

FREESTANDING BUILDING AVAILABLE FOR LEASE OR PURCHASE

# Welcome to Your New Office

DISTINCTIVE | UNIQUE | EXCLUSIVE

16810

16810

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VENTURA BLVD, ENCINO



16810 Ventura Blvd, Encino, CA 91436

# LEASE AVAILABILITY

PROPERTY	16810 Ventura Blvd, Encino, CA 91436
PREMISES	Two-Story, Freestanding Building
SIZE	9,693 Square Feet
LAYOUT	Mix of Private Offices & Open Workspace Exterior & Interior Windowed Offices Private Balcony with Seating Area Restrooms on Each Floor Full Kitchen & Break Room on Each Floor Reception on Each Floor Multiple Conference Rooms
PARKING	27 Spaces, <b>FREE Of Charge</b>
LEASE RATE	\$2.58 Per Square Foot, Triple Net

## HIGHLIGHTS

Freestanding Building • Single-Tenant Occupancy  
Monument Signage on Ventura Blvd • Full Building Branding  
Private Outdoor Space • Garden Views  
Free, Designated Parking  
Excellent Natural Light • Extensive Use of Glass  
Tenant-Controlled HVAC

**Sydney Fraser**  
Associate  
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sfraser@lee-re.com  
DRE #02149511

**Scott Romick**  
Principal/Managing Director  
818.933.0305  
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# FOR SALE SUMMARY



PROPERTY	16810 Ventura Blvd, Encino, CA 91436
APN	2289-001-028
ZONING	C4-1L
YEAR BUILT	1981
LAND SIZE	0.47AC / 20,354 Square Feet
CONSTRUCTION	Wood frame and stucco with brick exterior
STAIRS	Two (2) stairwells
HVAC	Package Units
BATHROOMS	Four (4) restrooms. Two (2) on each floor
PARKING	Twenty-seven (27) spaces

**PURCHASE PRICE: \$7,000,000**

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# UNRIVALED EXPOSURE

AMENITIES

EAT  DRINK  SHOP 



FOOD & DRINK  
GROCERY  
CAFE & BAR

APPAREL  
HOME GOODS  
SUPPLIES  
ELECTRONICS



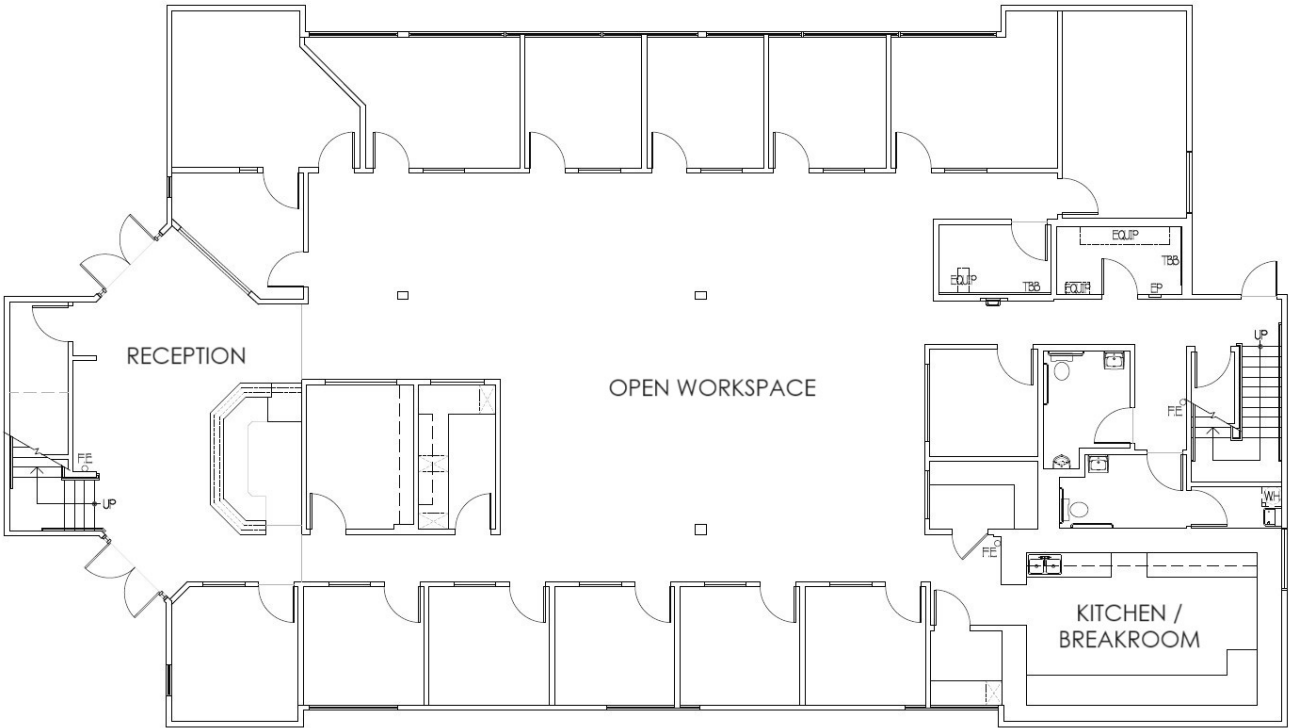
SALON  
FITNESS  
MEDICAL





# 1st FLOOR

## FLOOR PLAN

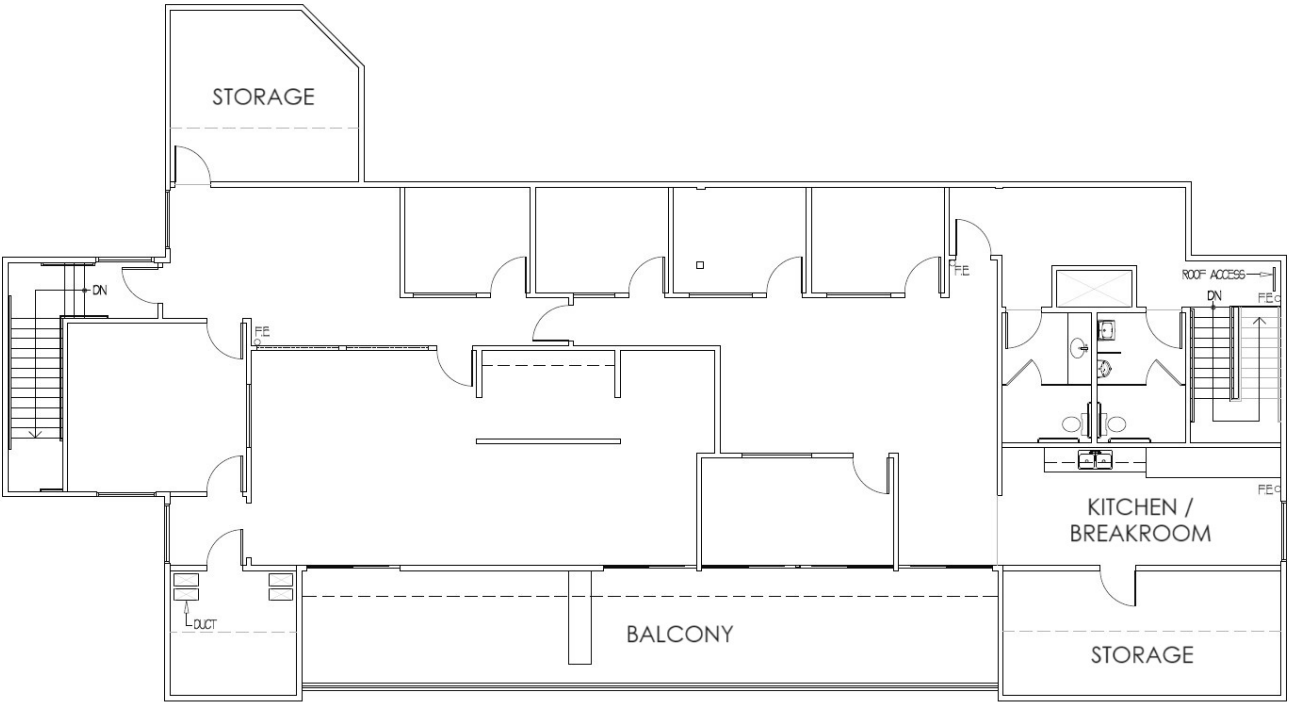




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# 2nd FLOOR

FLOOR PLAN







# 16810 VENTURA BLVD

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FOR MORE INFORMATION  
ON THIS RARE OPPORTUNITY,  
PLEASE CONTACT:

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