



INDIVIDUAL OFFICE BUILDINGS FOR SALE
 OCCIDENTAL BUSINESS CENTER
 9400-9430 Topanga Canyon Blvd., Chatsworth, CA

*4 individual office buildings available
 Ideal for investor or owner/user*



PROPERTY DESCRIPTION

- Opportunity for investor or owner/user to purchase in beautiful park setting
- Well parked with 346 in common stalls
- Individual buildings made available for owner/user
- In place income, multi-tenant project
- Professionally maintained and managed physical structures
- Newer roof membranes, well maintained landscaping, parking lot and HVAC systems
- Ideally located between hwy 101 and 118 along Topanga Canyon
- Excellent exposure along Topanga Canyon

Exclusive Agents:

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FINANCIAL SUMMARY

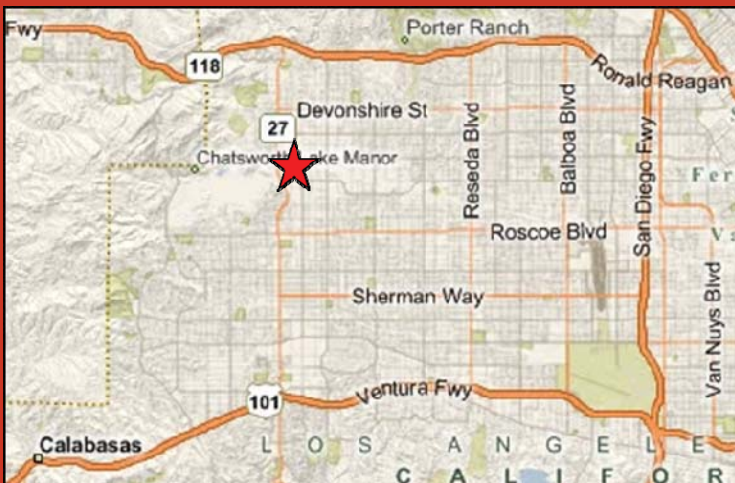
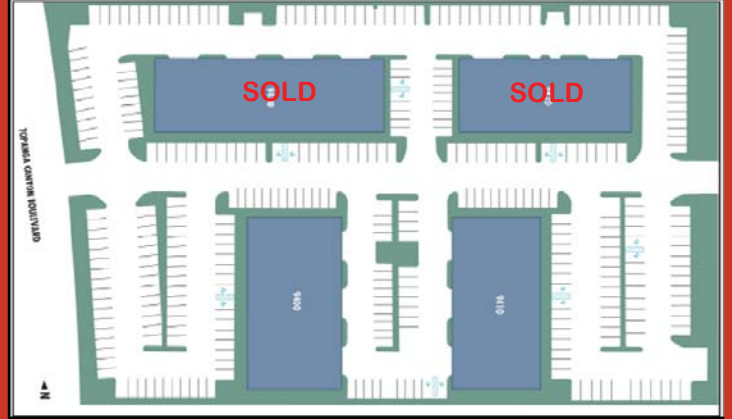
Address	Price	Per SF	Size
9400 Topanga Canyon Blvd	\$4,028,000	\$160	25,175
9410 Topanga Canyon Blvd	\$3,919,200	\$160	24,495
9420 Topanga Canyon Blvd	\$3,035,040	\$160	18,969
9430 Topanga Canyon Blvd	\$4,133,120	\$160	25,832

This information contained herein has been given to MOHR by the owner of the property or other sources we deem reliable. We have no reasons to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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