



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



\$1.00 PSF Broker Bonus*

\$2.25 PSF Promo Rate* for First 3 Months

**Offer valid for new 5 year leases*

5805 SEPULVEDA BLVD

Office Space For Lease in Sherman Oaks

STACY VIERHEILIG-FRASER

Principal
818.933.0313
svierheilig@lee-re.com
DRE #00986794

SYDNEY FRASER

Associate
818.288.4085
sfraser@lee-re.com
DRE #02149511



FOR LEASE

5805 SEPULVEDA BLVD



ASKING RATE
\$2.65 PSF FSG



PROMO RATE*
\$2.25 PSF FSG



PARKING
3/1,000 SF
Unreserved: \$95 | Reserved: \$120
Visitors: First 60 Minutes FREE



PUBLIC TRANSPORTATION

Walking distance to public transportation options, including the Metro Orange Line



HIGHWAY ADJACENT

Adjacent to 405 Fwy & four off/on ramps on Burbank Blvd



PANORAMIC VIEWS

Panoramic views of the Los Angeles River & Sepulveda Wildlife Reserve



NEARBY AMENITIES

Surrounded by a myriad of amenities, including food & beverage, grocery, clothing, home goods, and supplies retailers.



ON-SITE PROPERTY MANAGEMENT



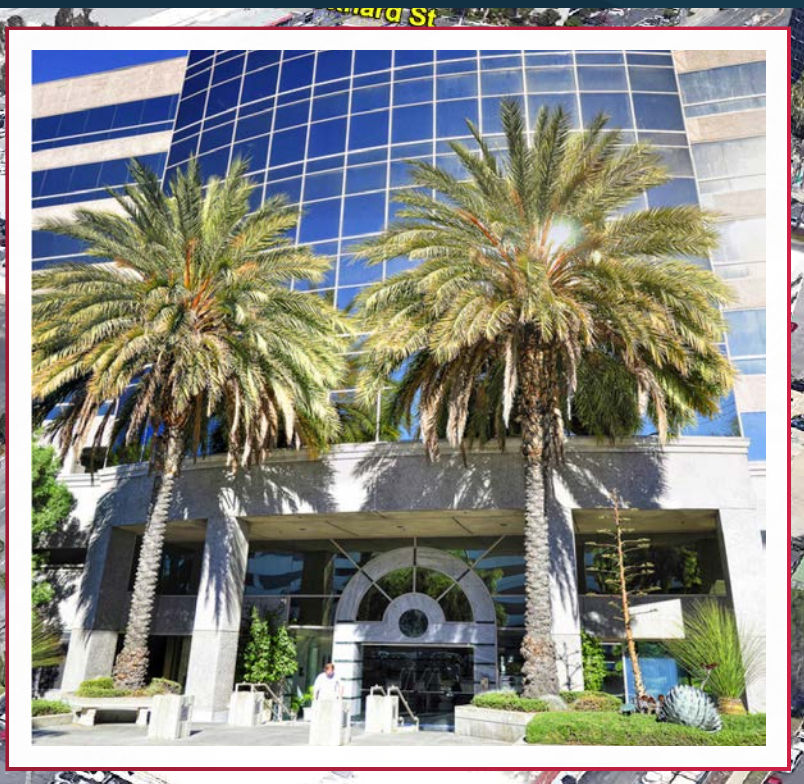
ZONING

State Enterprise Zone Medical Use Permitted

AVAILABLE

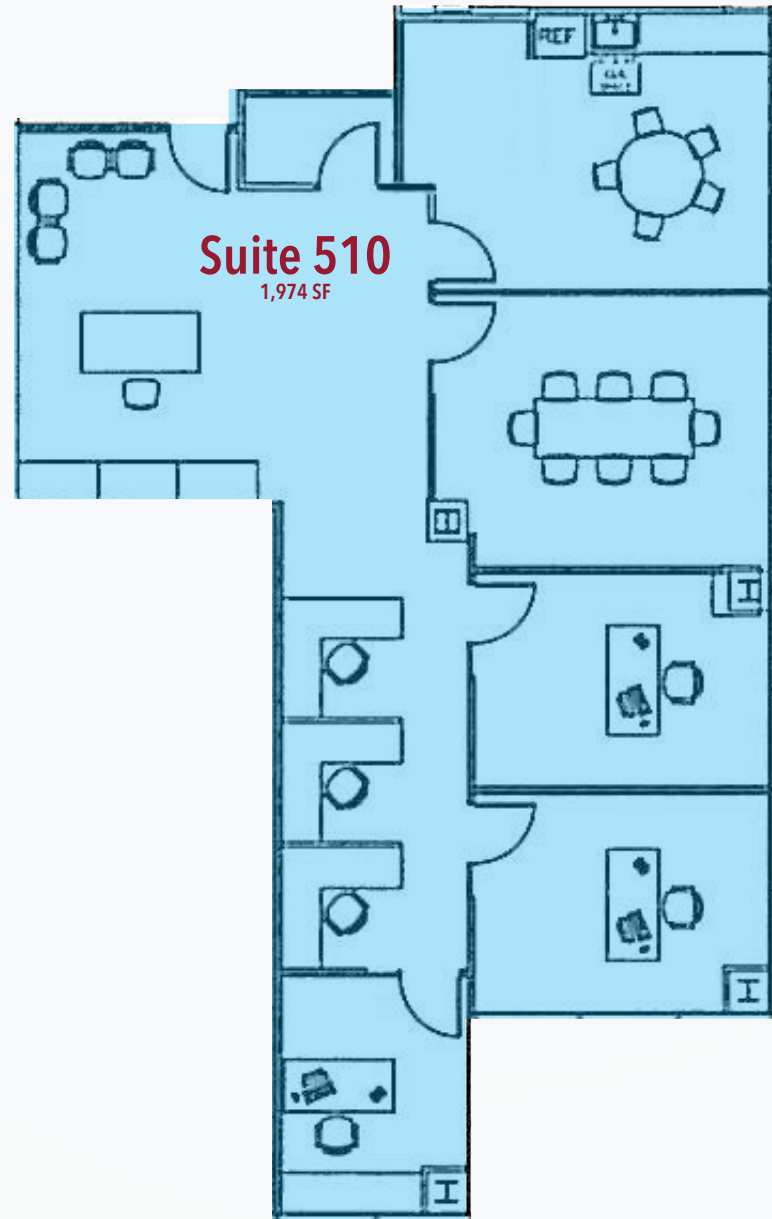
SUITE	SQUARE FOOTAGE
510	1,974 SF
730	3,350 SF*
740	980 SF*
750	2,329 SF

*Suites 730 and 740 can be combined for 4,330 SF



5TH FLOOR PHOTOS

SUITE 510



7TH FLOOR FLOORPLAN



*Suites 730 and 740 can be combined for 4,330 SF

7TH FLOOR PHOTOS

SUITES 730, 740 & 750





Van Nuys Golf Course



ОВАЛЛАТА SUPERMARKETS

Office DEPOT

CHASE

SUBWAY

WELLS FARGO

99 CENTS MARKET

Jack in the box

Carib Jr.

Toto Loco

SUBWAY

Toto Loco

Bank of America

COSTCO WHOLESALE

LA FITNESS

STAPLES

CVS pharmacy

DOLLAR TREE

PEPBOYS AUTO

Wendy's

FBI BURGER

SUBJECT
5805 Sepulveda Blvd.
Van Nuys, CA

Oxnard St

PETCO

OSH

PLAY IT AGAIN SPORTS

FedEx

verizon

Ralphs

CVS pharmacy

CHIPOTLE

usbank

STARBUCKS COFFEE

PANDA EXPRESS

PizzaRev

KFC

Jordan Michaels SUBS

CHASE

TARGET

STARBUCKS COFFEE

CVS pharmacy



Van Nuys

Encino Municipal Golf Course



Burbank Blvd

BevMo!

PIZZA HUT

SUPERCUTS

Burbank Blvd

INTERSTATE 405

Kester Ave

Van Nuys Blvd

Chandler Blvd

US 101

g SHERMAN OAKS galleria

PF CHANGS CHINA BISTRO

ARCLIGHT CINEPLEX

URBAN HOME

The Cheesecake Factory

Burke Williams beyond the spa

24 HOUR FITNESS

DSW

HANA GRILL FRESH JAPANESE

STARBUCKS COFFEE

BUFFALO WILD WINGS

Robeks

T-Mobile

Bank of America

BEN & JERRY'S

PAUL MITCHELL

Comerica Bank

Walgreens

SUBWAY

BURGER KING

Yogurtland

PAPA JOHN'S

Magnolia Blvd

Sherman Oaks

Riverside Dr



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CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

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