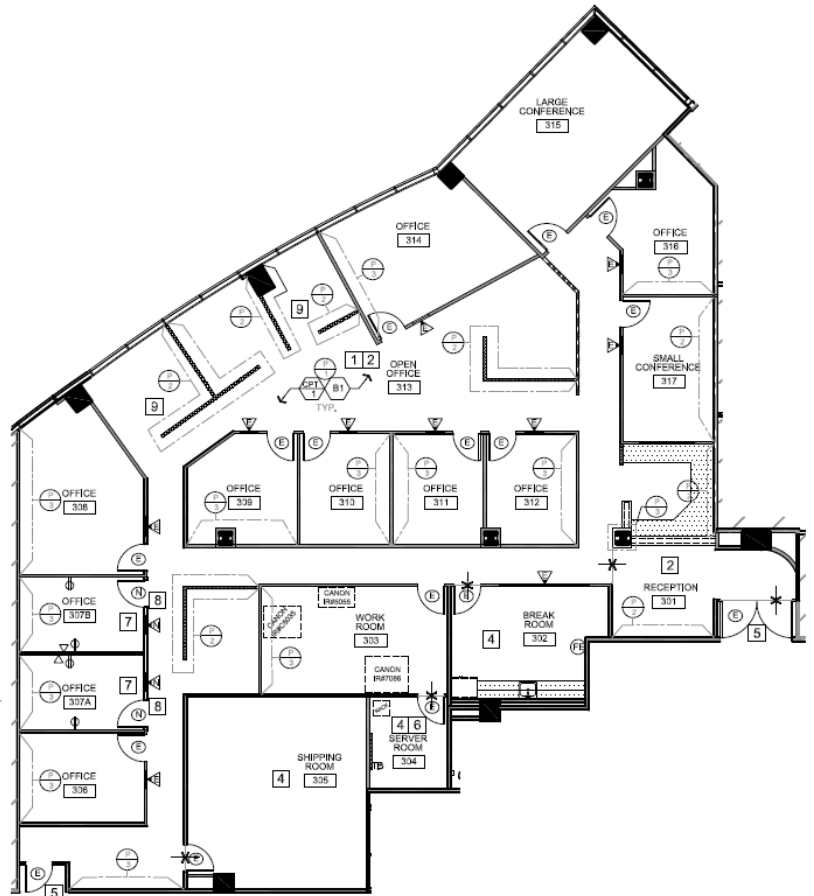


For Sublease

9444 Balboa Ave, Suite 300 – 5,956 rsf

Property specifications:

- Term through 11/30/2026
- \$2.75+E asking rate
- Class A Building
- 4.5/1,000 parking ratio
- Easy access to I-15 and Highways 52 & 163
- New Amenity Center features a large conference room, training room and lounge area
- Onsite Fitness Facility



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