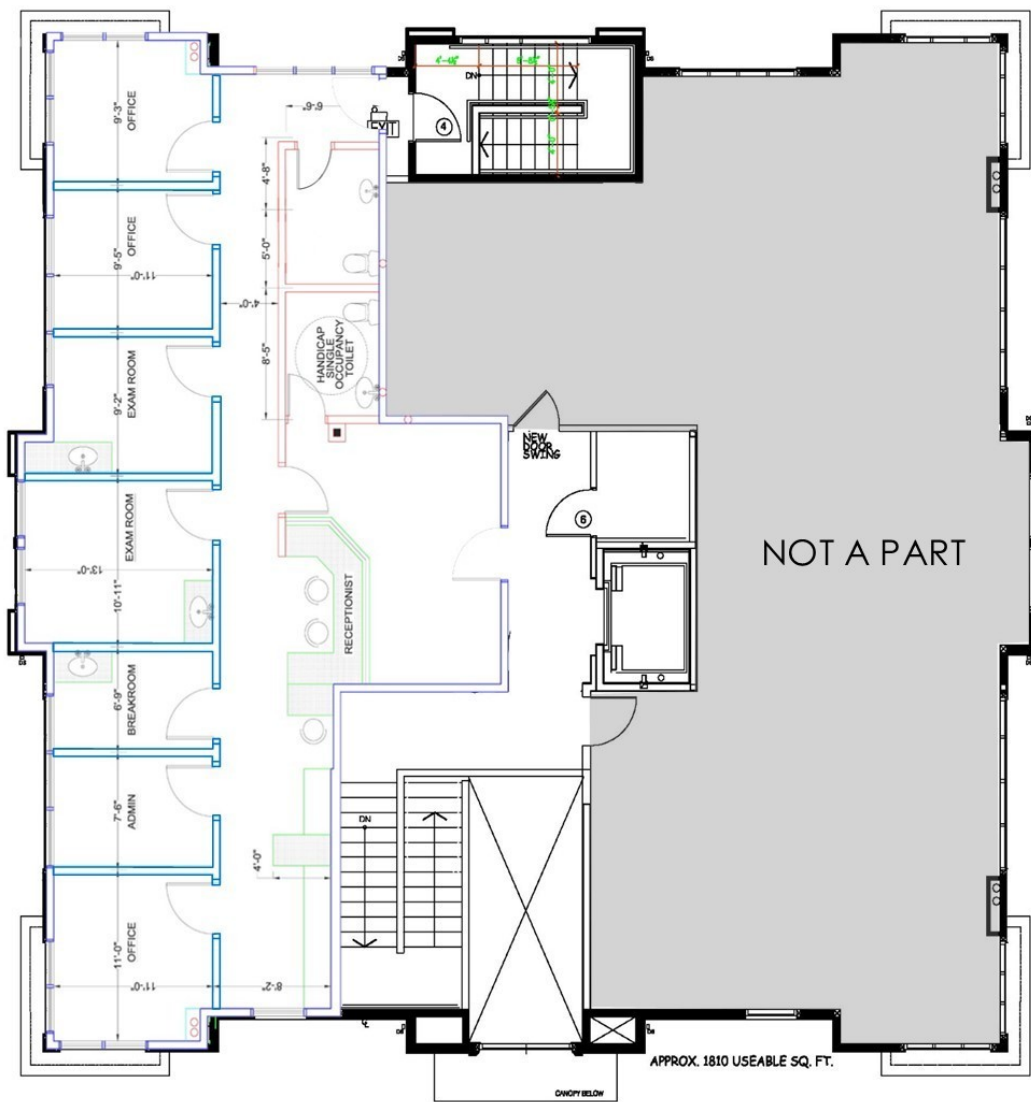
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(Not to Scale)

SECOND FLOOR 1,787 SQUARE FEET



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