

For More Information, Contact:  
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EAST LOS ANGELES AVE.  
**1900**  
SIMI VALLEY | CA



OFFICE | MEDICAL

583 RSF - 14,750 RSF  
**FOR LEASE**

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# FOR LEASE | 1900

E. LOS ANGELES AVE. SIMI VALLEY | CA

“ATTRACTIVE OFFICE / MEDICAL BUILDING”

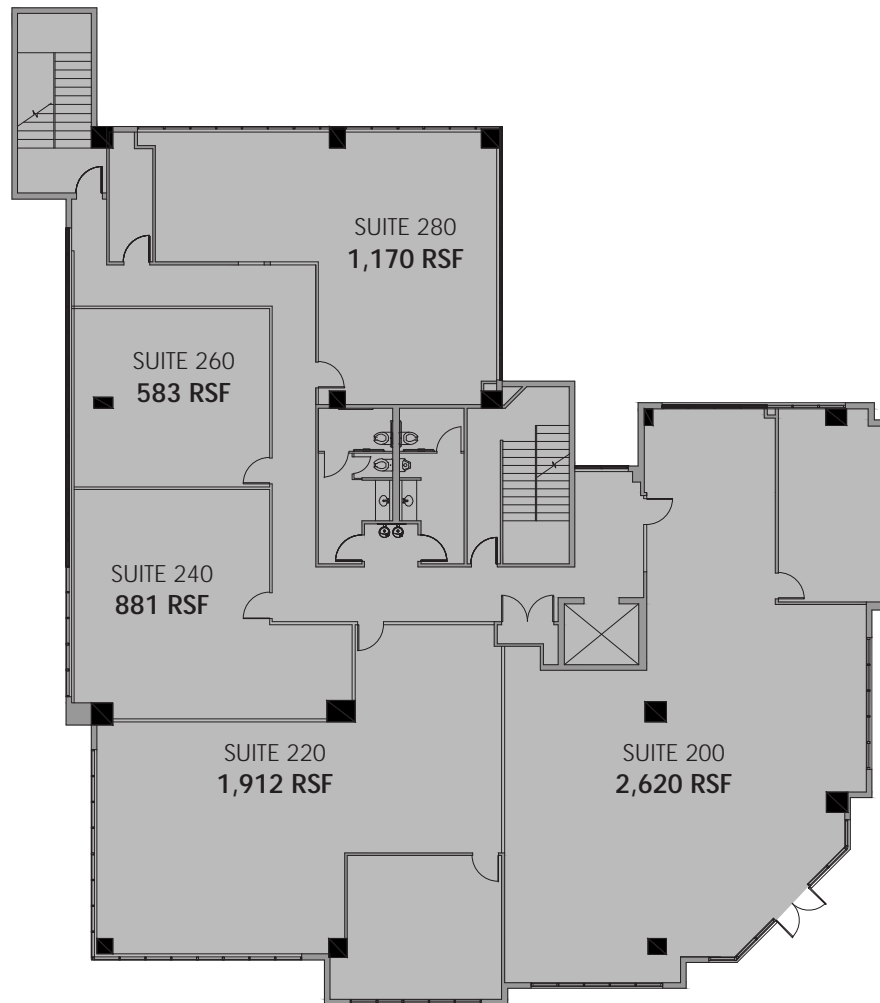
**BUILDING HIGHLIGHTS:**

- Office/Medical Office
- 5/1,000 USF Parking Ratio
- 583 RSF - 14,750 RSF
- Extensive Window Line
- Covered Parking (Secure)
- Beautiful Valley Views
- High Traffic/Signalized Corner Location
- Elevator Served
- Potential Building Signage
- Central Simi Valley Location
- Walking Distance to Amenities
- Great Access to 118 Freeway
- \$2.30 / SF Modified Gross (plus janitorial)
- Build to Suit Opportunity

## SECOND FLOOR 7,375 RSF (DIVISIBLE)

SUITE	SIZE
200	2,620 RSF
220	1,912 RSF
240	881 RSF
260	583 RSF
280	1,170 RSF

Spec layouts upon request



\*Not to Scale

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"NEWLY DEMISED SUITES"

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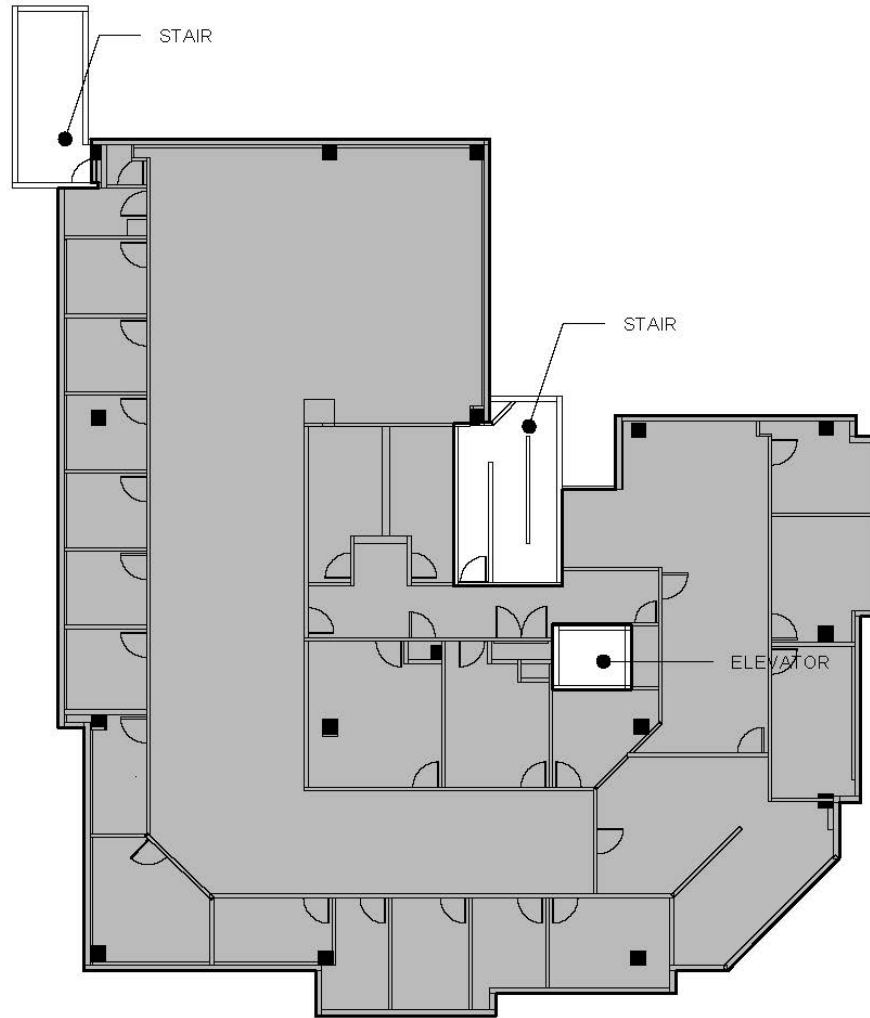
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**THIRD FLOOR**  
**7,375 RSF(DIVISIBLE)**



\*Not to Scale

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E. LOS ANGELES AVE. SIMI  
VALLEY | CA

**"360° VALLEY VIEWS"**

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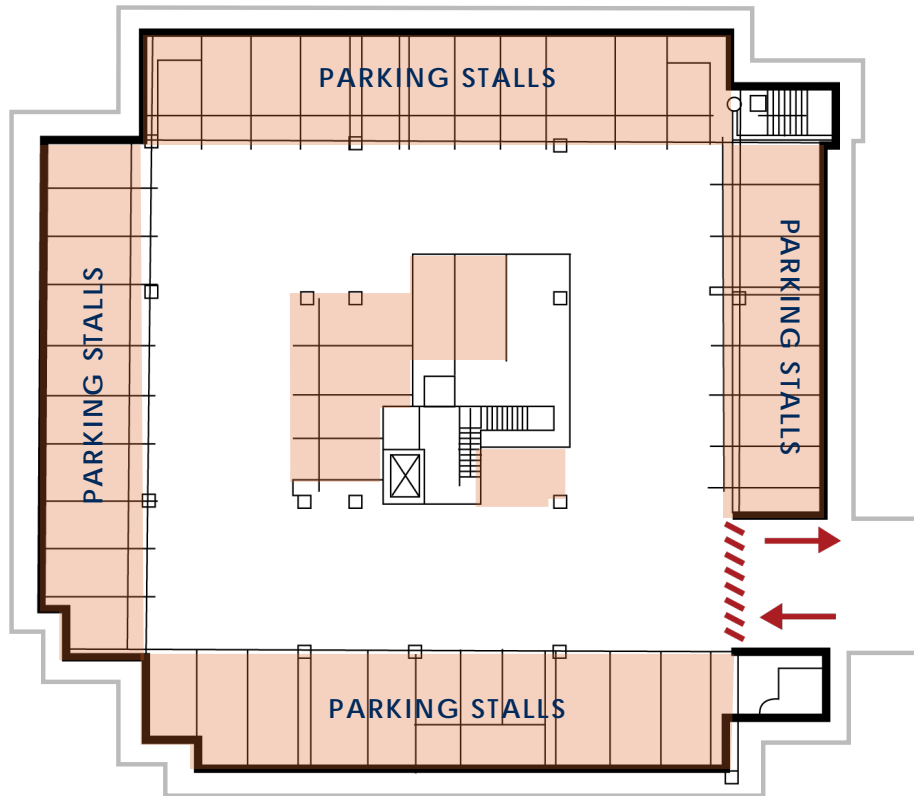
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# SUBTERRANEAN PARKING PLAN (Gated and Electronically Accessed)



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**"RESERVED COVERED PARKING AVAILABLE"**

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