

685 COCHRAN STREET

SIMI VALLEY, CA 93065

OFFICE SPACE FOR LEASE

Promotional Rate \$1.00 MG For 12 Months*
Three Months Free Rent / For Every Year Lease Term Signed**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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. CID#01191898

AVAILABLE FOR LEASE

SUITE	SIZE	PRICE
SUITE 150 A	+/- 4,446 SF	\$1.00 MG*
SUITE 230	+/- 3,669 SF	\$1.00 MG*

EXECUTIVE OFFICES FOR LEASE

SUITE	RATE (Per Month)
OFFICE 231	\$775
OFFICE 227	\$500
OFFICE 225	\$500
OFFICE 223	\$500
OFFICE 221	\$625

*Introductory Rate: \$1.00 / MG, Modified Gross for the first 12 months.

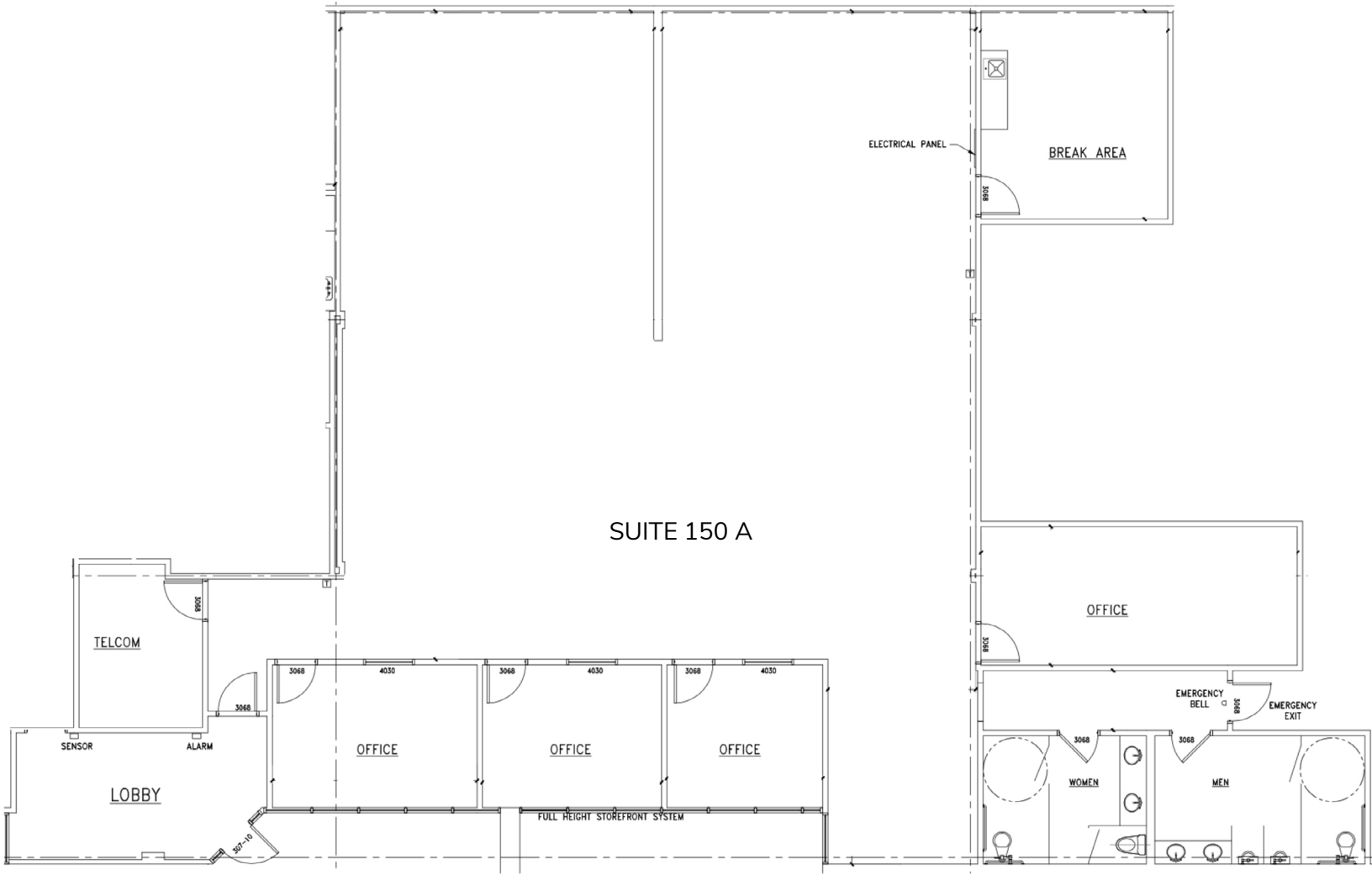
**Three Months Free Rent/For Every Year Lease Term Signed and Applies to Executive Suites

PROPERTY HIGHLIGHTS

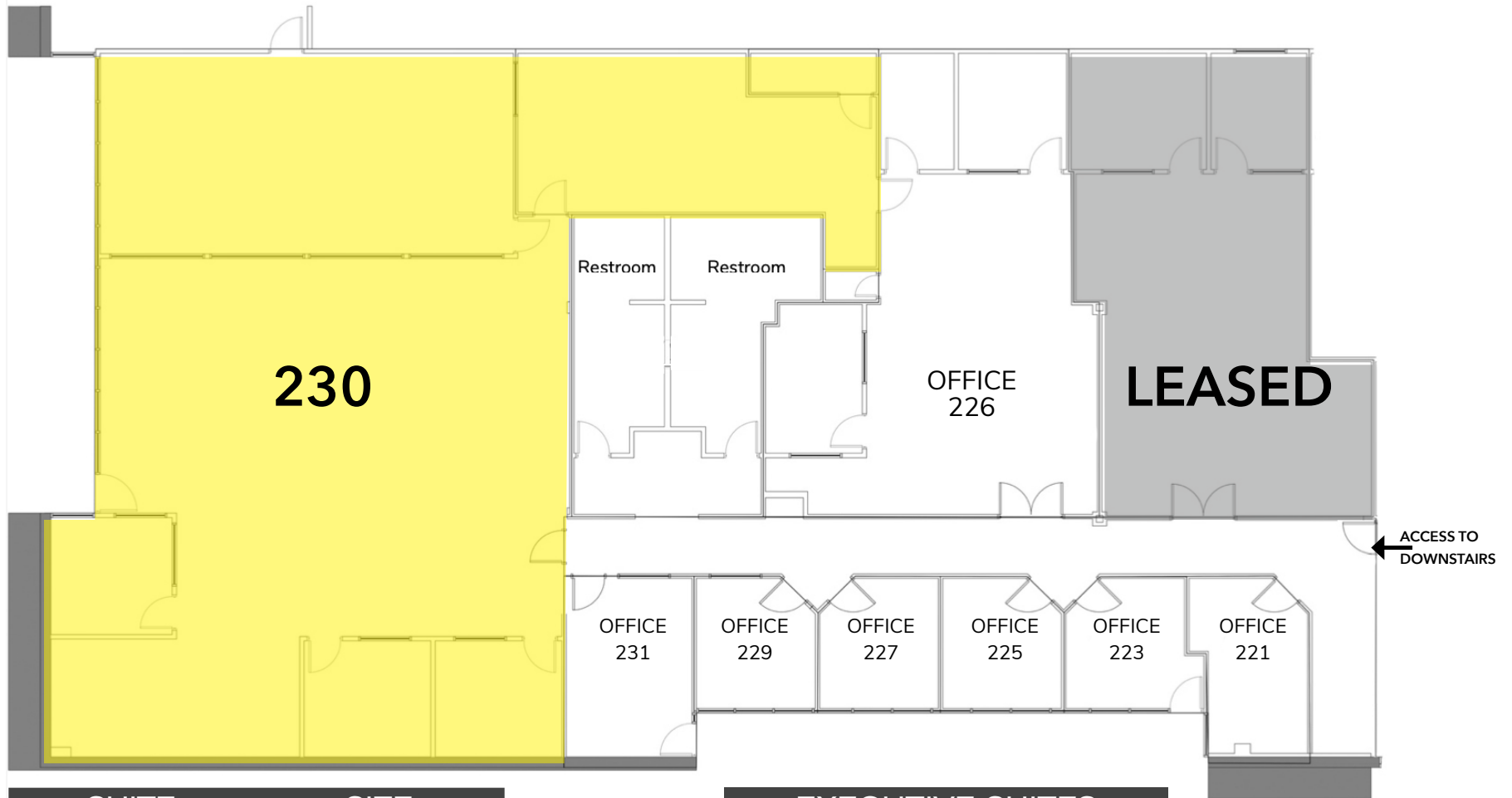
- EXECUTIVE OFFICES AS LOW AS \$500/MONTH
- RECENTLY CONSTRUCTED CO-WORKING OFFICE SPACE
- SECURED INTERNET (PLUG-IN READY)
- NUMEROUS RETAIL AMENITIES NEARBY
- PARKING & UTILITIES INCLUDED IN LEASE RATE

FLOOR PLAN - 1ST FLOOR

SUITE 150 A



FLOOR PLAN - 2ND FLOOR



SUITE	SIZE
SUITE 224	LEASED
SUITE 226	±1,082 SF
SUITE 230	±3,669 SF

EXECUTIVE SUITES	
OFFICE 231	\$775 (per month)
OFFICE 229	\$500 (per month)
OFFICE 227	\$500 (per month)
OFFICE 225	\$500 (per month)
OFFICE 223	\$500 (per month)
OFFICE 221	\$625 (per month)

*All suites and Executive Suites can be combined to accommodate a range of suite sizes.





Ronald Reagan Fwy

685 COCHRAN ST

SIMI VALLEY, CA

Cochran St





COMMERCIAL REAL ESTATE SERVICES

Local Expertise. International Reach. World Class.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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