

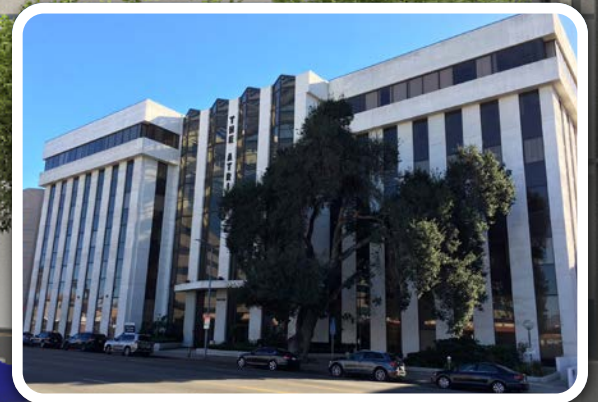
**\$2.00 PSF Broker Bonus & Moving Allowance\***

Complete Lobby Update & Remodel

# The Atrium

16530 Ventura Boulevard, Encino, CA

*\*Broker Bonus & Moving Allowance on 5+ year leases. \$1.00 PSF on 3+ year leases.*



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Corporate ID #01191898



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## Lobby Renovations Underway



### FEATURES & BENEFITS

- Prime Encino Location
- Lobby and Hall Renovations In Progress
- Surrounded by Food & Retail Options
- AT&T Fiber & Spectrum Available
- Many Suites Can Be Divided or Combined
- Can Accommodate 1,000 to 17,000+ SF
- Direct Elevator Access to Secured Parking

### LEASE RATES

- \$2.60 FSG PSF
- \$2.80 FSG PSF (Ground Floor)

### PARKING

- Unreserved \$105
- Tandem \$180 (Two Cars)
- Reserved \$170

### CONTACT

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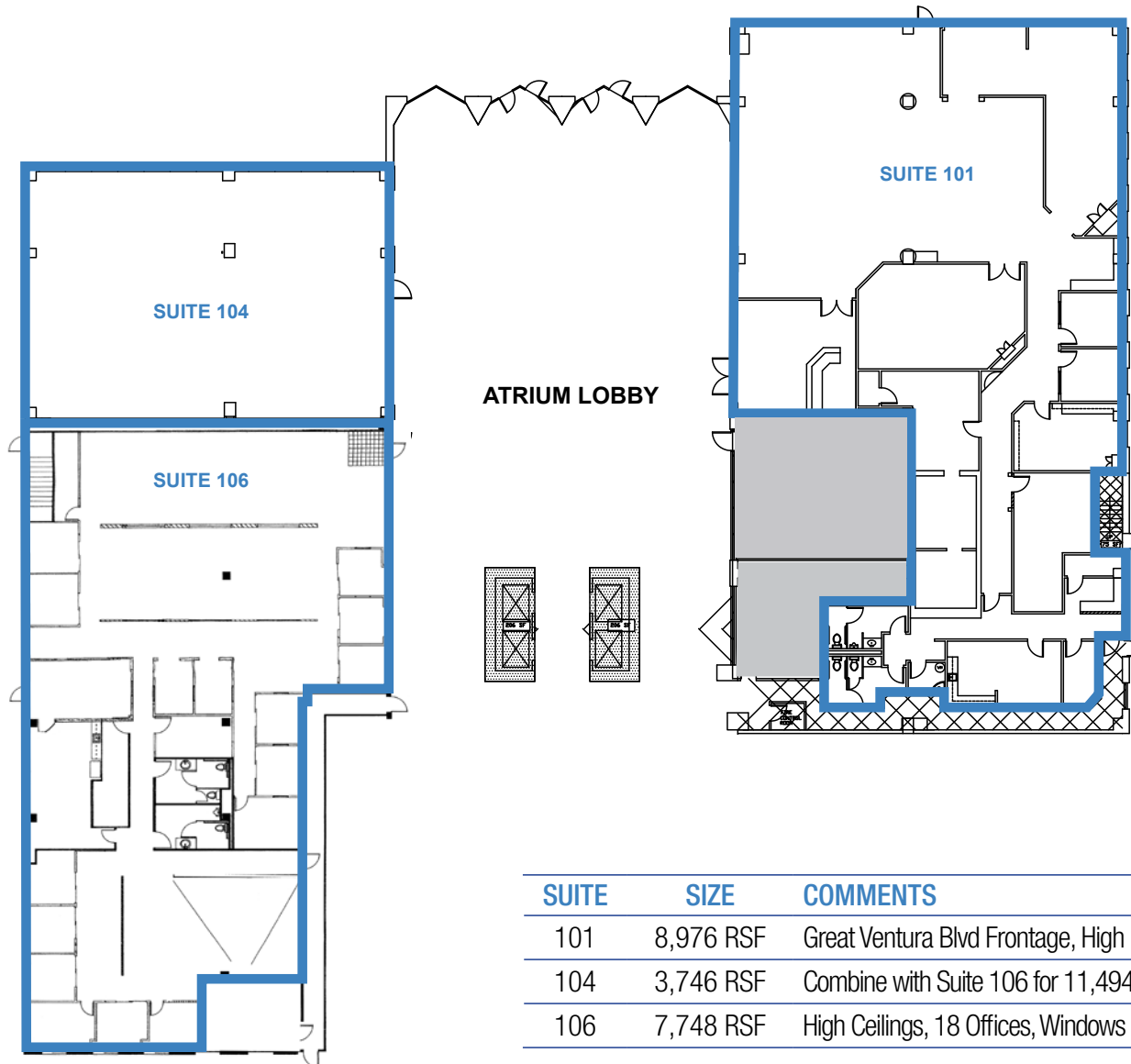
dkaufman@lee-re.com

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## FIRST FLOOR PLAN

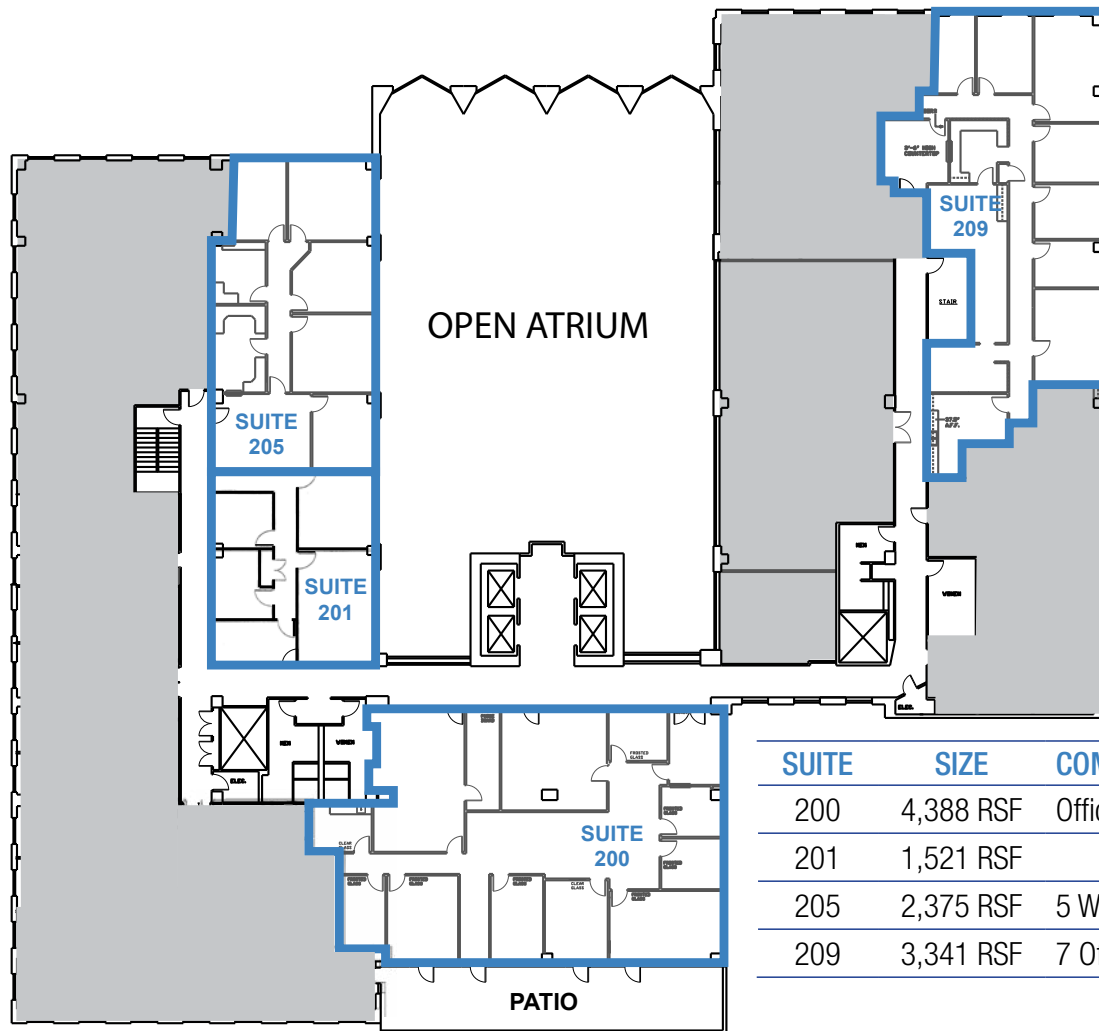


SUITE	SIZE	COMMENTS
101	8,976 RSF	Great Ventura Blvd Frontage, High Ceilings, Private Restrooms With Windows on 3 Sides
104	3,746 RSF	Combine with Suite 106 for 11,494 RSF
106	7,748 RSF	High Ceilings, 18 Offices, Windows on 3 Sides, Server Room, Kitchen & Private Restrooms

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## SECOND FLOOR PLAN

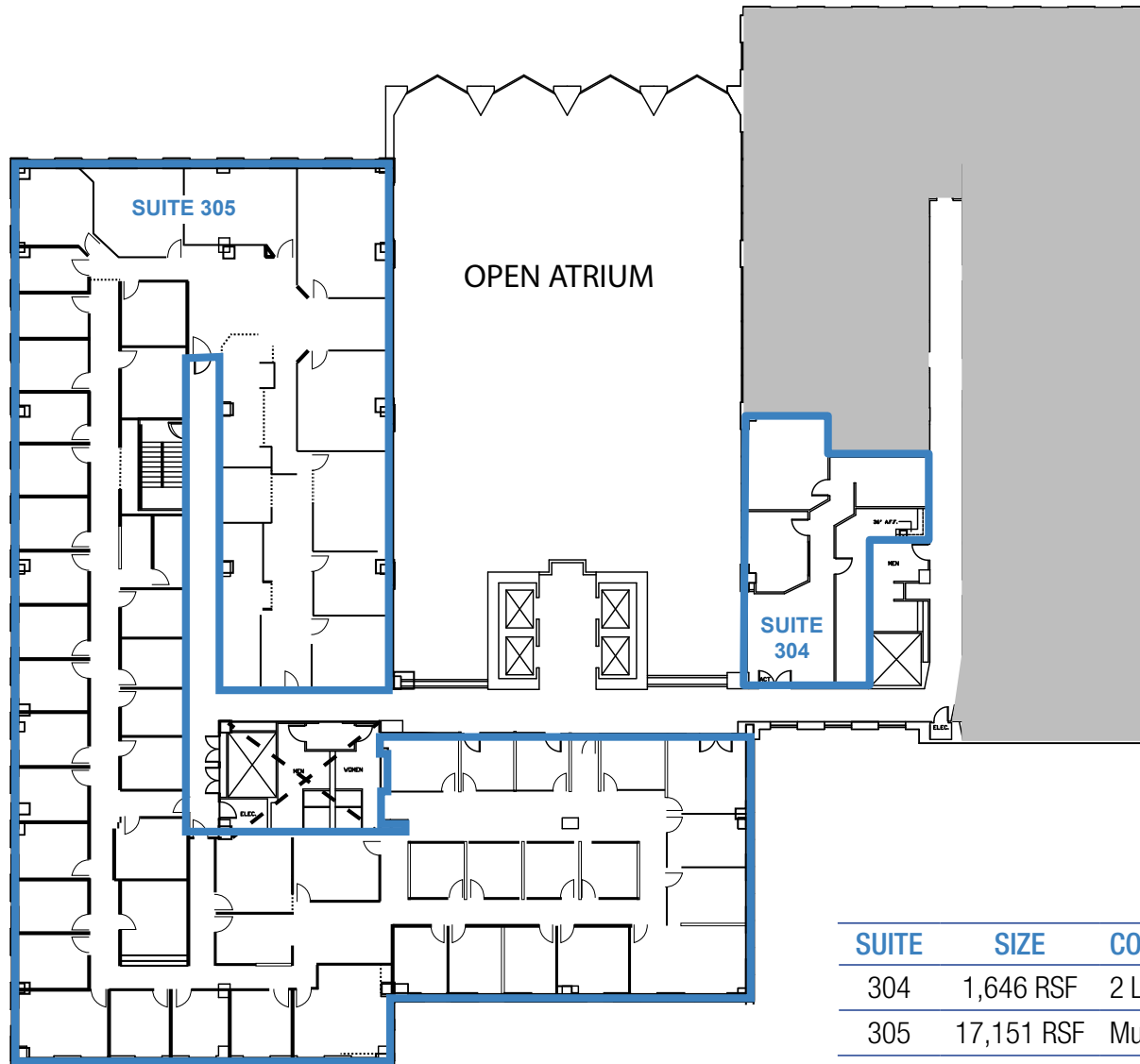


SUITE	SIZE	COMMENTS
200	4,388 RSF	Offices Along a Private Patio, Conference Room, Kitchen, South Facing Views
201	1,521 RSF	
205	2,375 RSF	5 Window Offices, Conference Room, Reception and Break Room
209	3,341 RSF	7 Offices, Conference Rooms With East Facing Views, Reception & Kitchen

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## THIRD FLOOR PLAN

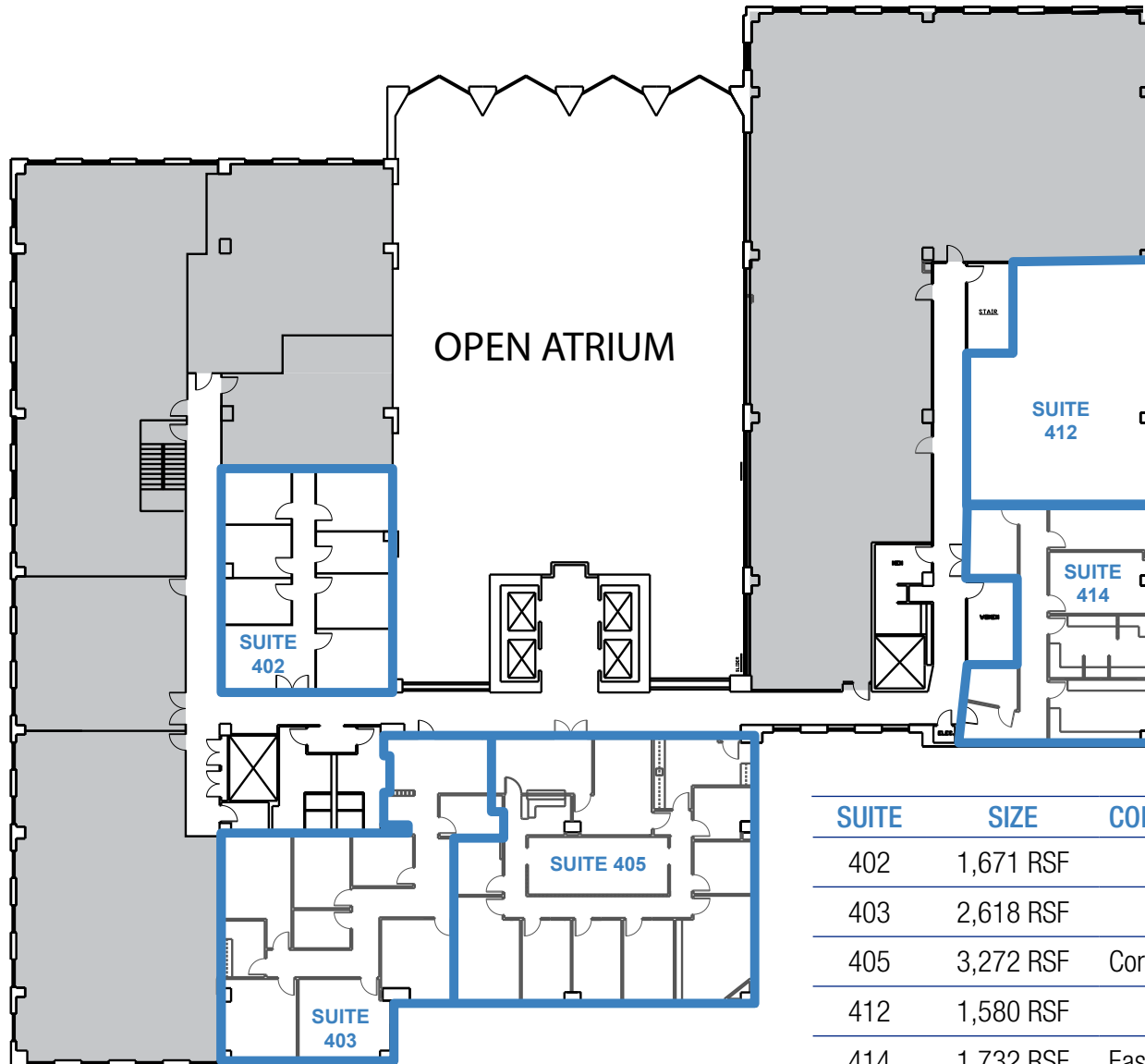


SUITE	SIZE	COMMENTS
304	1,646 RSF	2 Large Offices, Conference Room With a Break Room & Storage
305	17,151 RSF	Multiple Corner Offices Suite With a Mix of Offices & Open Area

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## FOURTH FLOOR PLAN

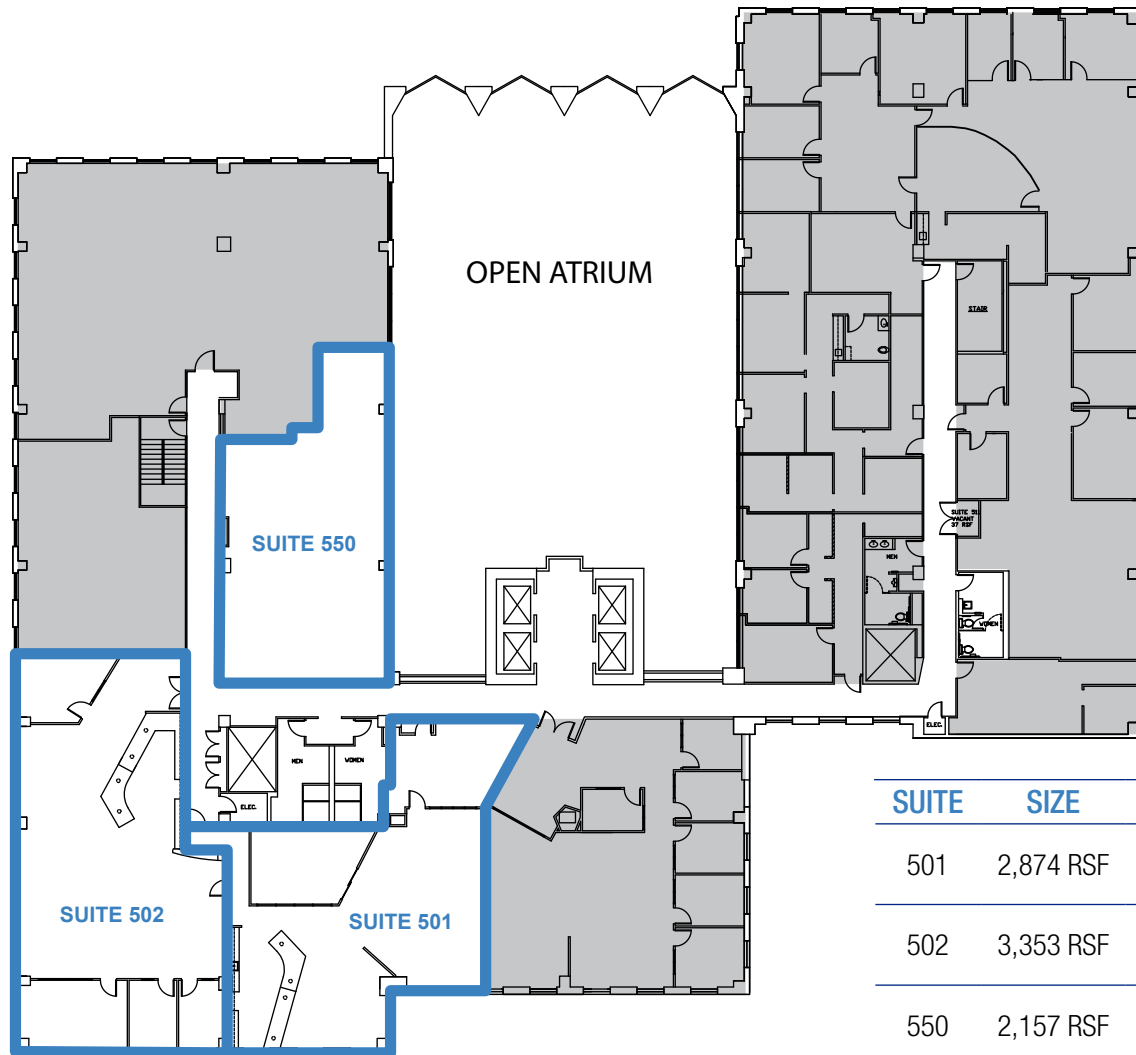


SUITE	SIZE	COMMENTS
402	1,671 RSF	
403	2,618 RSF	
405	3,272 RSF	Corner Suite With 8 Offices
412	1,580 RSF	
414	1,732 RSF	East Facing 4-Office Suite

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## FIFTH FLOOR PLAN



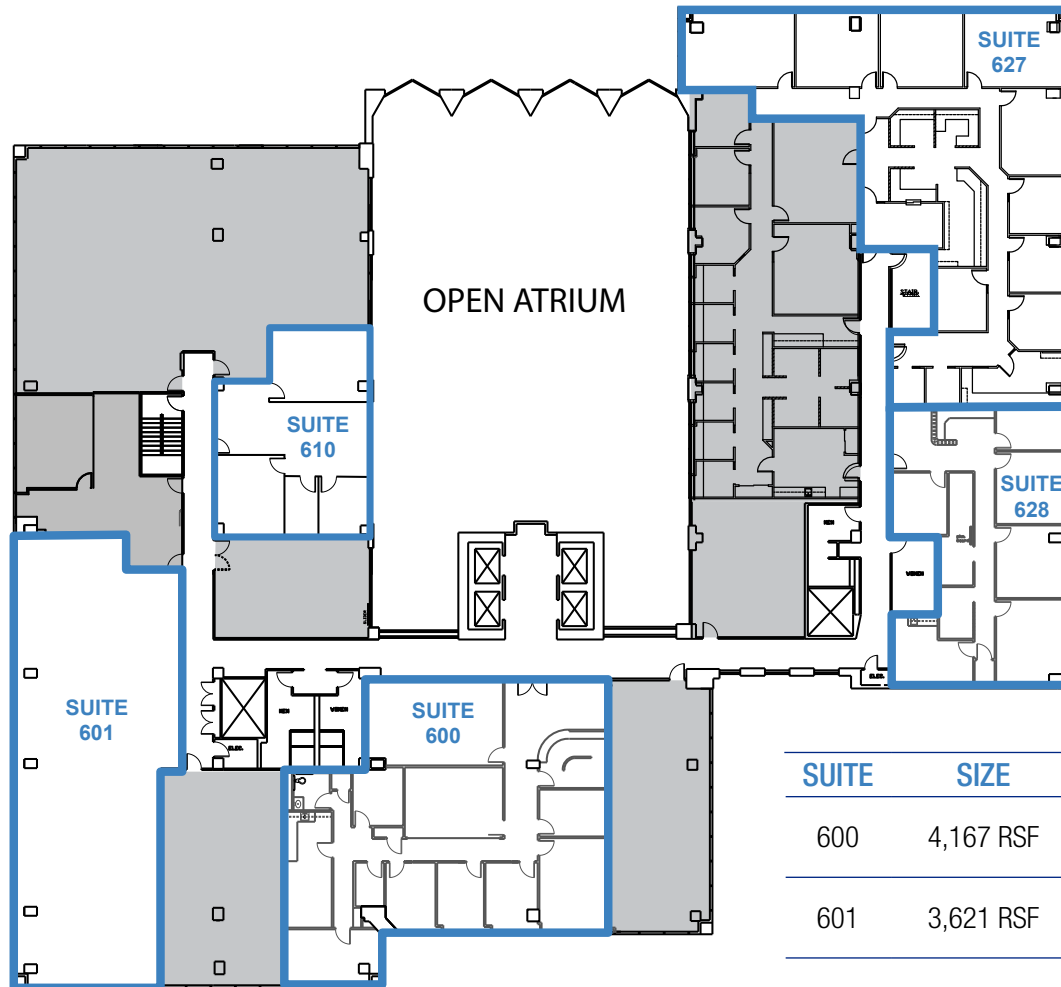
SUITE	SIZE	COMMENTS
501	2,874 RSF	Large open area with large kitchen area (contiguous with #502 for 6,227 SF)
502	3,353 RSF	Creative Build Out, 3 Private Offices, Conference Room and Kitchenette
550	2,157 RSF	3 Window Offices, Glass Conference Room and Interior Offices
555	4,146 RSF	



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## SIXTH FLOOR PLAN



SUITE	SIZE	COMMENTS
600	4,167 RSF	Offices with South Views, Reception, and 2 Conference Rooms
601	3,621 RSF	Spec Suite in Process
610	1,583 RSF	
627	4,839 RSF	8 Window Offices with East Views, Reception, Conference and Break Room
628	2,424 RSF	Offices, Open Area, Conference Room, Storage, and Kitchen



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## Renovated Common Areas & Hallway



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