# BALBOA PLAZA 10605 Balboa Blvd., Granada Hills **OFFICE / MEDICAL SPACE FOR LEASE**

### SCOTT ROMICK

Principal 818.933.0305 sromick@lee-re.com DRE# 01323527

## JENNIFER DONALDSON

Balboa Medical Plaza

Principal 818.933.0347 jdonaldson@lee-re.com DRE# 01317737



10605

Lee & Associates<sup>®</sup> - LA North/Ventura, Inc. • CID #01191898 A Member of the Lee & Associates® Group of Companies 15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403 P:818.986.9800 F:818.933.0405 • www.lee-associates.com No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## **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

4 3/1,000 SF @ \$60 Per Car, Per Month

### Scott Romick

Principal 818.933.0305 sromick@lee-re.com

#### Jennifer Donaldson Principal 818 933 0347

818.933.0347 jdonaldson@lee-re.com

## OFFICE / MEDICAL SPACE **AVAILABLE**





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## OFFICE / MEDICAL SPACE FIRST FLOOR PLAN

## **SECOND FLOOR**



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

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sromick@lee-re.com

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Jennifer Donaldson

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## LEE & ASSOCIATES

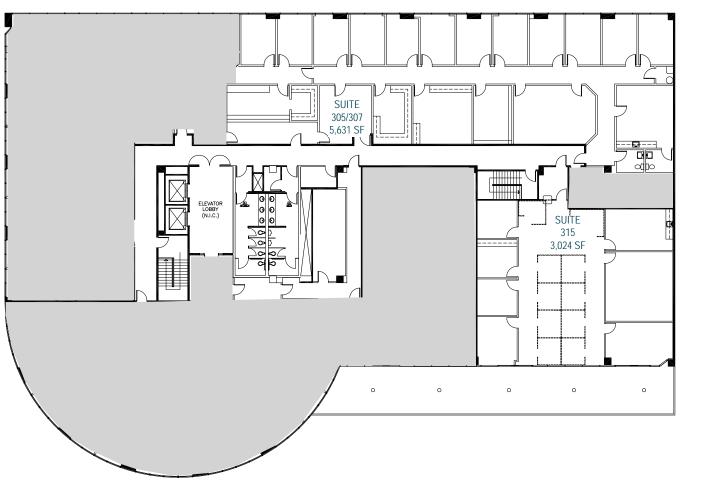
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NOT TO SCALE

## OFFICE / MEDICAL SPACE SECOND FLOOR PLAN

**THIRD FLOOR** 



NOT TO SCALE

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## LEE & ASSOCIATES

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# OFFICE / MEDICAL SPACE **PROPERTY PHOTOS**



#### Scott Romick Principal

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## OFFICE / MEDICAL SPACE **LOCAL AMENITIES**



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