

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

Covered
Parking

Electric Vehicle
Charging Station

Town
Square Park

Retail
Retail



Balboa Blvd.

Conference
Center

Covered
Parking





CREATIVE EXPERIENCE COLLABORATIVE SPACE

AVAILABILITIES SUMMARY OPEN TO SHORT-TERM DEALS

[CLICK ON SUITE TO VIEW PLAN](#)

BUILDING 8500

SUITE	SIZE
Suite 120*	±27,546 RSF
Suite 150*	±14,602 RSF

*Suites contiguous to ±42,148 RSF

BUILDING 8510

SUITE	SIZE
Suite 300	±16,216 RSF
Suite 310	±14,087 RSF Contiguous to ±43,780 RSF
Suite 320 Divisible	±13,477 RSF

BUILDING 8550

SUITE	SIZE
Suite 200	±3,924 -15,306 RSF
Suite 234	±3,794 RSF
Suite 295	±9,707 RSF



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

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

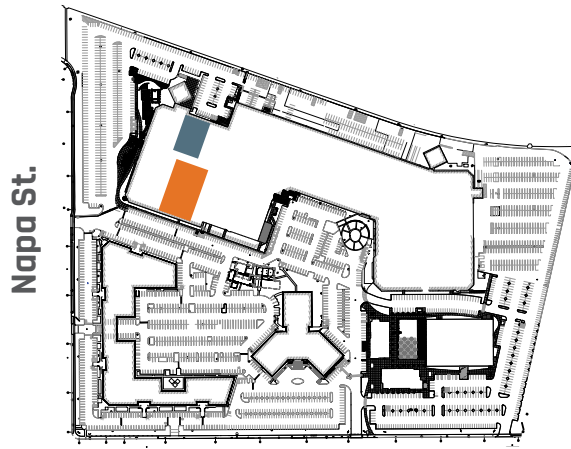
Suite 120 - ±27,546 RSF

Suite 150 - ±14,602 RSF

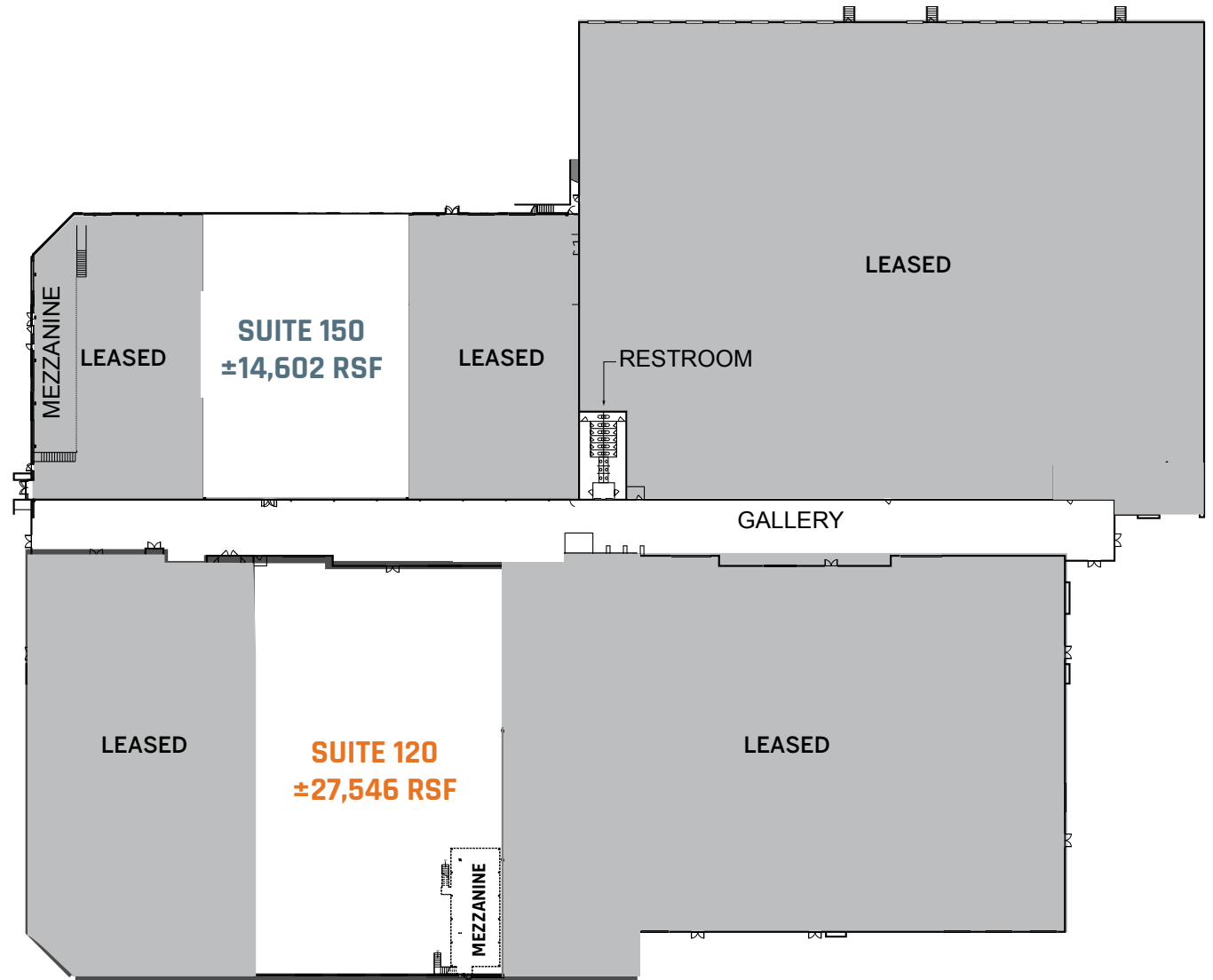
Contiguous to ±42,148 RSF

Space Features

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



Balboa Blvd.



BACK TO SITEPLAN

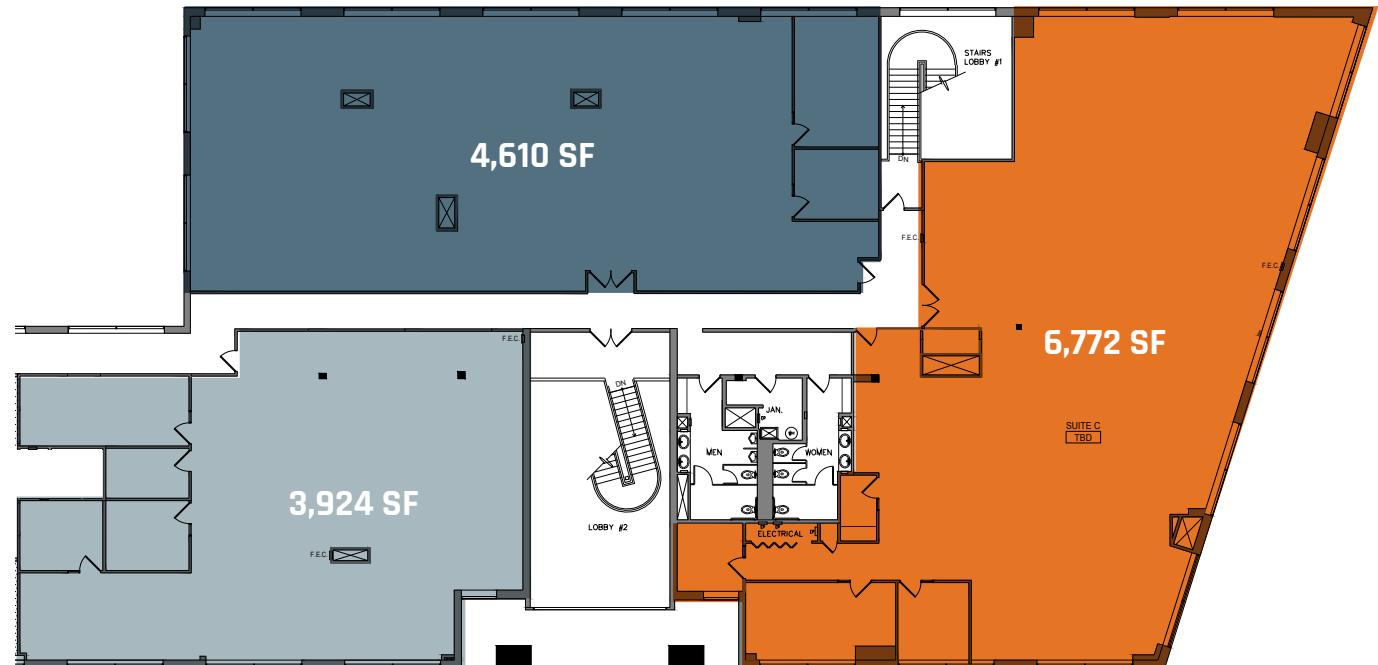
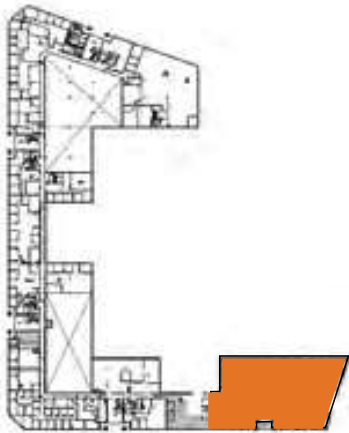
FLOOR PLAN

8550 Building Suite 200 - ±15,306* RSF

*Contiguous

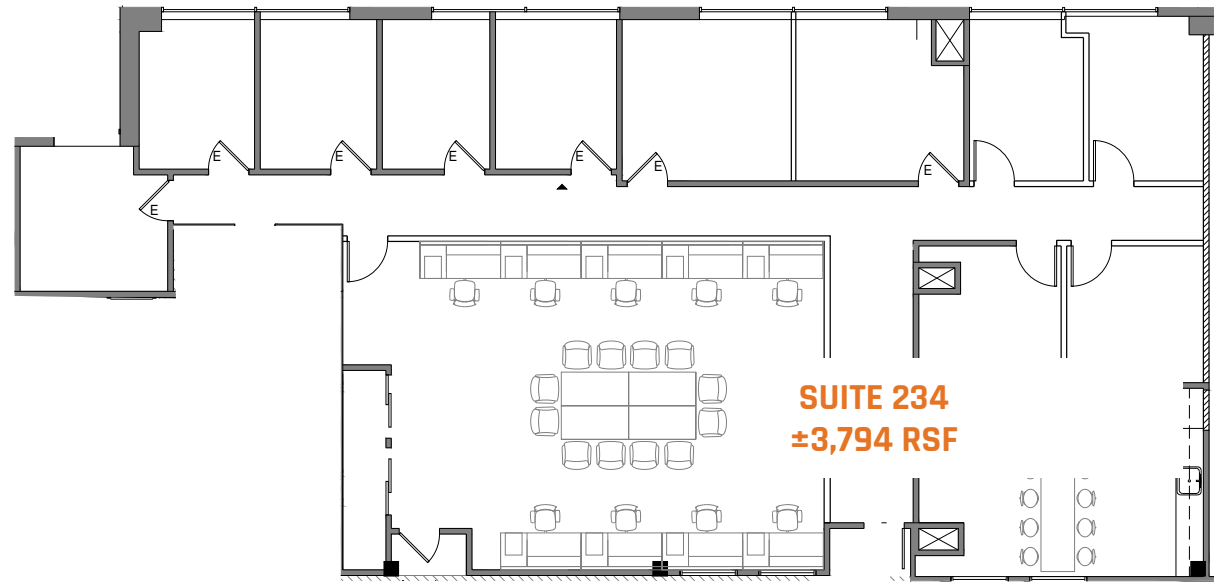
Space Features

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



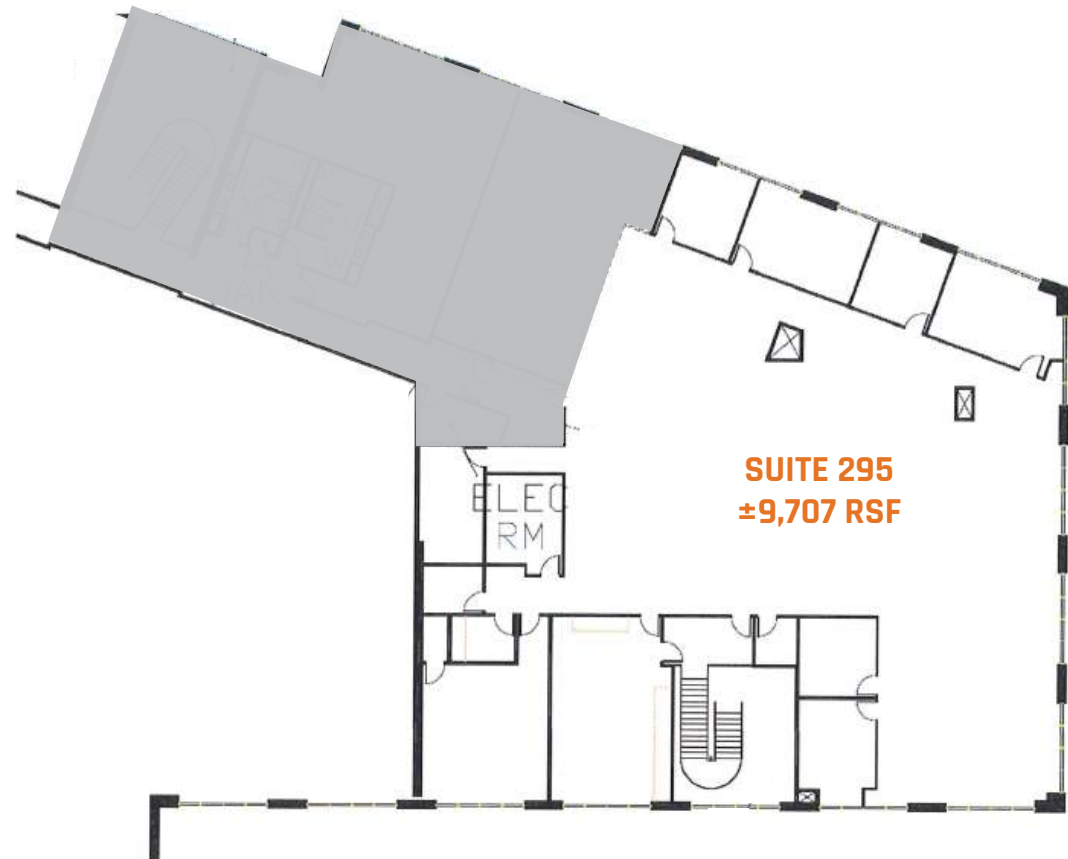
FLOOR PLAN

8550 Building
Suite 234 - ±3,794 RSF



FLOOR PLAN

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



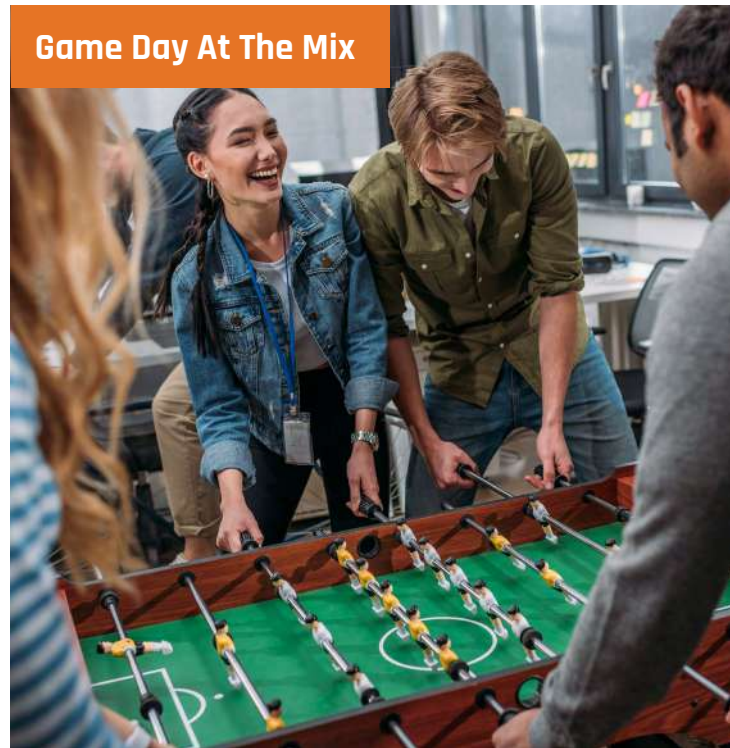
YEAR-ROUND EVENTS FOR TENANTS

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

Confetti Party



Game Day At The Mix

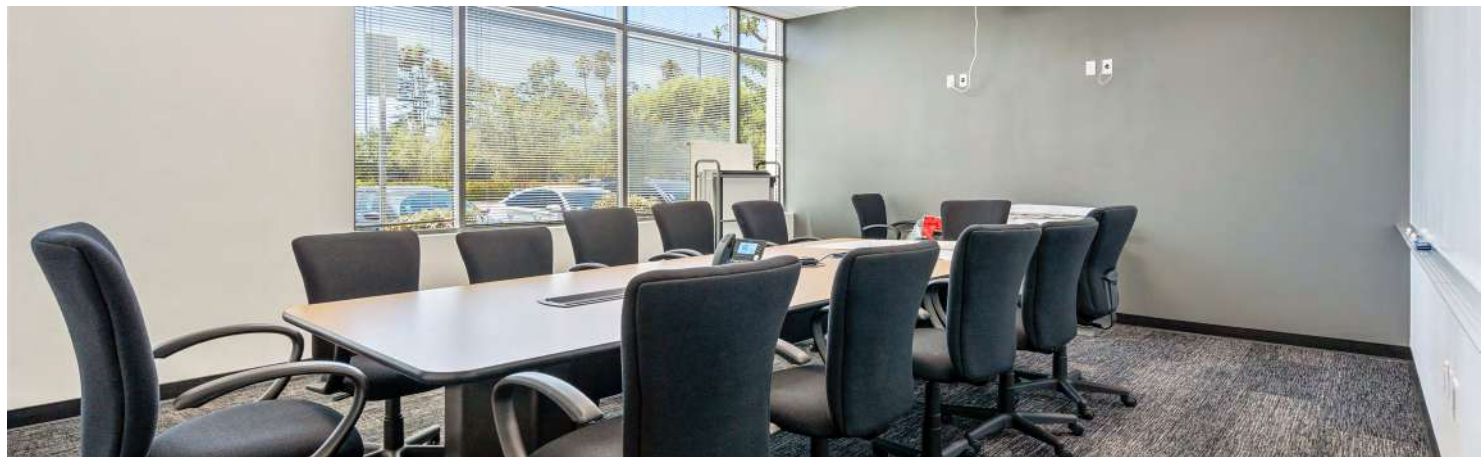


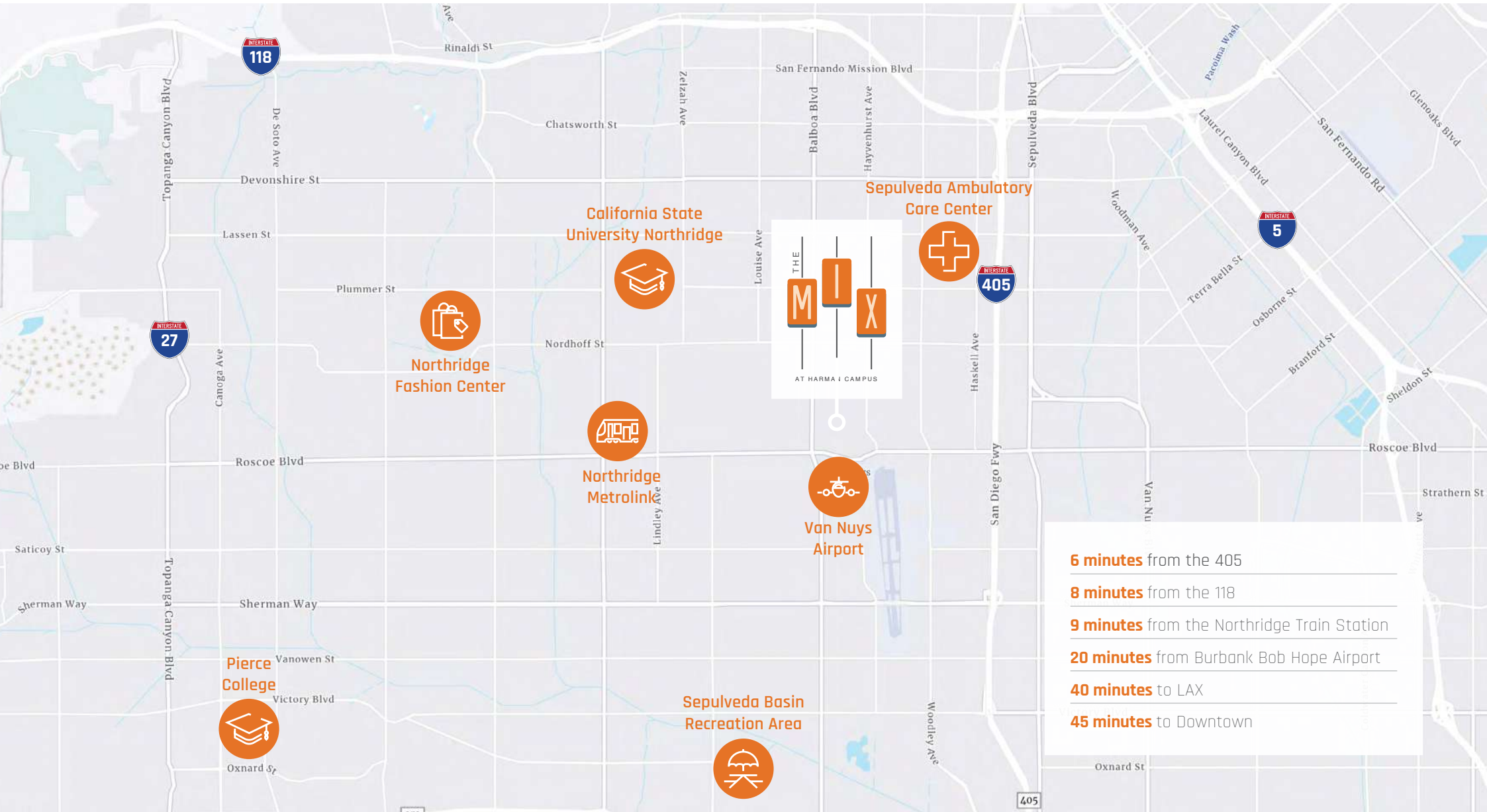
Live Music Provided by CSUN



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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