

# THE MIX AT HARMAN CAMPUS SITE PLAN

CLICK ON EACH BUILDING  
TO VIEW  
AVAILABILITY SUMMARY

Electric Vehicle  
Charging Station

Outdoor  
Patio Space

Three-Quarter  
Mile Walking Path

MAIN ENTRANCE NAPA STREET

Outdoor  
Meeting Space

The Gallery: Common  
Area Seating, Ping-Pong,  
Pool Table, Foosball

Covered  
Parking

Covered  
Parking

Covered Parking

Electric Vehicle  
Charging Station

Town  
Square Park

Covered Parking

Retail

Retail

Balboa Blvd.

Conference  
Center

Covered  
Parking



# CREATIVE EXPERIENCE COLLABORATIVE SPACE

## AVAILABILITIES SUMMARY

[CLICK ON SUITE TO VIEW PLAN](#)

### BUILDING 8500

SUITE	SIZE	RATE
Suite 120*	±27,546 RSF	\$3.25 FSG
Suite 150*	±14,602 RSF	\$3.25 FSG

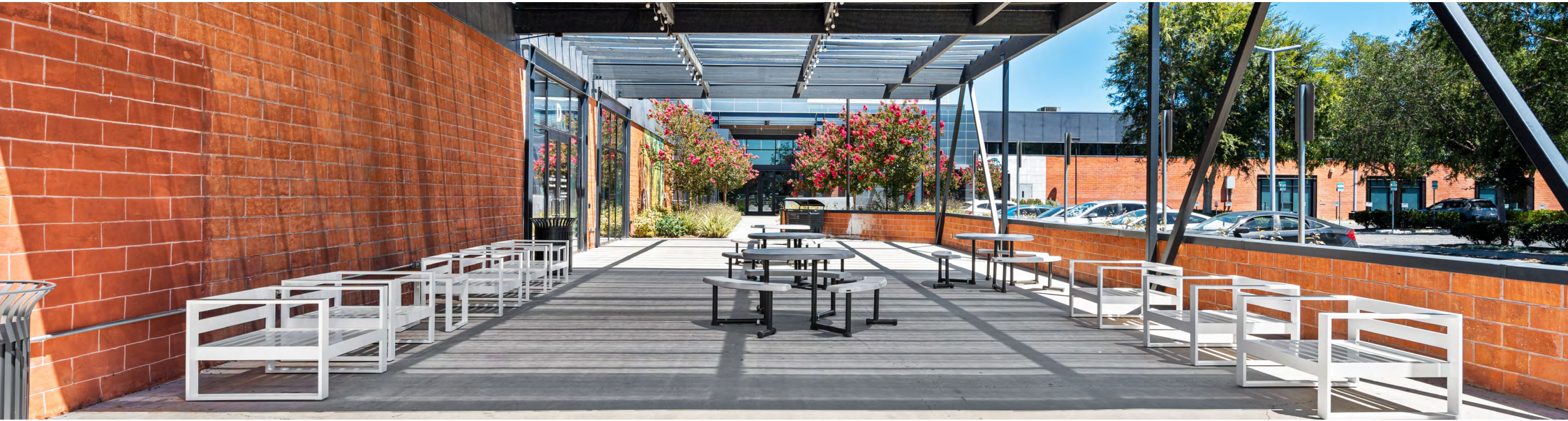
\*Suites contiguous to ±42,148 RSF

### BUILDING 8510

SUITE	SIZE	RATE
Suite 310	±14,087 RSF	\$2.85 FSG
Suite 320   Divisible	±13,477 RSF Contiguous to ±27,564 RSF	\$2.85 FSG

### BUILDING 8550

SUITE	SIZE	RATE
Suite 200	±3,924 -15,306 RSF	\$2.65 FSG
Suite 295	±9,707 RSF	\$2.65 FSG



# LIFE SCIENCE OPPORTUNITIES

## 8500 Building

- Suite 120 - ±27,546 RSF
- Suite 150 - ±14,602 RSF

### ELECTRICAL

Suite 120: 400 amps at 480 volts, three-phase, four-wire AC  
 Suite 150: 400 amps at 480 volts, three-phase, four-wire AC

### CLEAR HEIGHTS

Suite 101: ±20-22' clear height  
 Suites 120 and 150: ±19 feet

### HVAC/MECHANICAL

Carrier HP cooling /heating AC package units with tonnage between 4-6 tons

### FLOOR LOAD CAPACITY

±5" slab on grade

### FIRE/LIFE/SAFETY

Silent knight FLS panel system along with a fully sprinkled building,

### ZONING

M2 (Light Industrial Zone)

### UTILITIES

Water/Sewer - City of Los Angeles/Electricity - LADWP

# FLOOR PLAN

8500 Building

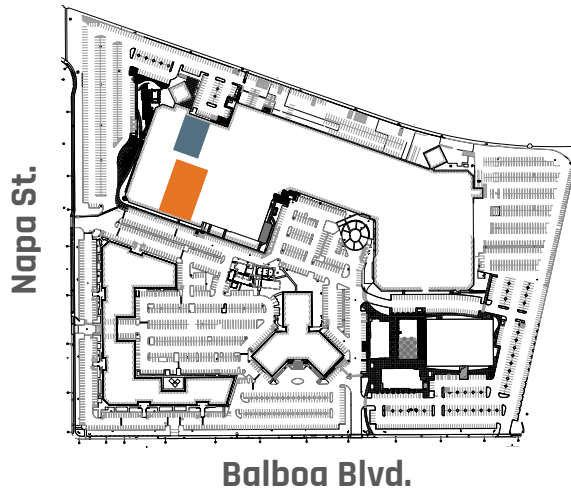
Suite 120 - ±27,546 RSF

Suite 150 - ±14,602 RSF

Contiguous to ±42,148 RSF

## Space Features

- Single-level, space in shell condition
- 19' clear height



# FLOOR PLAN

8510 Building | Third Floor

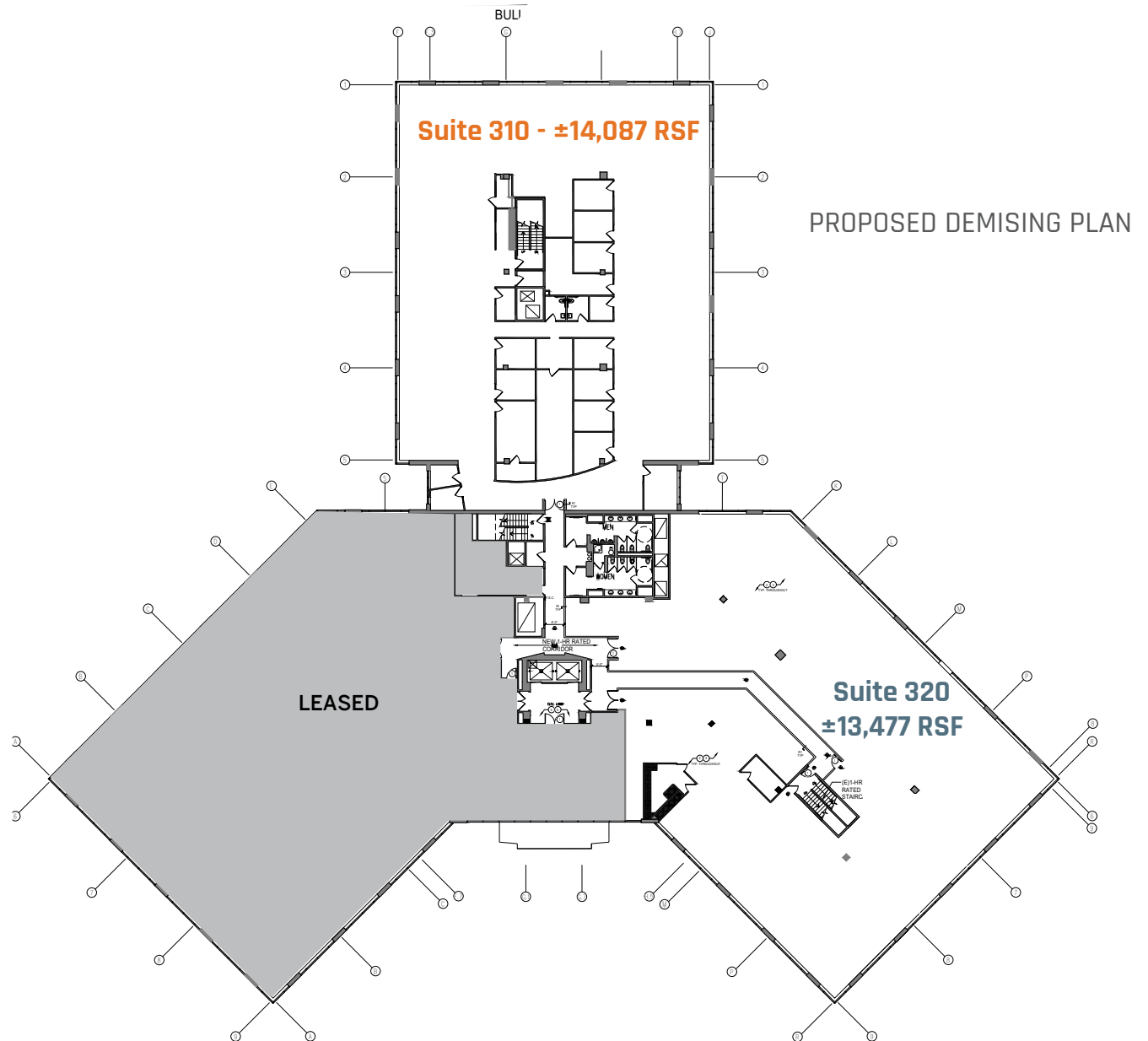
**Suite 310 - ±14,087 RSF**

**Suite 320 - ±13,477 RSF**

Contiguous to ±27,564 RSF

## Space Features

- Building signage available
- Divisible



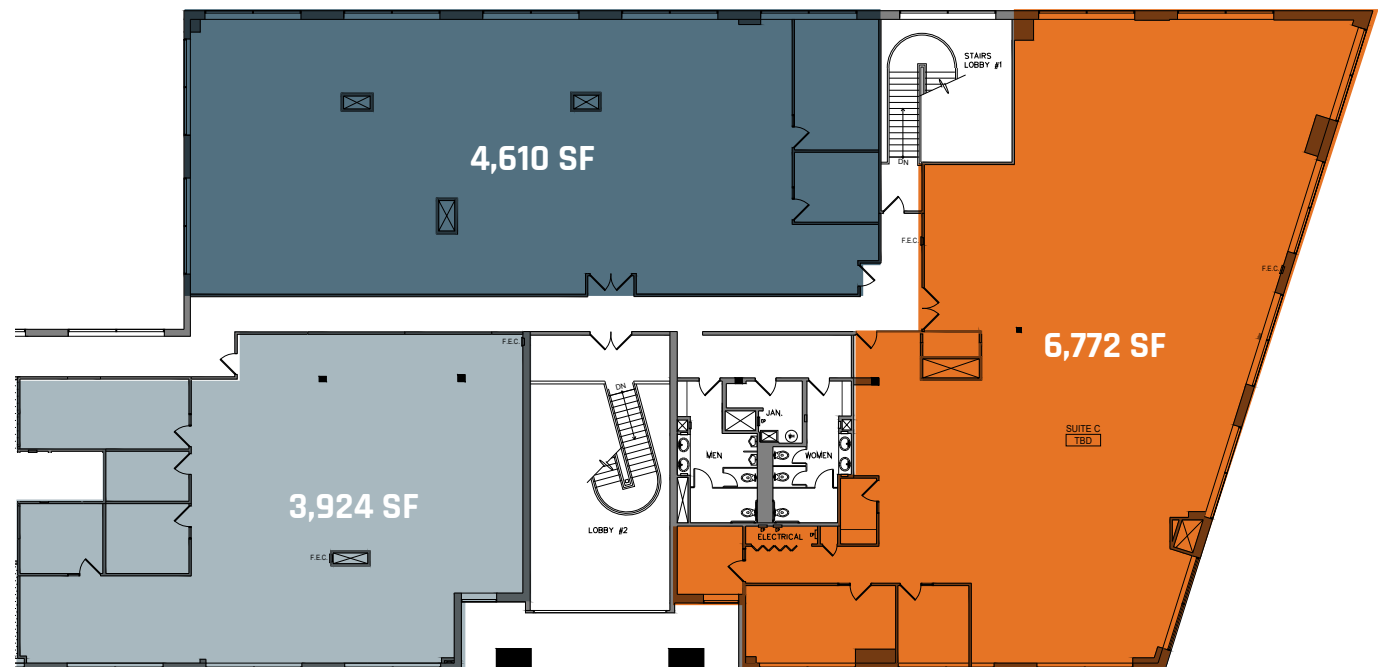
# FLOOR PLAN

## 8550 Building Suite 200 - ±15,306\* RSF

\*Contiguous

### Space Features

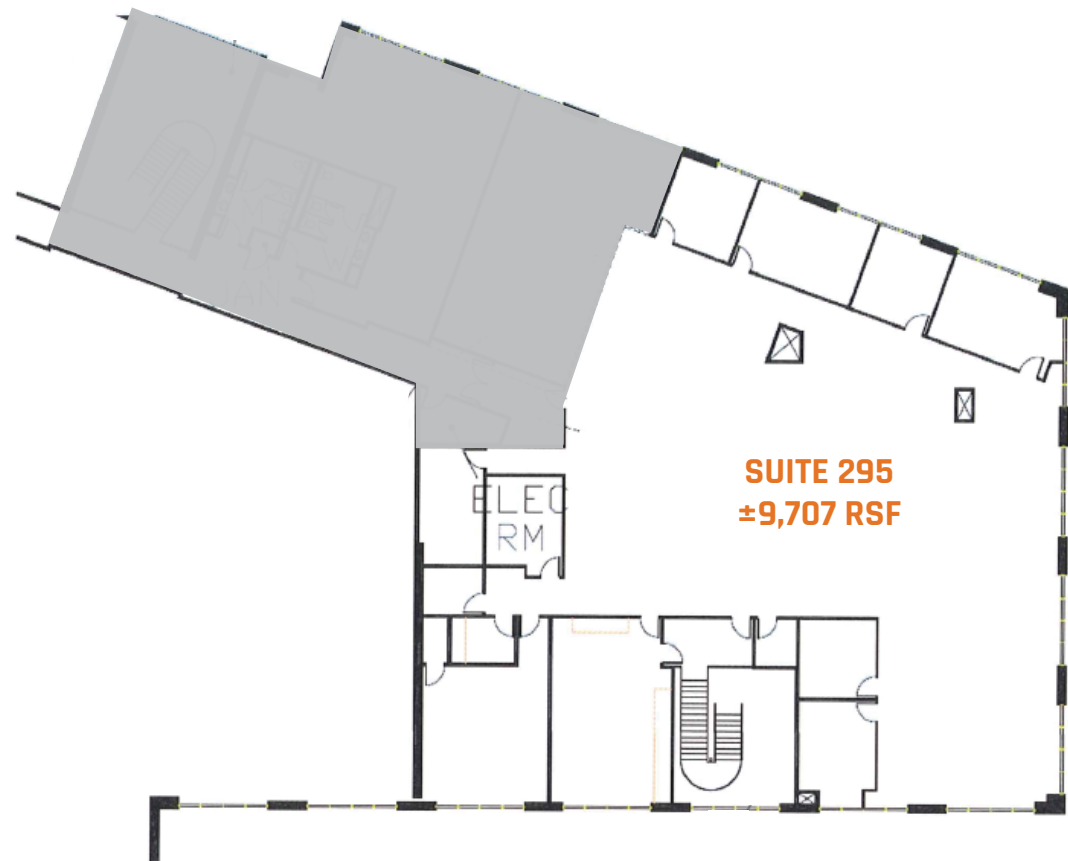
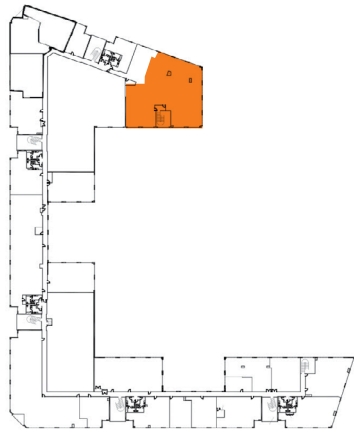
- Highly efficient rectangle layout with windows on all sides
- Lobby identity and building signage available
- Divisible



# FLOOR PLAN

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8550 Building  
Suite 295 - ±9,707 RSF





# AMENITY-RICH CAMPUS

- Conference center
- Outdoor walking path
- Tenant lounge equipped with ping-pong, foosball, and pool tables
- EV charging stations
- Bike storage
- Live musical performances and cultural amenities provided by CSUN
- Campus community park with outdoor meeting and dining spaces
- Retail services including restaurants, health, and fitness center

Outdoor Meeting Areas



Retail



Fitness

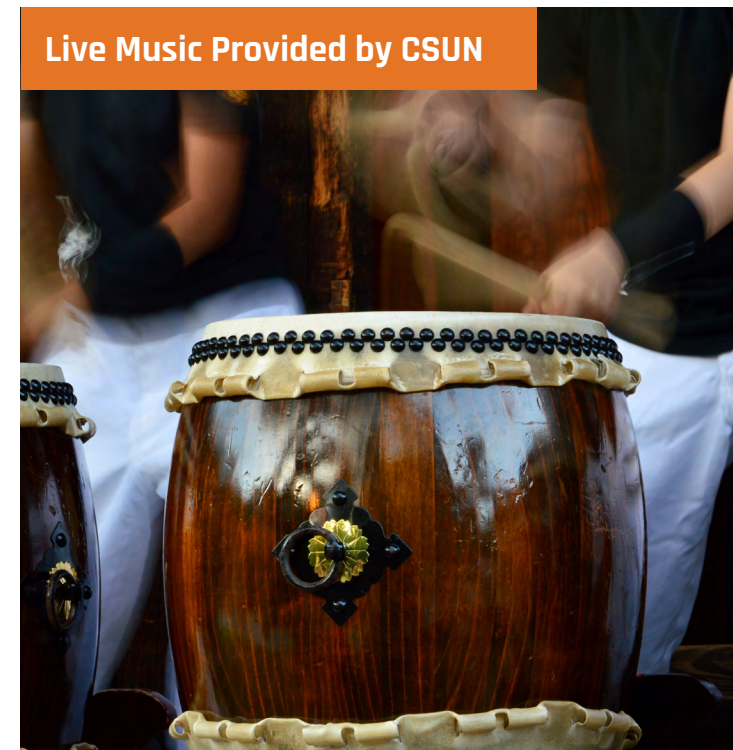


Pool + Foosball Table



# YEAR-ROUND EVENTS FOR TENANTS

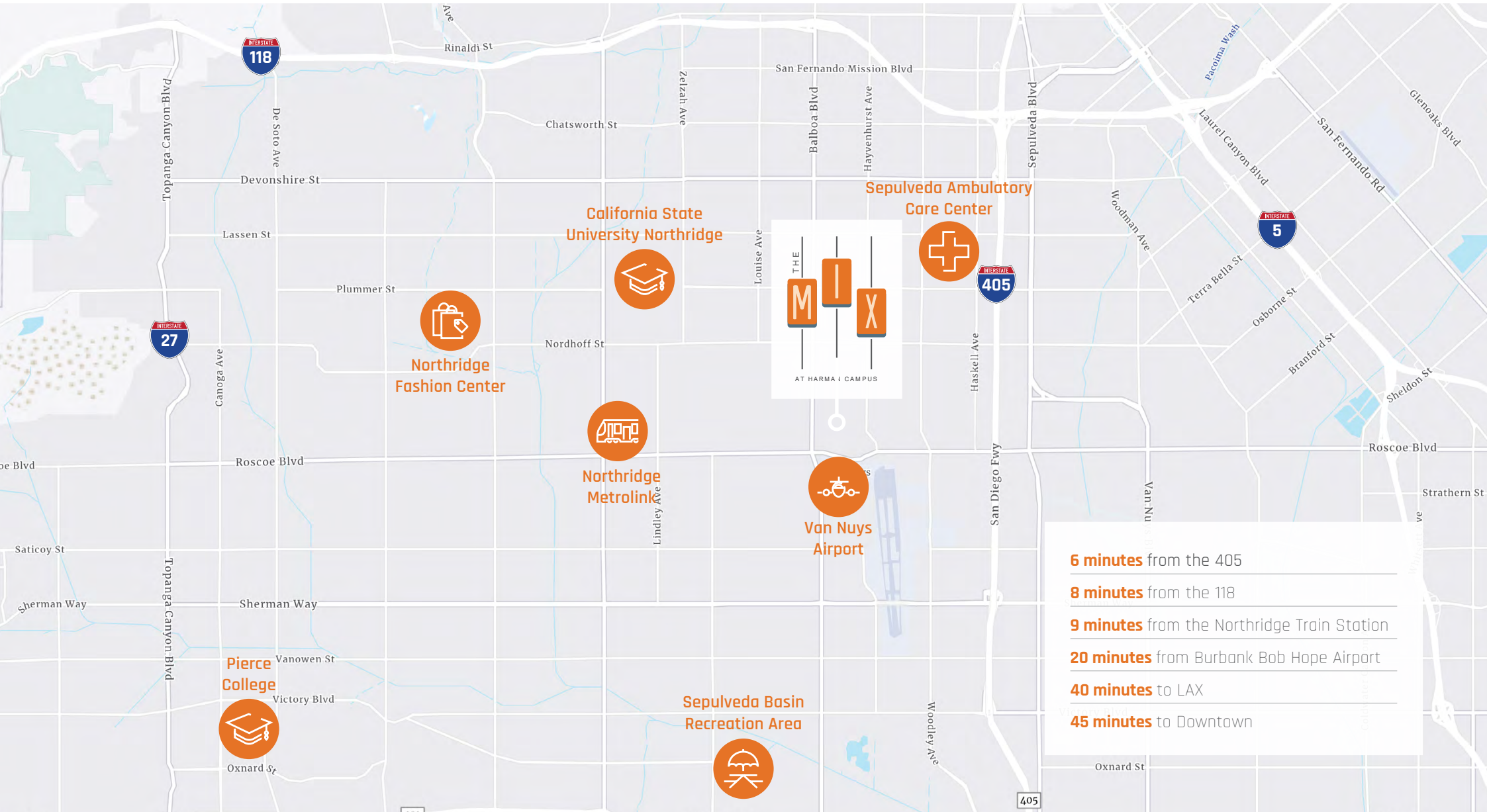
- Community gatherings for tenants
- To-go meals and desserts
- Seasonal outdoor music experiences
- Blood drives, health screenings, and much more



# COMMON CONFERENCE CENTER

- Four conference rooms with the capacity to accommodate up to 24-60 people
- Fully furnished and equipped with WiFi, audio/visual capabilities and coffee bar
- Available to all tenants by reservation





- 6 minutes** from the 405
- 8 minutes** from the 118
- 9 minutes** from the Northridge Train Station
- 20 minutes** from Burbank Bob Hope Airport
- 40 minutes** to LAX
- 45 minutes** to Downtown

THE  
**MIX**  
AT HARMAN CAMPUS



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