



<b>LOCATION:</b>	14442 Magnolia Boulevard Sherman Oaks, Ca 91423
<b>SIZE:</b>	800 +/- square feet*
<b>RENTAL RATE:</b>	\$2,600.00 per month, MG (retail/office)
<b>OCCUPANCY:</b>	Immediate
<b>PARKING:</b>	Excellent parking
<b>COMMENTS:</b>	* Excellent visibility on busy Magnolia Boulevard * Close proximity to the 405 & 101 freeways * High density demographics * Adjacent to busy Van Nuys Boulevard

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

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*\*Lessee to Verify*

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