

685 COCHRAN STREET

SIMI VALLEY, CA 93065

OFFICE SPACE FOR LEASE

Promotional Rate \$1.00 MG For 12 Months*



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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

685 COCHRAN STREET | OVERVIEW

AVAILABLE FOR LEASE

SUITE	SIZE	PRICE
SUITE 150 A	+/- 4,446 SF	\$1.00 MG*
SUITE 200	+/- 8,260 SF	\$1.00 MG*
SUITE 200 A	+/- 1,036 SF	\$1.00 MG*
SUITE 200 B	+/- 1,082 SF	\$1.00 MG*
SUITE 200 C	+/- 3,669 SF	\$1.00 MG*

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

EXECUTIVE OFFICES FOR LEASE

SUITE	RATE (Per Month)
OFFICE D	\$775
OFFICE E	\$500
OFFICE F	\$500
OFFICE G	\$500
OFFICE H	\$500
OFFICE I	\$625

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

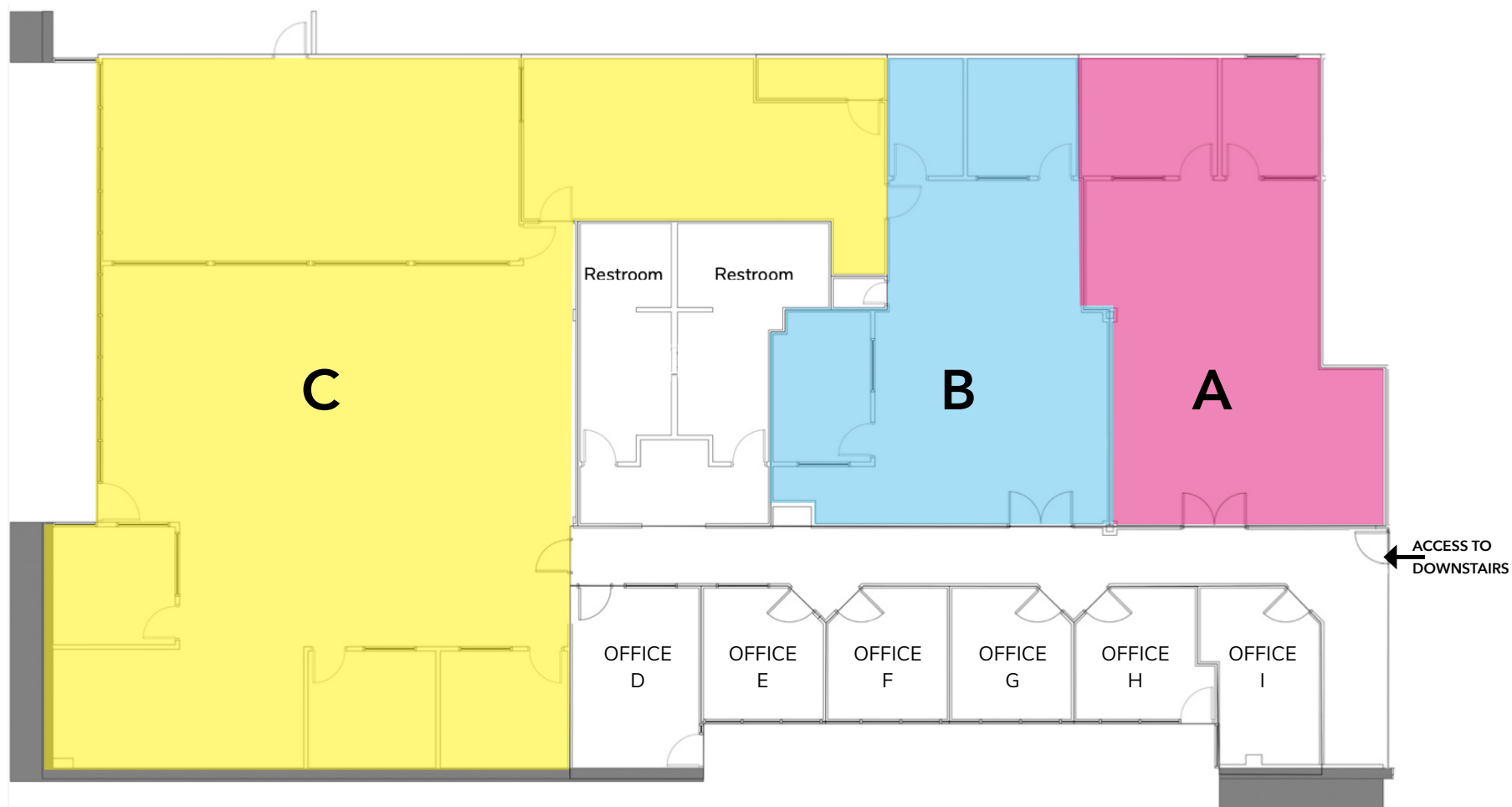
FLOOR PLAN - 1ST FLOOR

SUITE 150 A



FLOOR PLAN - 2ND FLOOR

SUITE 200, A-C



SUITE

SIZE

SUITE 200 A	+/- 1,036 SF
SUITE 200 B	+/- 1,082 SF
SUITE 200 C	+/- 3,669 SF
SUITE 200*	+/- 8,260 SF

EXECUTIVE SUITES

OFFICE D	\$775 (per month)
OFFICE E	\$500 (per month)
OFFICE F	\$500 (per month)
OFFICE G	\$500 (per month)
OFFICE H	\$500 (per month)
OFFICE I	\$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

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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.

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