

AVAILABLE SUBLEASE



Location	9310 Topanga Canyon Boulevard, Los Angeles, CA
Available Space	8,690 SF (divisible to 2,000/4,600/6,600 SF)
Term	Sublease is thru February 2011 (<i>longer term is available</i>)
Asking Rate	\$1.45 per SF per month (excludes janitorial)
Parking Ratio	3.5 Spaces per 1,000 SF (free of charge)
Comments	<p>Very bright space which is currently wide open with 3 window offices, conference room, file storage room and a kitchen area.</p> <p>Landlord is willing to extend the sublease term as well as provide a tenant improvement allowance in order to modify the layout of the space.</p>

For additional information, or to sublease office space,
please contact:

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