



Colliers

NorthWest Business Park
Chatsworth, CA 91311

A 10.56 acre business park featuring
8 High-Image Office and Industrial Buildings in a
Fully Landscaped Environment

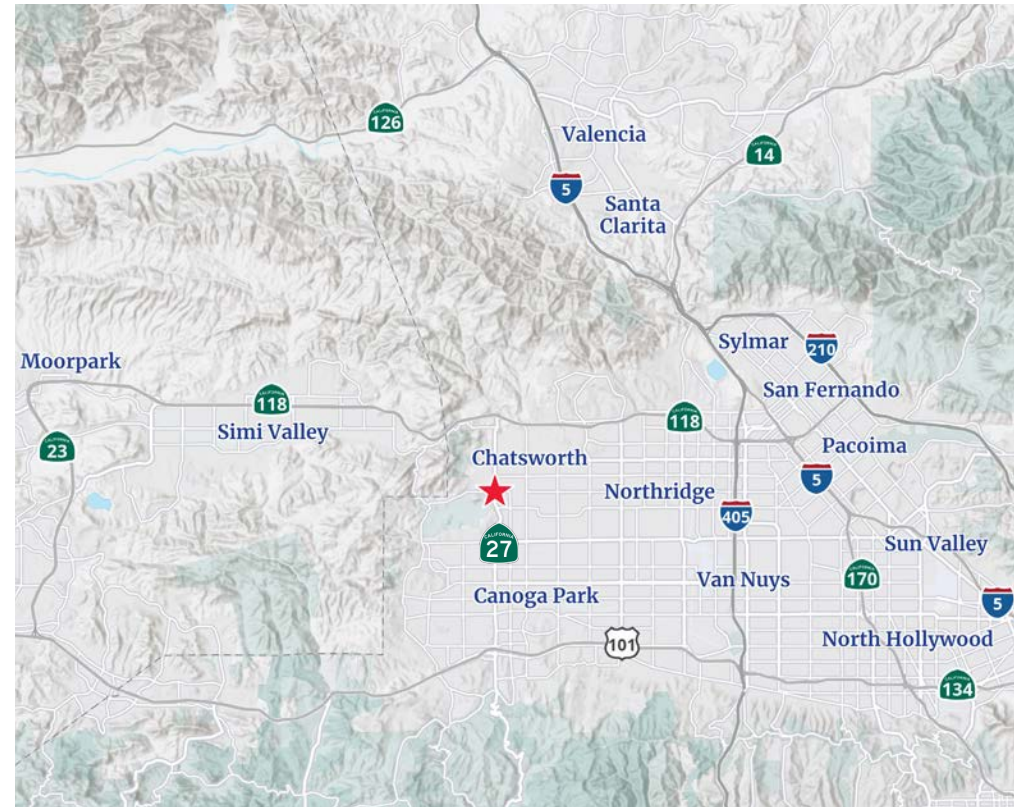
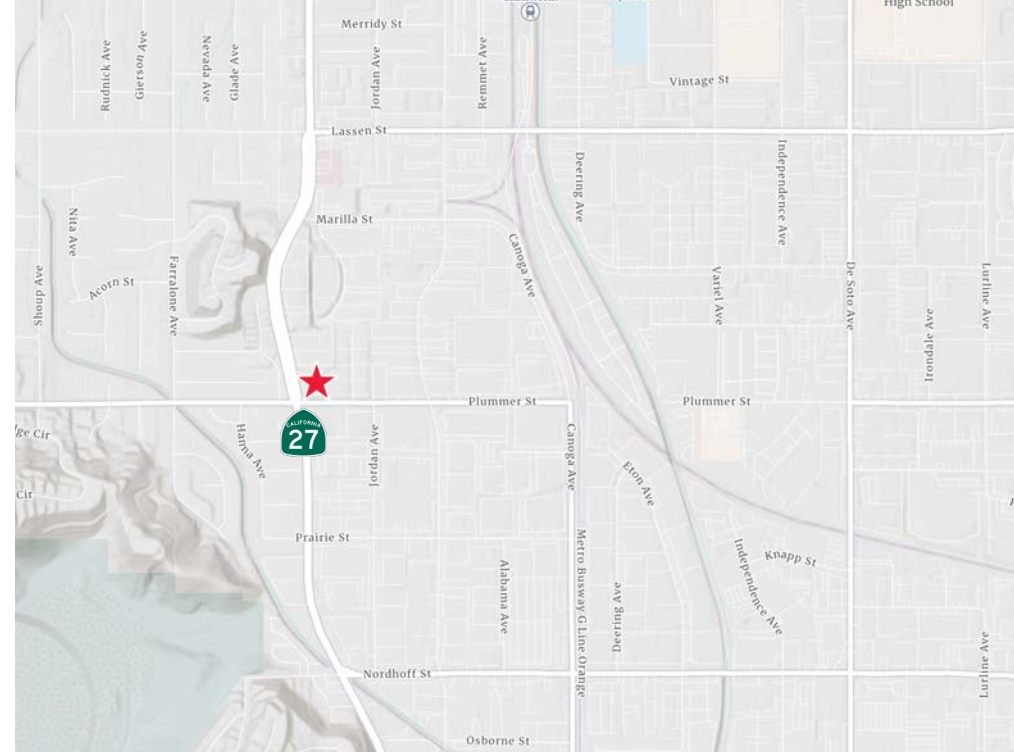
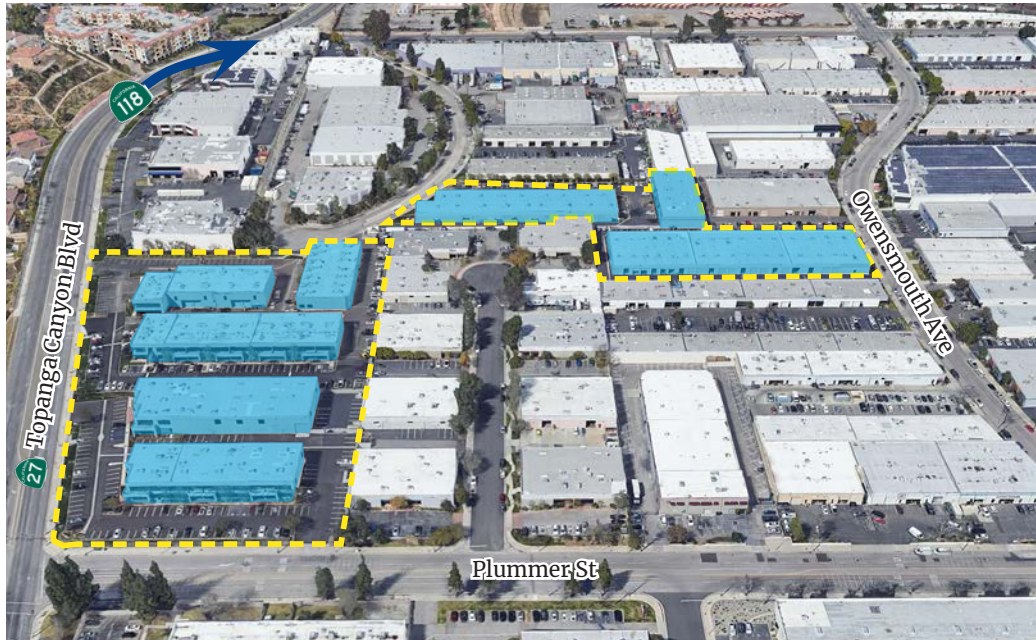
9504 Topanga Canyon Blvd
3,300 SF

Available for Lease

NorthWest Business Park

Overview

- » Beautiful, Corporate Image Campus Environment
- » Modern, Concrete Tilt-Up Buildings
- » Main Street Frontage
- » Multiple Size and Product Types to Fit Your Company's Space Requirements
- » Expansion Capabilities for Growing Companies
- » Responsive, On-site Property Management
- » Strategically Located Near 118 Freeway, Easy Access to 101 Freeway
- » Minutes to a Myriad of Amenities, Including Wide Range of Excellent Lunch and Dinner Options
- » Landscaped Atmosphere With Mature Trees and Plantings



9504 Topanga Canyon Blvd

Property Information



Beautiful Corporate Image
with Accessible Balconies
& Mountain Views



No CAM
Charges!



Business Park
Environment with Major
Street Frontage



Freshly Renovated,
Abundant Natural
Light



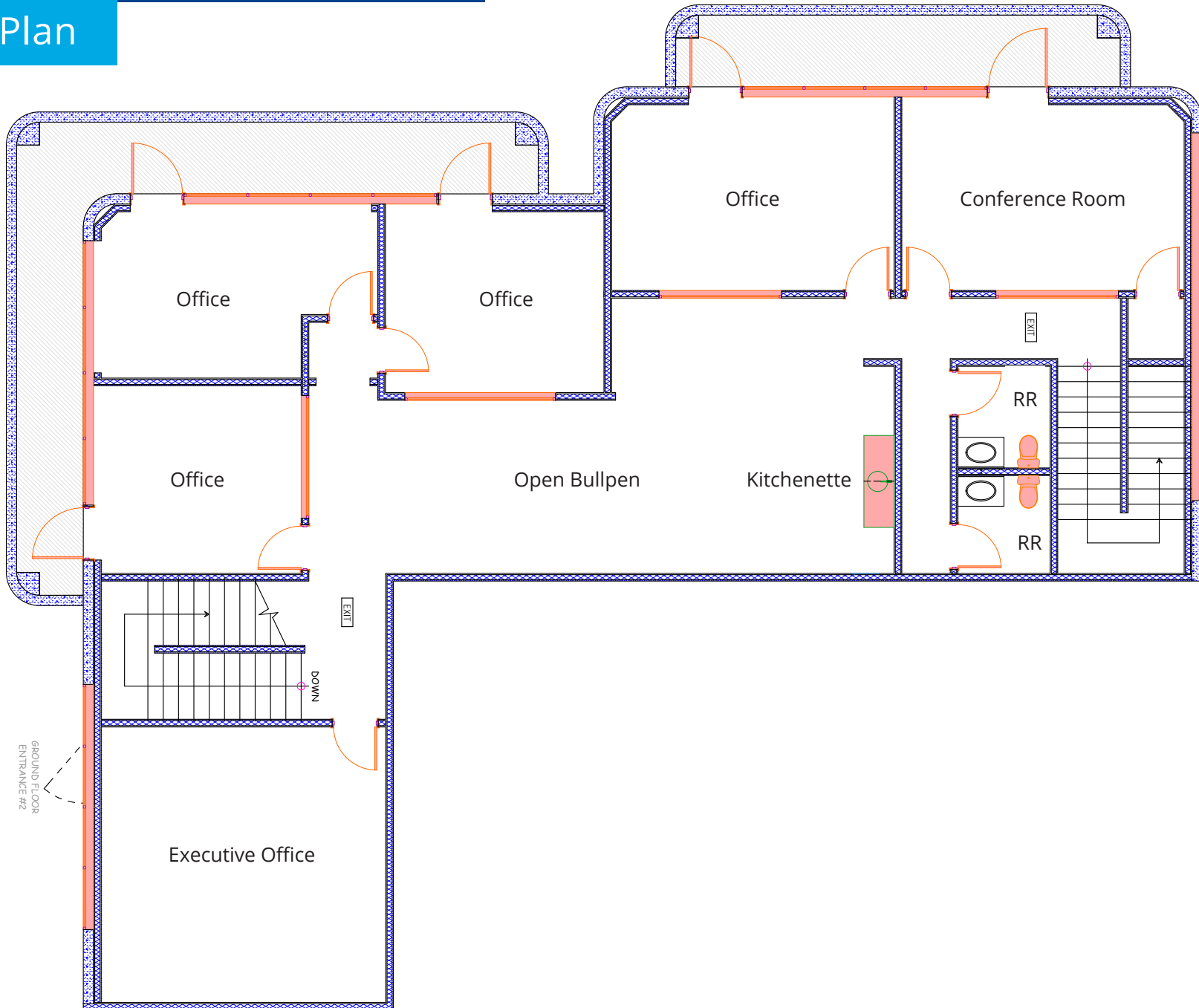
Easy 118 Fwy Access;
Minutes to a Myriad of
Amenities

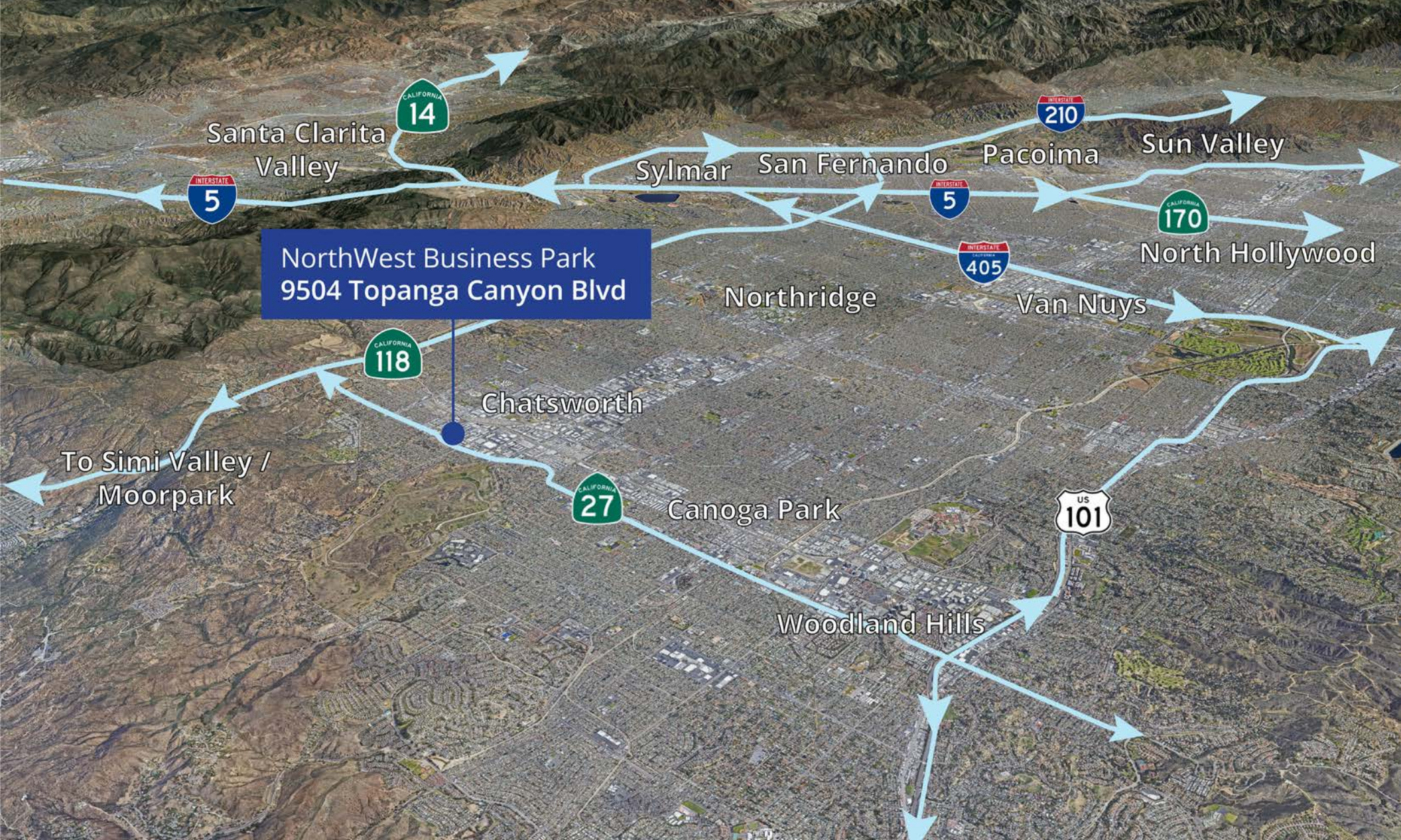
Specifications

Available SF	3,300
Monthly Rent	\$5,115
Lease Rate/SF	\$1.55 MG
Restrooms	2
Zoning	LAMR1
Year Built	1991
Possession	Now
To Show	Call Agent



Floor Plan





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