

BALBOA PLAZA

10605 Balboa Blvd., Granada Hills

OFFICE / MEDICAL SPACE FOR LEASE

10605

Balboa Medical
Plaza

SCOTT ROMICK
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • CID #01191898
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15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
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Terms of sale or lease and availability are subject to change or withdrawal without notice.

Balboa Plaza

10605 Balboa Blvd., Granada Hills

OFFICE / MEDICAL SPACE
AVAILABLE

AVAILABLE SUITES

- Suite 200 Approx. 2,648 SF*
- Suite 210 Approx. 4,234 SF*
- Suite 260 Approx. 5,435 SF*
- Suite 305 & Suite 307 Approx. 5,631 SF (Divisible)
- Suite 315 Approx. 3,024 SF

*Contiguous and may be combined for up to approx. 12,317 SF

FEATURES

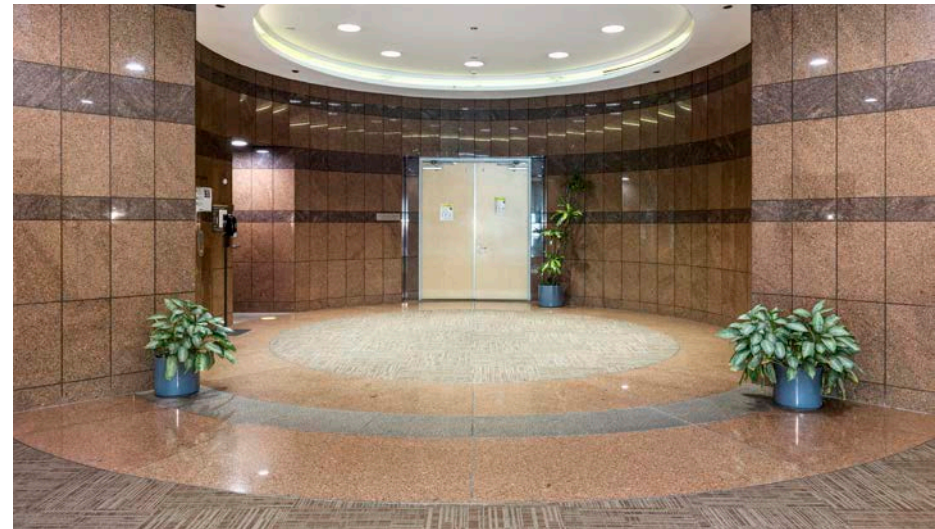
- Best Building in Area
- Professional ownership and management
- On-site engineer and security
- Central to 118, 5 and 405 Freeways with many nearby amenities

RENTAL RATE (FSG)

- Medical Office \$3.00 PSF
- General Office \$2.75 PSF

PARKING

- 3/1,000 SF @ \$60 Per Car, Per Month



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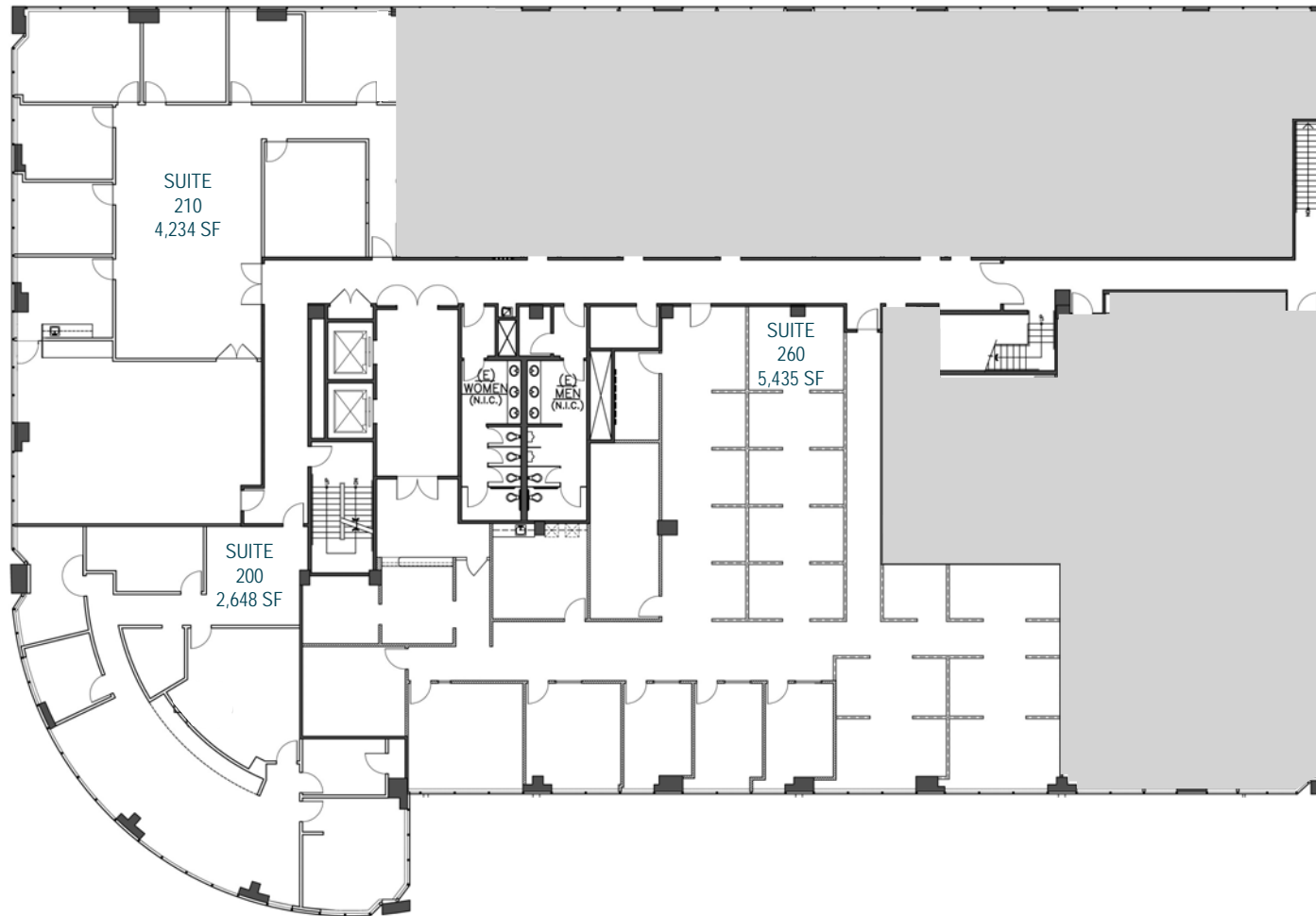
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Balboa Plaza

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OFFICE / MEDICAL SPACE FIRST FLOOR PLAN

SECOND FLOOR



NOT TO SCALE

Floor plans are based on information given and is subject to verification and change.

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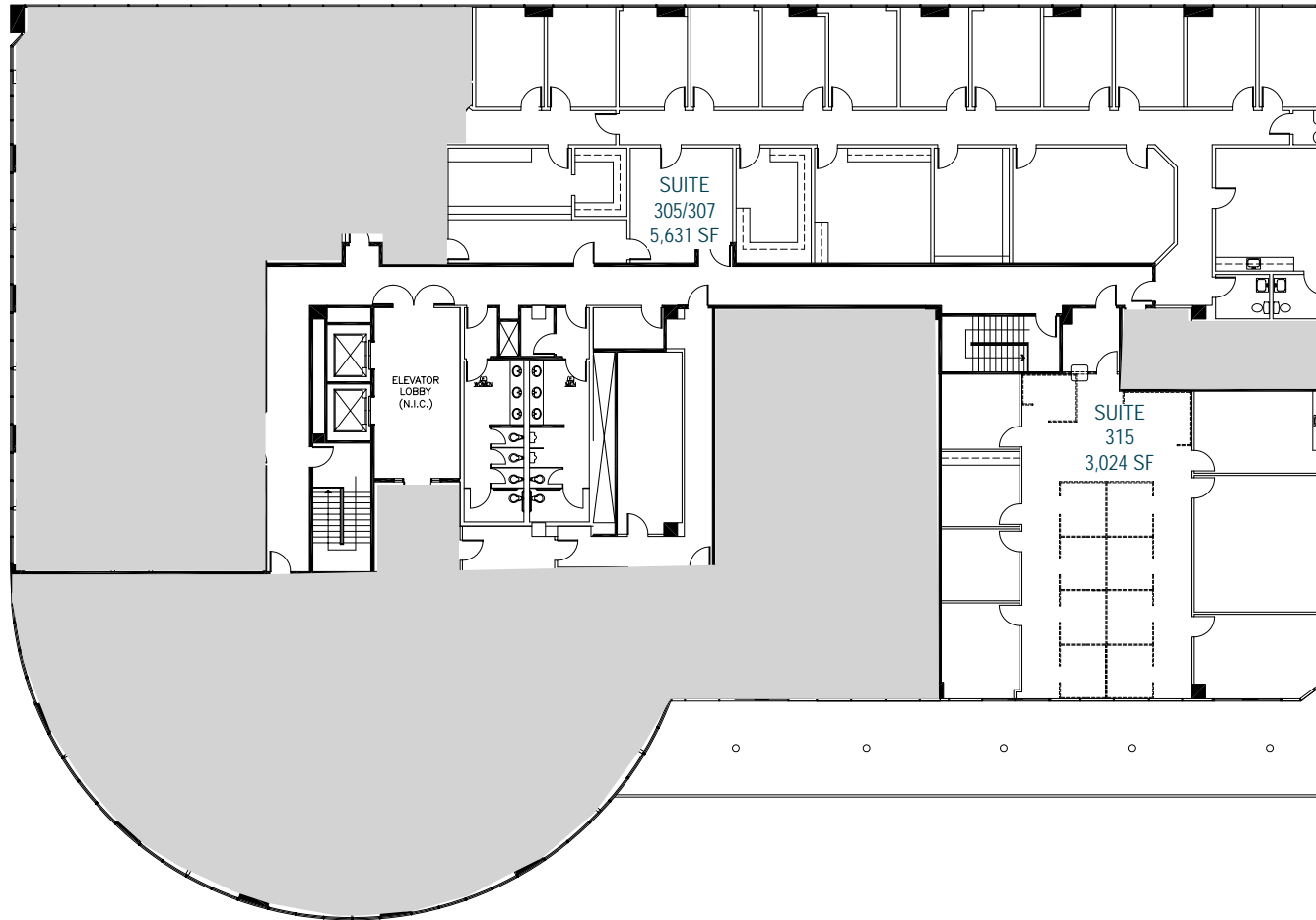
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Balboa Plaza

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OFFICE / MEDICAL SPACE SECOND FLOOR PLAN

THIRD FLOOR



NOT TO SCALE

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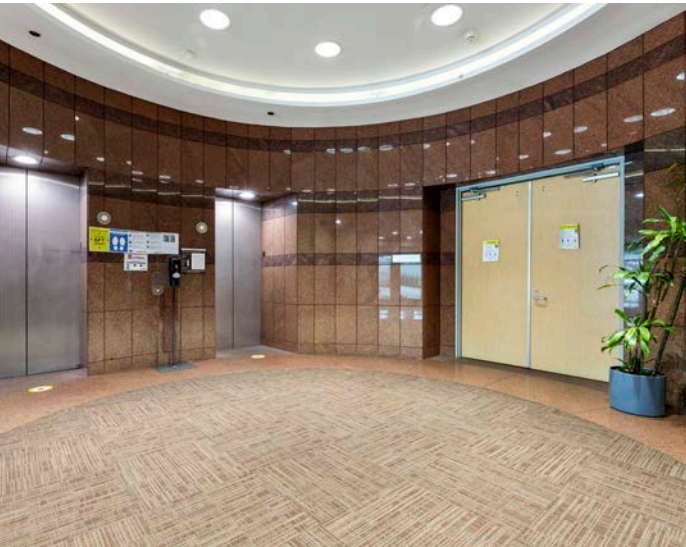
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Balboa Plaza

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OFFICE / MEDICAL SPACE
PROPERTY PHOTOS



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Balboa Plaza

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OFFICE / MEDICAL SPACE LOCAL AMENITIES



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