

YOUNAN EXECUTIVE CENTER



Class "A" Office Space For Lease
2900 N. Madera Road • Simi Valley, CA

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For Lease



PROPERTY DETAILS

Lease Rate: \$2.00 RSF Full Service Gross

SF Available: Divisible to 6,500 SF

Building Size: 63,305 SF (Two stories)

Parking: 4:1,000

PROPERTY HIGHLIGHTS

- 63,305 SF two-story Class A office building with efficient floor plates
- Ideal corporate headquarters facility / High end improvements throughout
- Plug-n-play workstations in place
- Dramatic entry / lobby area
- Building can be demised for multi-tenant use
- Large open bullpens with perimeter offices / Exceptional windowline throughout
- Large media / training room
- UPS generator back-up system w/additional battery back-up power
- Large data room with 18-inch subfloor
- Direct access to 118 Fwy - West San Fernando Valley & Conejo Valley easily accessible
- Full service 1,400 SF cafeteria with 1,500 SF dining areas / Outdoor dining patio
- Executive parking garage with private access to the building
- Located along main transportation corridor

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PROPERTY PHOTOS



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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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YOUNAN PROPERTIES
REAL ESTATE INVESTMENT GROUP

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