

OFFICE SPACE FOR LEASE

4100 GUARDIAN STREET, SIMI VALLEY



Space Available

<u>Suite</u>	<u>RSF</u>	<u>Available</u>
120	14,638	Now
150	2,641	Now

Rental Rate

\$2.25 per sq. ft. per month, Fully Serviced

Features

- ☐ 1999 Construction
- ☐ 4:1,000 USF parking ratio
- ☐ 10.5' ceiling height
- ☐ Class A Office Building
- ☐ Lush Landscaped Environment
- ☐ Free Parking

For Further Information Contact:

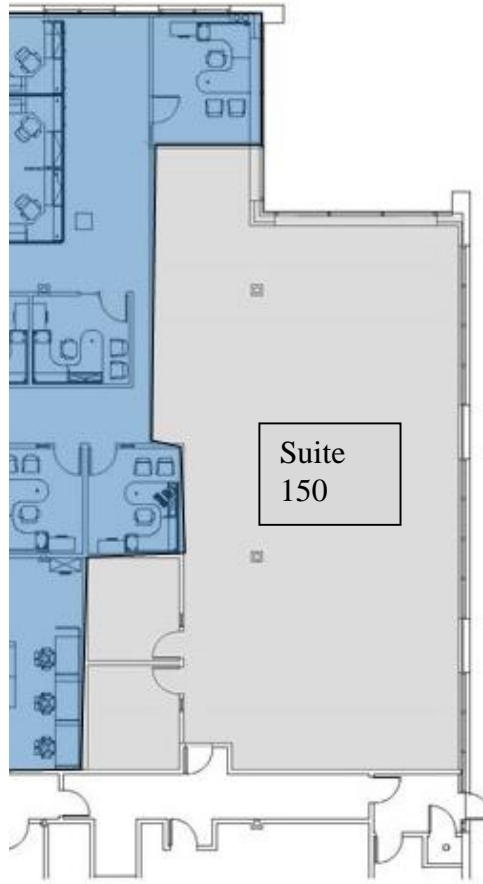
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The above statement was made based upon information furnished by the owner or from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information. The property offered is subject to prior sale, change in price or withdrawal from the market without notice.

OFFICE SPACE FOR LEASE



Suite 150
2,641 Rentable Sq. Ft

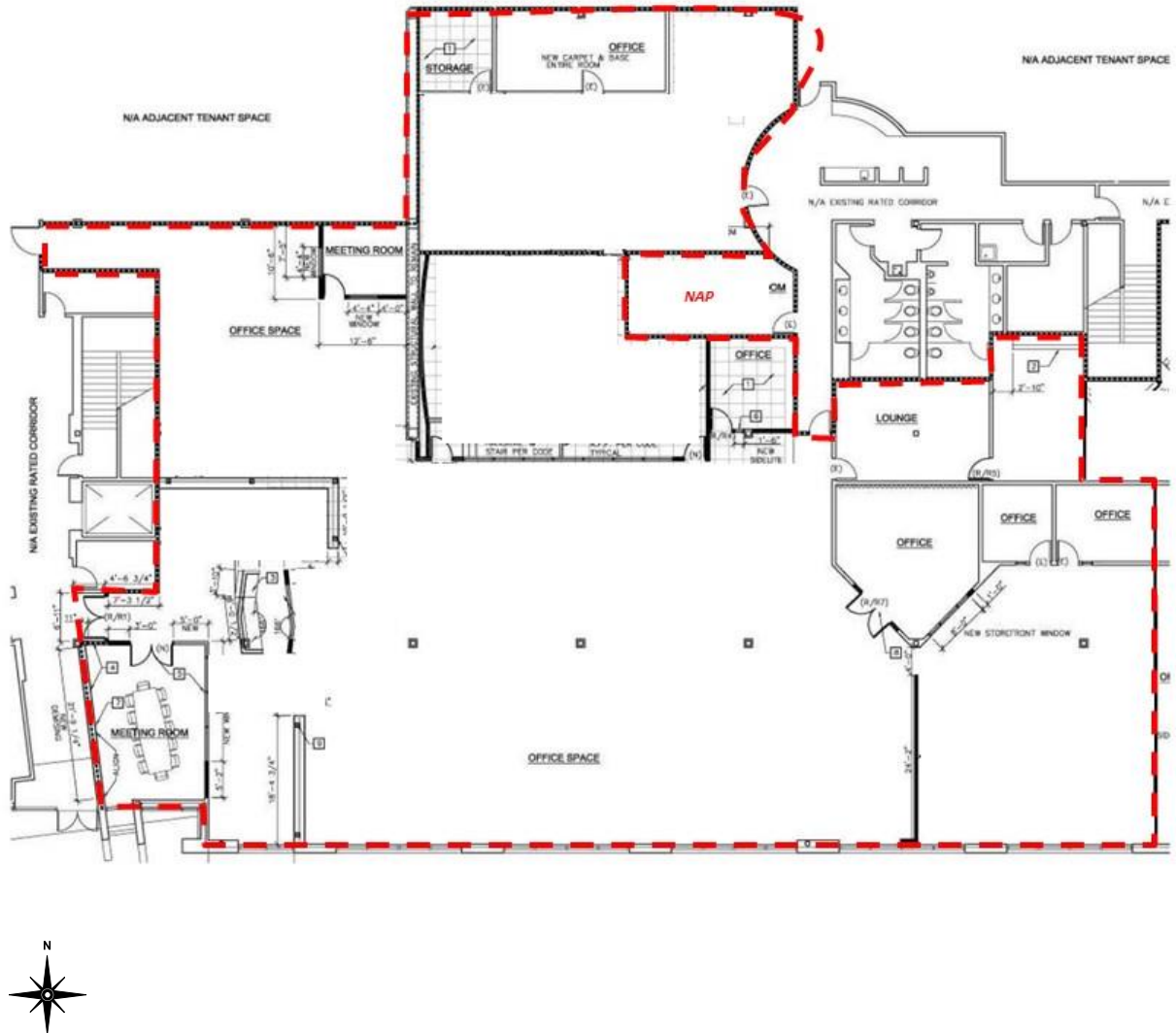
- ☐ Two private offices
- ☐ Open plan
- ☐ Plentiful window line
- ☐ Ground Floor Space



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OFFICE SPACE FOR LEASE



Suite 120
14,638 Rentable Sq. Ft

- ☐ 5 private offices
- ☐ 1 conference room
- ☐ File/Work Room
- ☐ Kitchen/Break Room
- ☐ Large open area
- ☐ Large Server Room



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