

Available SF: 3,186



**Address:** 7512 Tyrone Ave, Van Nuys, CA 91405  
**Cross Streets:** Covello St / Tyrone Ave  
**Park Name:** Tyrone Business Park

**Flex/Warehouse Space for Sublease thru July 31, 2015**  
**\*Longer Term Available Directly thru Landlord\***  
**+/-665 SF of Office Space plus an additional +/-300 SF of Bonus Office Space**  
**20' Clearance with 12'x12' Ground Level Loading Door**  
**State-of-the-Art Fenced Business Park Environment**  
**Convenient Locatio**

**Lease Rate/Mo:** \$3,377  
**Lease Rate/SF:** \$1.06  
**Lease Type:** Gross  
**Terms:** Sublease expires July 31, 2015  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** --  
**Available SF:** 3,186  
**Minimum SF:** 3,186  
**Prop Lot Size:** 81,169 SF / 1.86 AC  
**Yard:** No  
**Zoning:** M2

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 2008  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 1 / 12x12  
**Dock High/Dim:** 0 / --  
**Clear Height:** --  
**Heat/Cool:** None  
**Roof Type:** SBFST  
**A:** 200 **V:** 120-208 **Ø:** 3 **W:** 4  
**Parking: Ratio:** 1.9:1 / **Spaces:** 6  
**Rail Service:** No  
**Specific Use:** Flex/R&D

**Office SF / #:** 665 / 4  
**Restrooms:** 2  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** --  
**Include In Available:** No  
**Unfinished Mezz:** --  
**Include In Available:** No  
**Possession:** 30 Days  
**To Show:** Call Agent  
**Region:** LA Northwest  
**Thomas Guide:** 532-A4  
**APN#:** 2215001021

**Listing Company:** NAI Capital - Encino (818) 905-2400

**Agents:** Chad Gahr (818) 742-1626

**Property/Listing/Ste #:** 1011189/1096506/1798133

**Listing Date:** 08/01/2014

**FTCF:** CB300N000S000/AOAA

**Notes:** CAM Fees: \$0.05 / SF per Month for Sublease Term. Lease Rate for Term beyond the Sublease Period is \$1.15 / SF + \$0.10 / SF CAM Charge. Brokerage fee for new term thru Landlord is 2.5% to procuring Broker. Tenant to independently verify all info

