Mid-Valley Professional Building

6819 SEPULVEDA BLVD. | VAN NUYS | CALIFORNIA



OFFICE SUITES FOR LEASE | ±1,100 SF AVAILABLE

EXCLUSIVE LISTING AGENTS

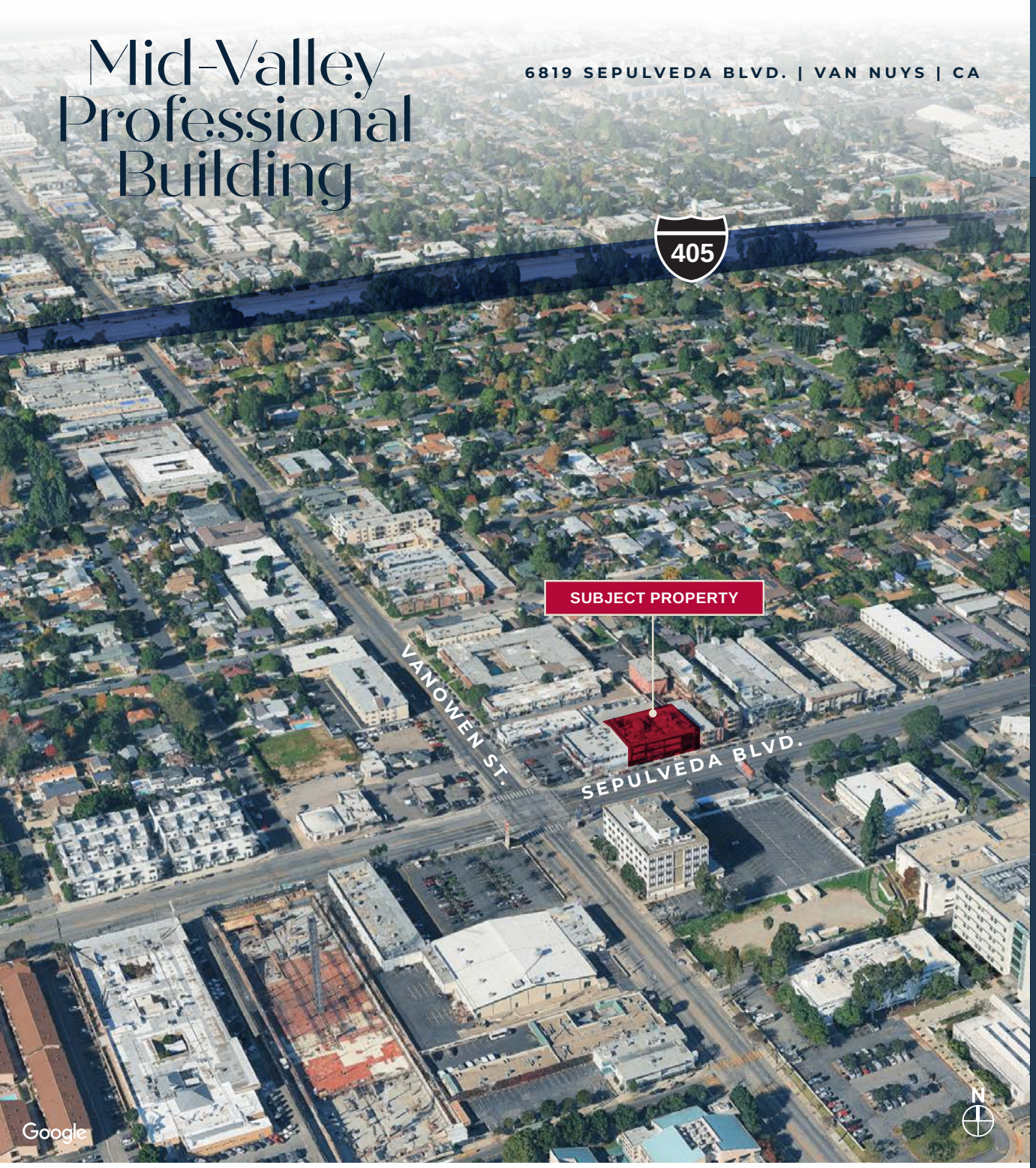
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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About the Property

±1,100 SF Suites Available

Excellent Access to the 405 Freeway

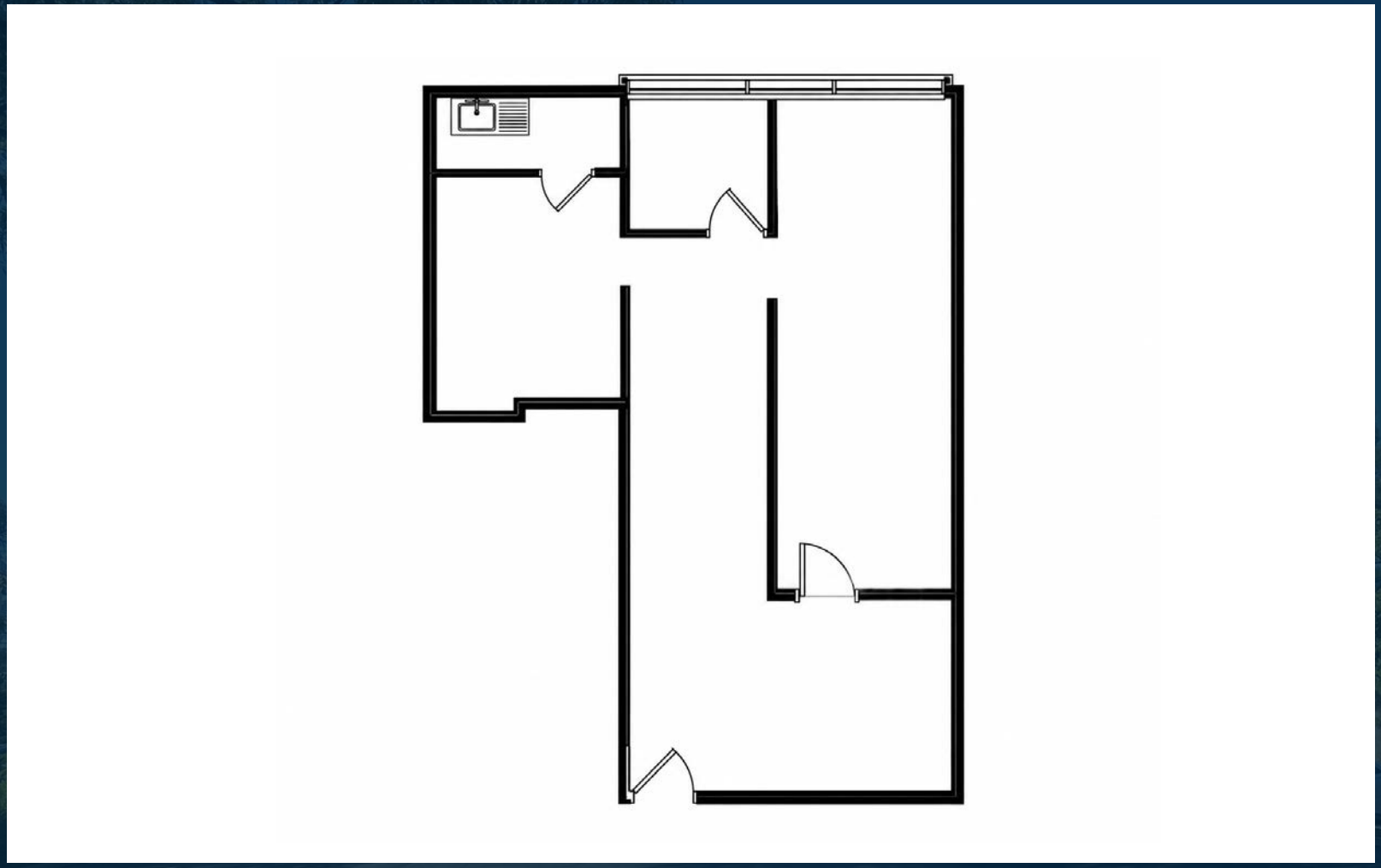
Close to Retail and Restaurant Amenities

Assigned Parking

- **Common Area Restrooms**
- **Some Suites Have Sinks in Suite**
- **Elevator**
- **2.1 Miles to Van Nuys Airport**
  7.3 Miles to Burbank Airport
- **1.8 Miles to Van Nuys Courthouse**
- **Across the Street From Valley Presbyterian Hospital**

AVAILABILITIES - SUITE 201

SUITE	RSF	RATE	COMMENTS
201	±1,100 SF	$1.80 / SF MG	Sink in Suite



*NOT TO SCALE

LOCATION

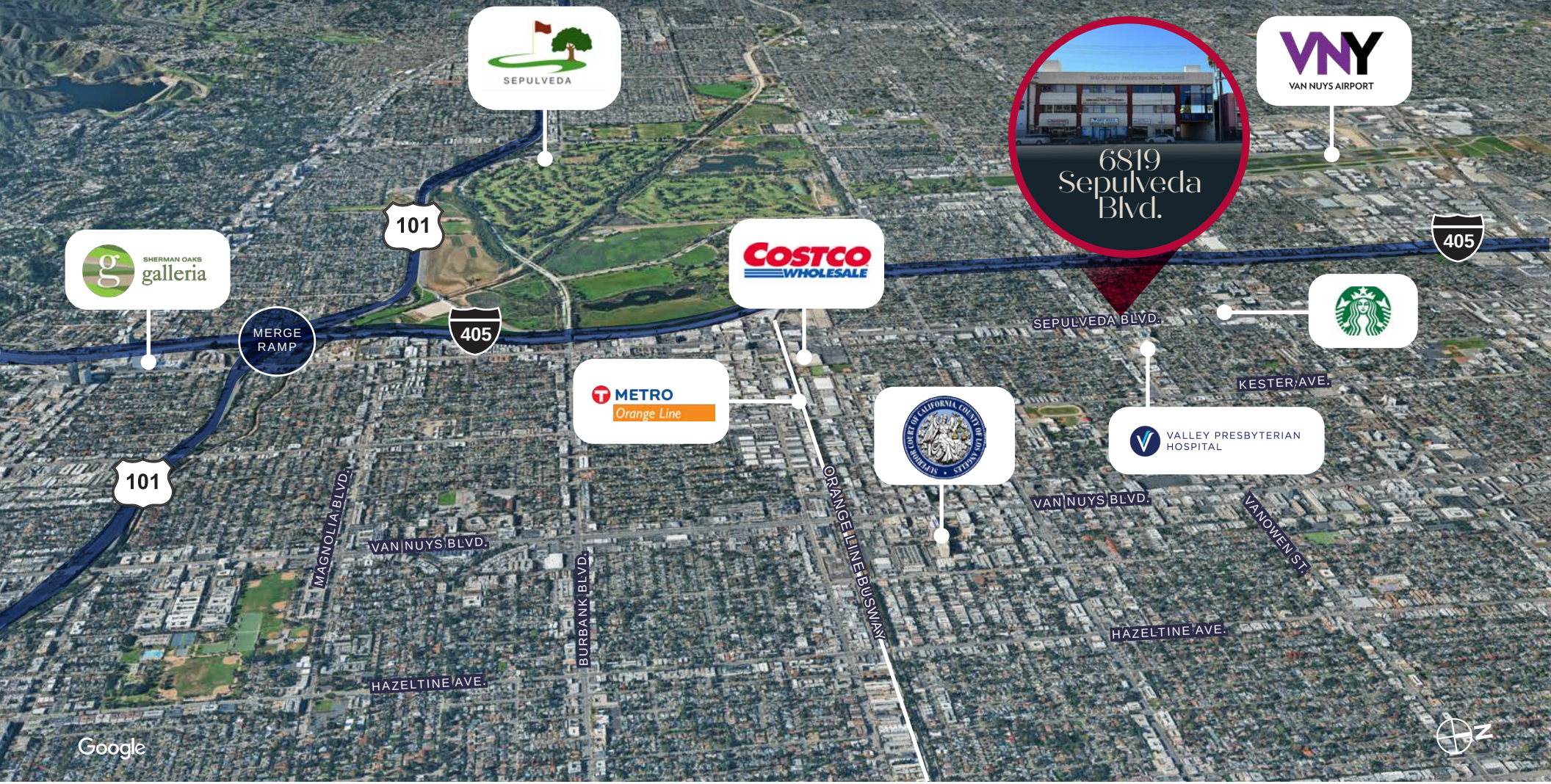
EXCELLENT ACCESS TO THE 405 FREEWAY

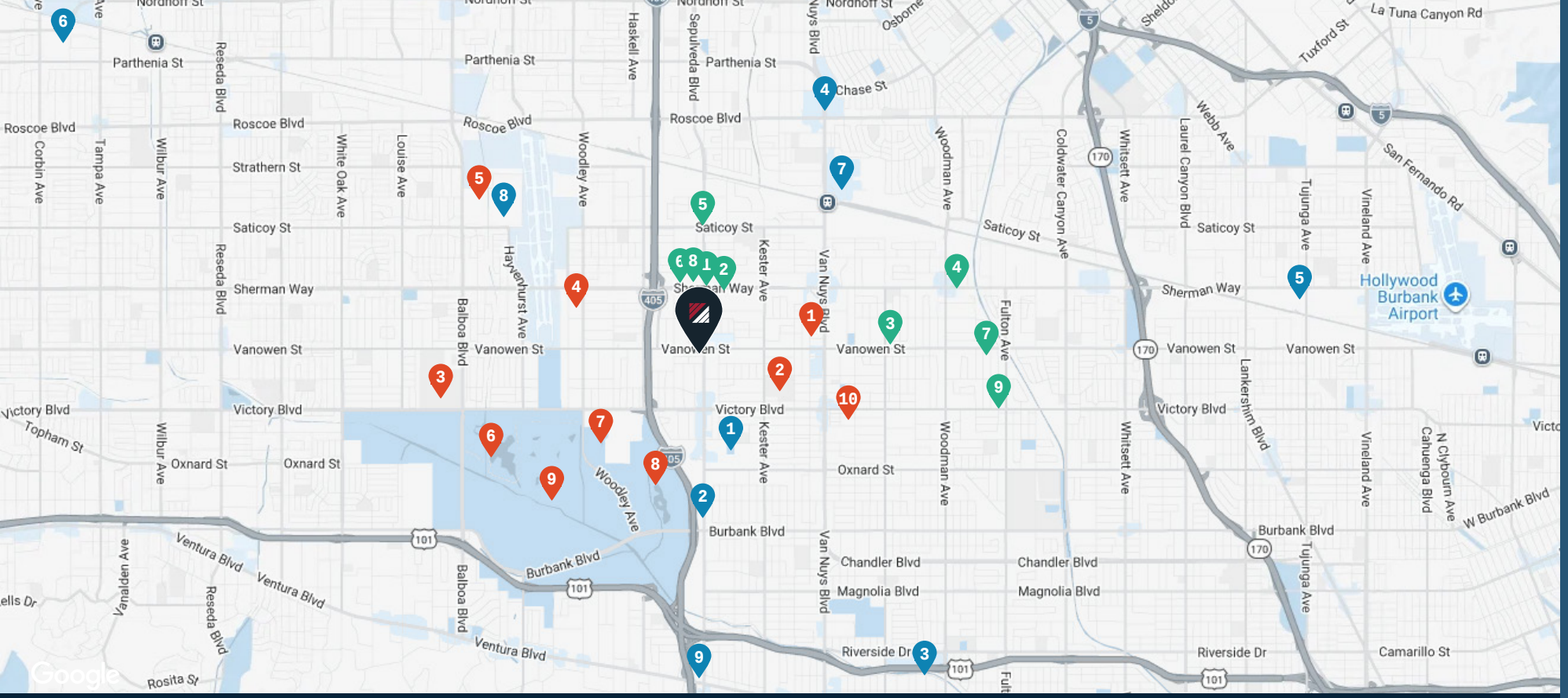
14 MINUTES TO ENCINO / SHERMAN OAKS
19 MINUTES TO STUDIO CITY
26 MINUTES TO WARNER CENTER
38 MINUTES TO DTLA

HOLLYWOOD BURBANK AIRPORT
12 MIN | 6.6 MI

LOS ANGELES INT'L AIRPORT
28 MIN | 20.1 MI

CAMARILLO AIRPORT
55 MIN | 39.9 MI





Mid-Valley Professional Building

RESTAURANTS

1. Kiayu Sushi
2. Macondo Kitchen
3. Yasu Guys
4. Chef M
5. Mercardo Buenos Aires
6. Fresh Grill Mediterranean
7. NORMS Restaurant
8. Waba Grill
9. Golden Fork Restaurant 2

MAJOR RETAILERS

1. Costco Wholesale
2. Target
3. Westfield Fashion Squre
4. Panorama Mall
5. Costco Business Center
6. Northridge Fashion Center
7. The Home Depot
8. Skyzone Trampoline Park
9. Sherman Oaks Galleria

LANDMARKS/CIVIC/SCHOOLS

1. Valley Presbyterian Hospital
2. Van Nuys High School
3. Magnolia Science Academy 2
4. Hertz Car Rental
5. Van Nuys Distribution Center
6. Lake Balboa/Anthony C. Beilenson Park
7. The Japanese Garden
8. Woodley Park Archery Range
9. Sepulveda Basin Recreation Area
10. Van Nuys Courthouse

AMENITIES MAP



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