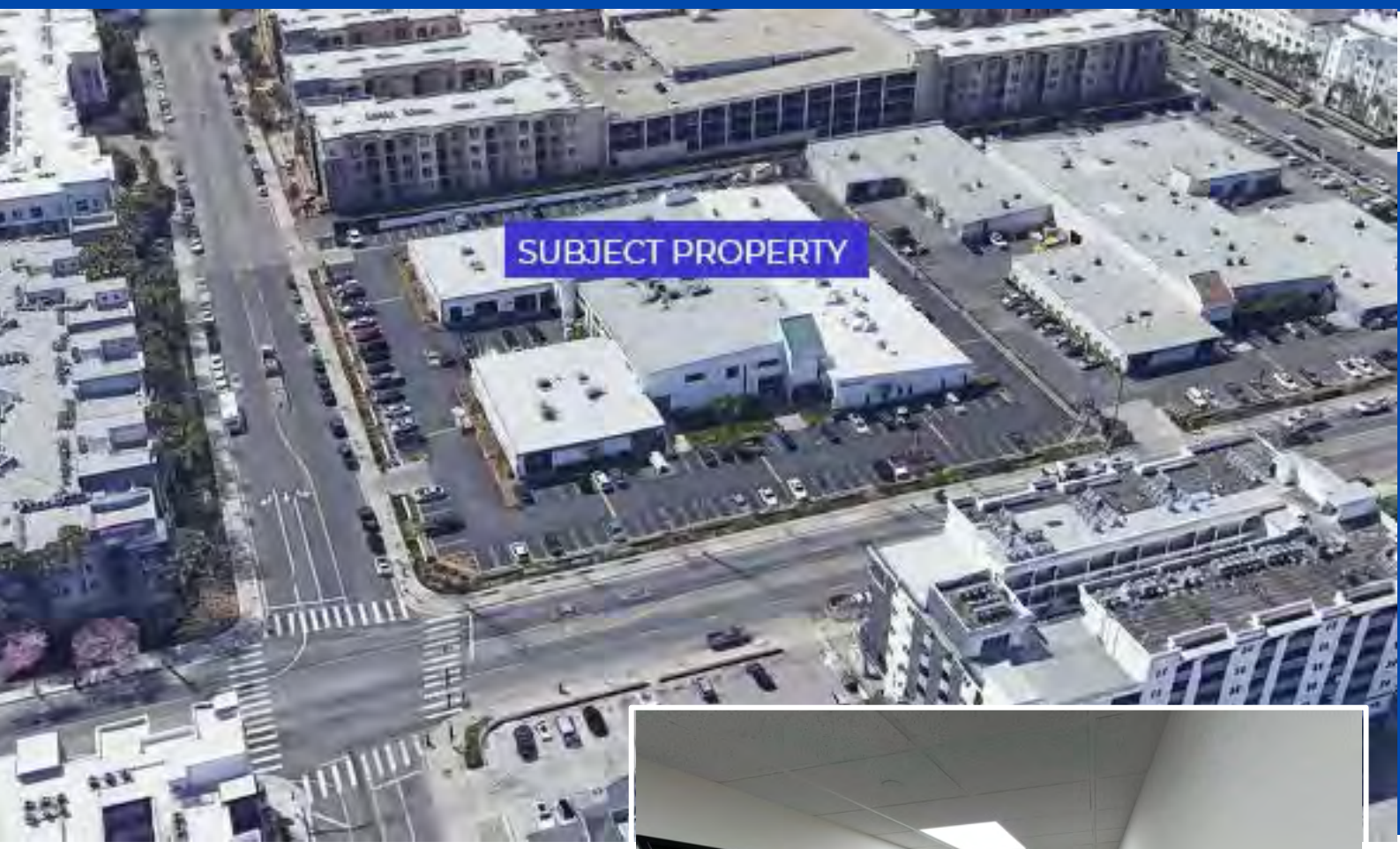
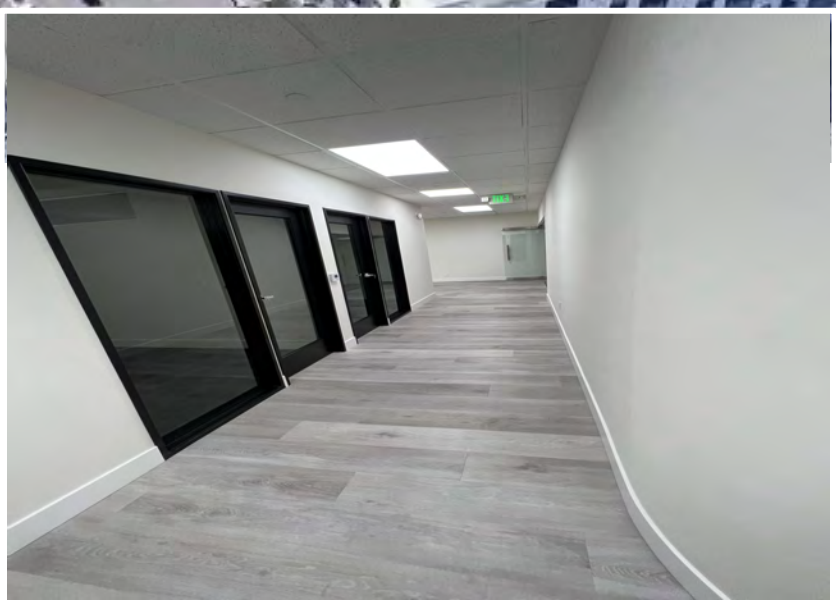
FOR LEASE

2,030 SF OFFICE SPACE AVAILABLE
Canoga Park, CA 91303





6727 Variel Ave. Unit B
Canoga Park, CA 91303

- Large Conference Room w/ Kitchen!
- Completely Renovated!
- Lots of Glass (Light & Bright)!
- Ready For Immediate Occupancy!
- Free Parking!
- Elevator Served!

$1.55 SF/MG + $250 UTILITIES

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FLOOR PLAN

APPROX 2,030 SF.

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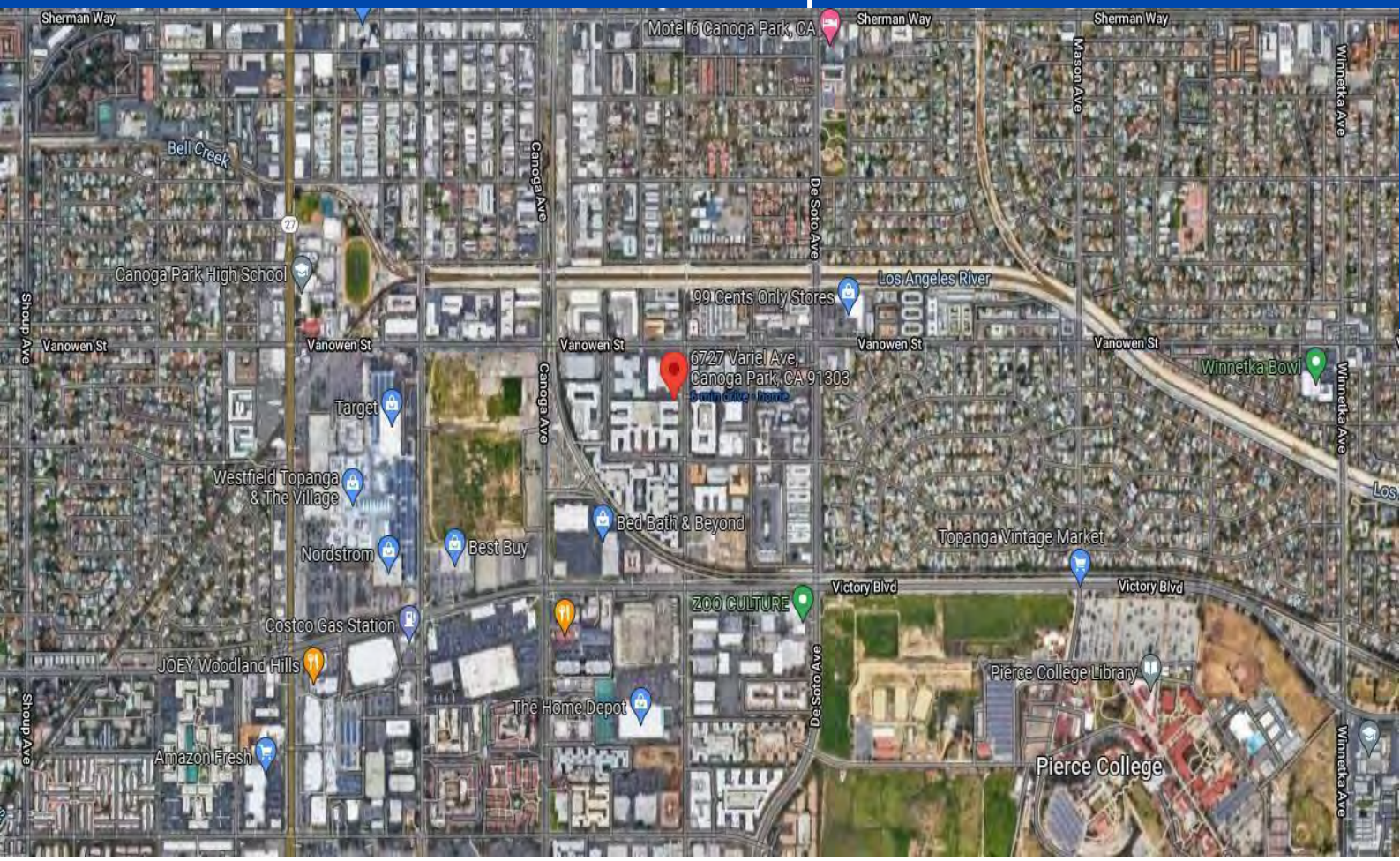
Warner Business Park
Canoga Park, CA 91303

Aerial Map



The Western San Fernando Valley Submarket has strong market fundamentals, with vacancy oscillating in a tight band for over four years. Current submarket vacancy at 1.9% is in line with the metro average. Asking rates advance at a strong clip, but the pace of gains has slowed compared to peaks reached in early 2018. The Western San Fernando Valley Submarket is bordered on the east by Interstate 405 and runs west inventory along the 101 freeway west to the border with Ventura County. Inventory is concentrated in Chatsworth and around the Van Nuys Airport. Top tenants include aerospace companies, high-tech manufacturing, and logistics.

The aerospace industry was once the largest employer in the submarket, but several companies have shuttered operations and large industrial sites have been proposed as redevelopments into master-planned residential communities, especially in the areas near Woodland Hills. The submarket has a higher percentage of flex space and a lower percentage of logistics space relative to the Greater Los Angeles industrial market. A 9.2-mile light-rail line between the Orange Line's Van Nuys Station and the Sylmar/San Fernando Metrolink Station was approved by Metro for the East San Fernando Valley Transit Corridor project. The rail line would add 14 stations and run mostly down the center of Van Nuys Boulevard and a railroad right-of-way adjacent to San Fernando Road. The line would have an end-to-end travel time of 31 minutes.

Call Broker for Details

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