

OFFICE SUITES FOR LEASE

5435 Balboa Blvd, Encino



FEATURES

- Just Off Of The 101 Freeway
- Value Priced For Encino
- **AT&T U-verse Fiber Now Available!**

AVAILABLE

Suite	Size
101	1,111 RSF
102	1,164 RSF
100	1,411 RSF
108	1,756 RSF
207	1,877 RSF
201	2,060 RSF
103	2,738 RSF

PARKING *(per stall)*

3/1,000
\$80 Unreserved
\$110 Reserved

LEASE RATE

\$2.25 PSF FSG

For more information please contact:

Darren Casamassima
818.933.0303
 dc@lee-re.com
 BRE# 01425638

Scott Romick
818.933.0305
 sromick@lee-re.com
 BRE# 01323527

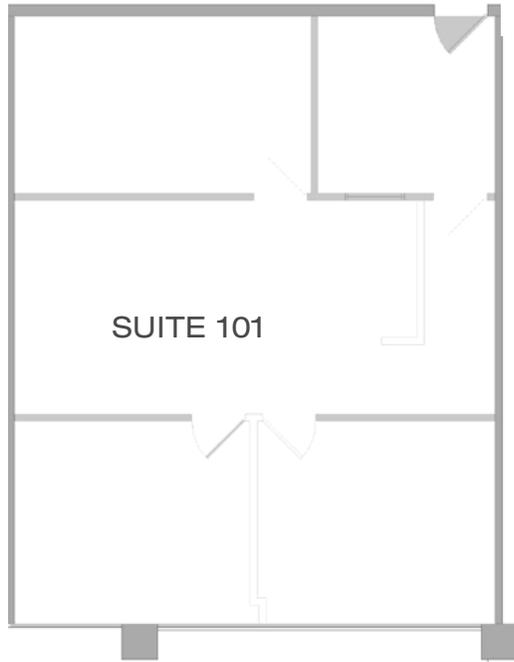
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.lee-associates.com

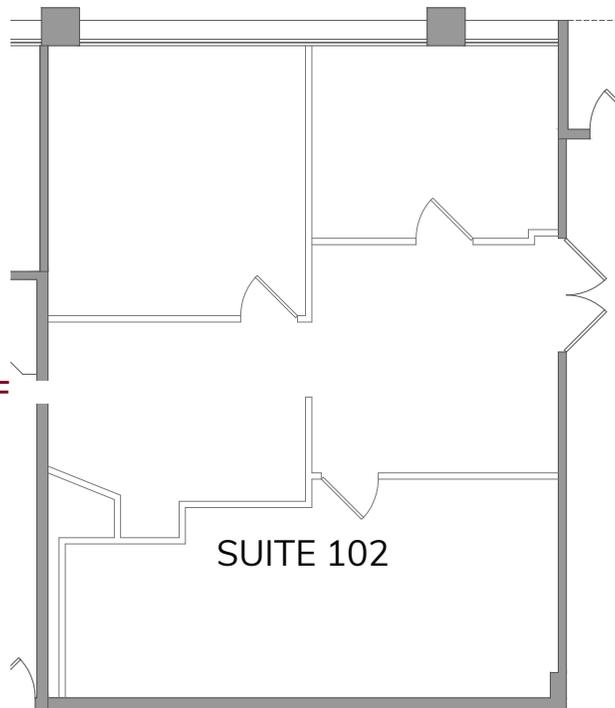
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

5435 Balboa Blvd, Encino

1,111 RSF



1,164 RSF



NOT TO SCALE

For more information please contact:

Darren Casamassima
818.933.0303
dc@lee-re.com
BRE# 01425638

Scott Romick
818.933.0305
sromick@lee-re.com
BRE# 01323527

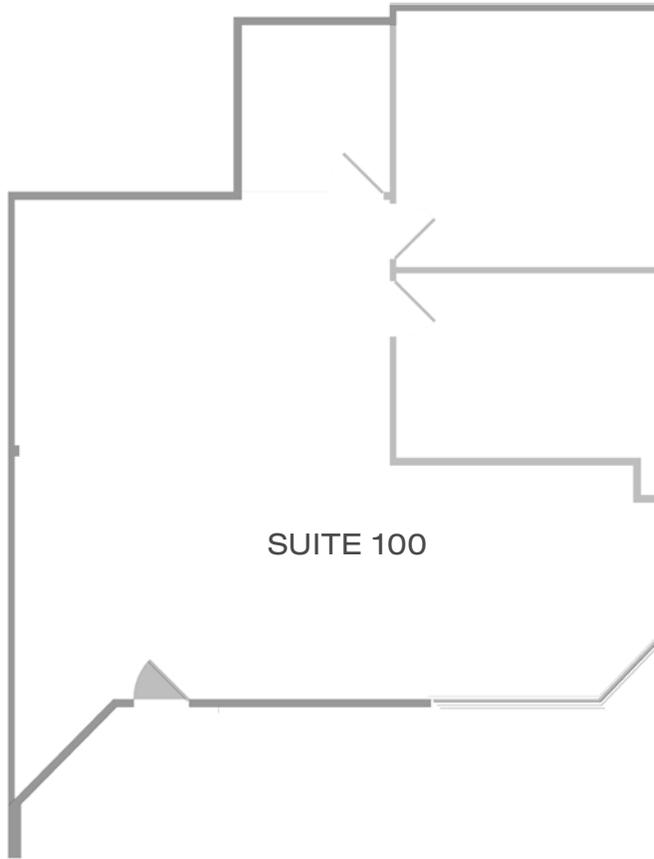
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

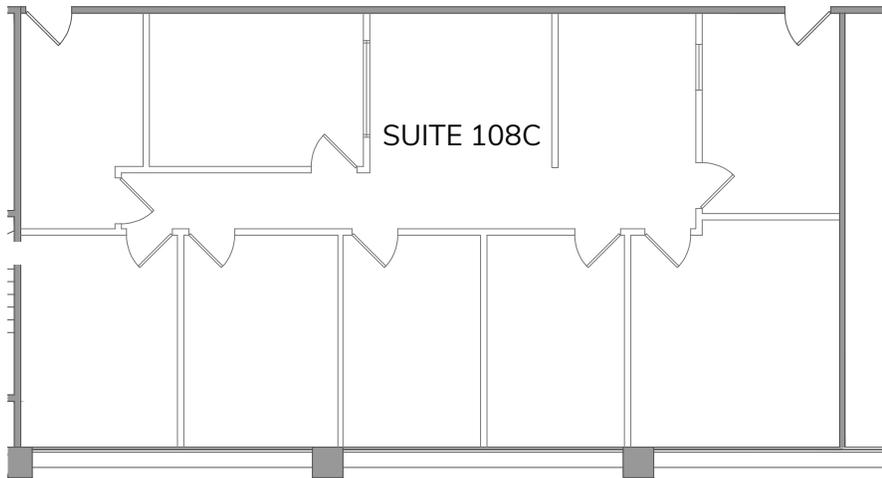
5435 Balboa Blvd, Encino

1,411 RSF



SUITE 100

1,756 RSF



SUITE 108C

NOT TO SCALE

For more information please contact:

Darren Casamassima
818.933.0303
dc@lee-re.com
BRE# 01425638

Scott Romick
818.933.0305
sromick@lee-re.com
BRE# 01323527

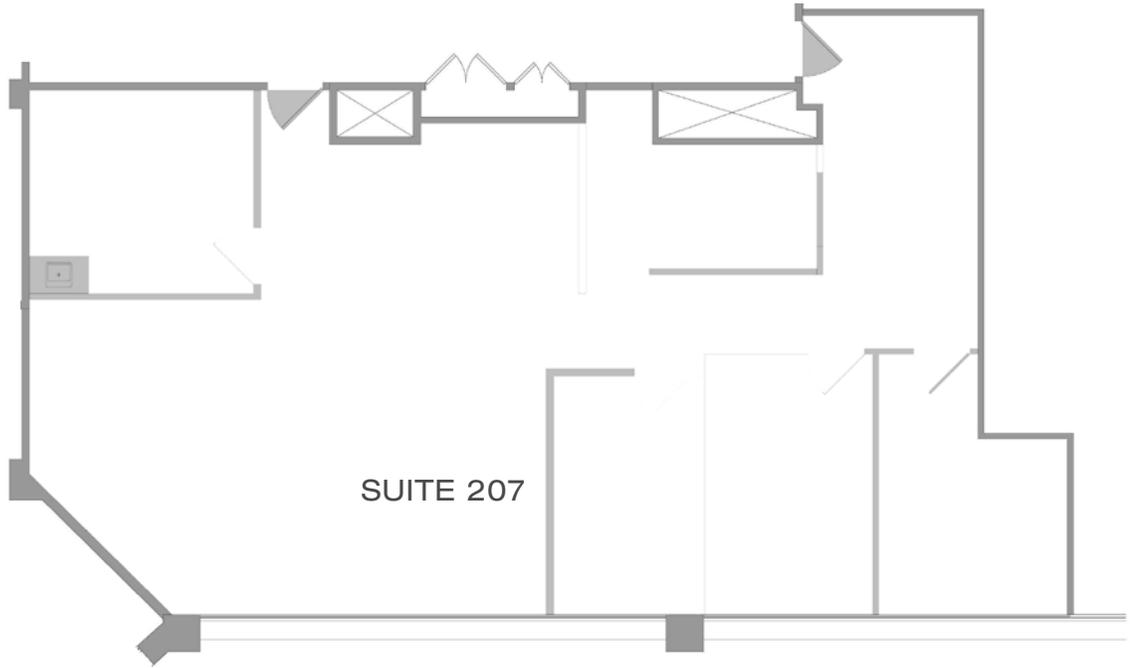
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North Ventura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

5435 Balboa Blvd, Encino

1,877 RSF



2,060 RSF



NOT TO SCALE

For more information please contact:

Darren Casamassima
818.933.0303
dc@lee-re.com
BRE# 01425638

Scott Romick
818.933.0305
sromick@lee-re.com
BRE# 01323527

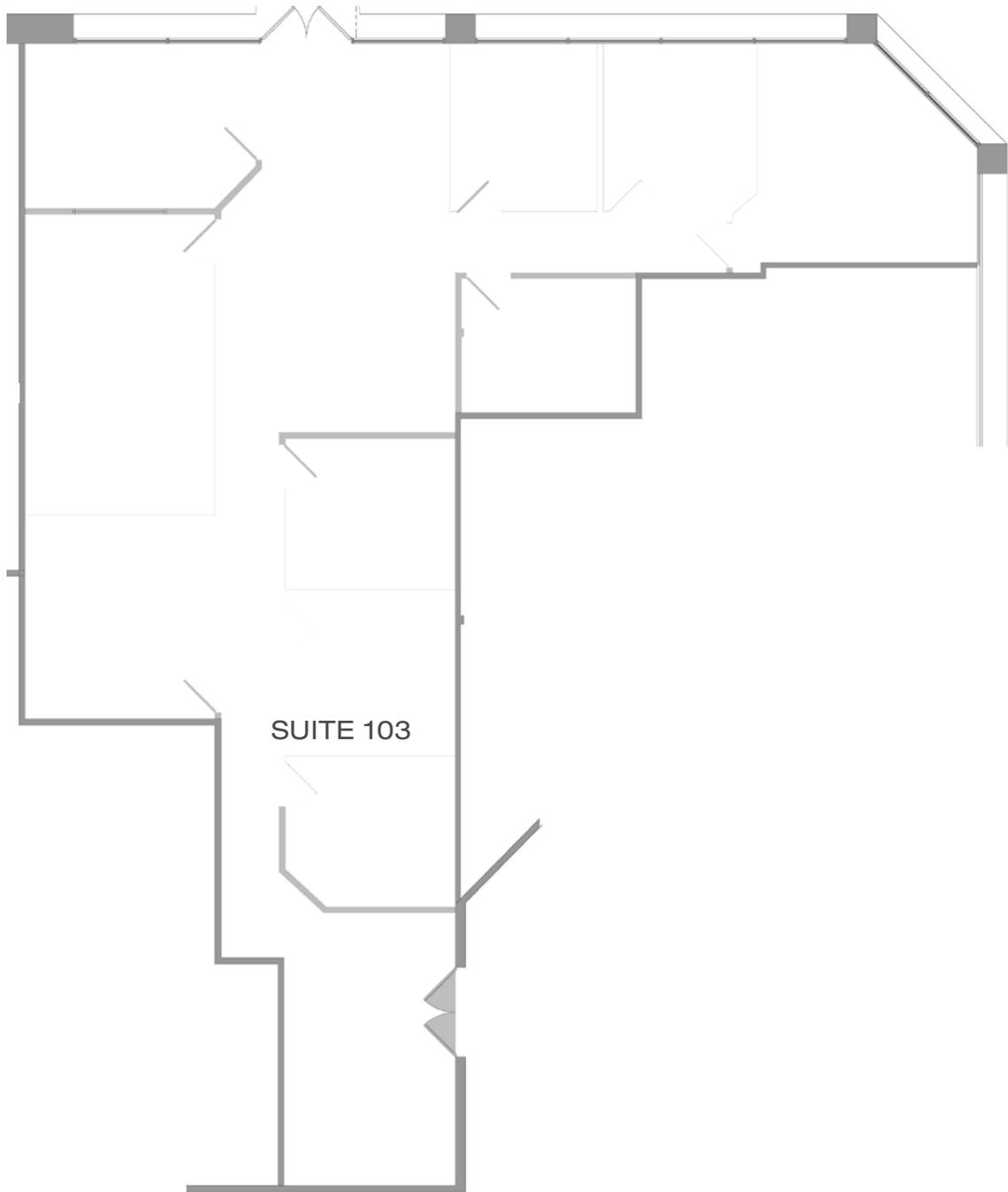
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

5435 Balboa Blvd, Encino

2,738 RSF



SUITE 103

NOT TO SCALE

For more information please contact:

Darren Casamassima
818.933.0303
dc@lee-re.com
BRE# 01425638

Scott Romick
818.933.0305
sromick@lee-re.com
BRE# 01323527

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North Ventura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ENTIRE BUILDING FOR LEASE

5445 Balboa Blvd, Encino



FEATURES

- Entire Building For Lease
- Excellent Freeway Signage
- Current School Use
- Just Off Of The 101 Freeway
- Value Priced For Encino

AVAILABLE

Entire Building	±36,346 RSF
1st Floor	±16,577 RSF
2nd Floor	±19,769 RSF
<i>Divisible ± 10,000</i>	

PARKING *(per stall)*

3/1,000
\$80 Unreserved
\$110 Reserved

LEASE RATE

\$2.45 PSF MG

For more information please contact:

Darren Casamassima
818.933.0303
 dc@lee-re.com
 DRE# 01425638

Scott Romick
818.933.0305
 sromick@lee-re.com
 DRE# 01323527

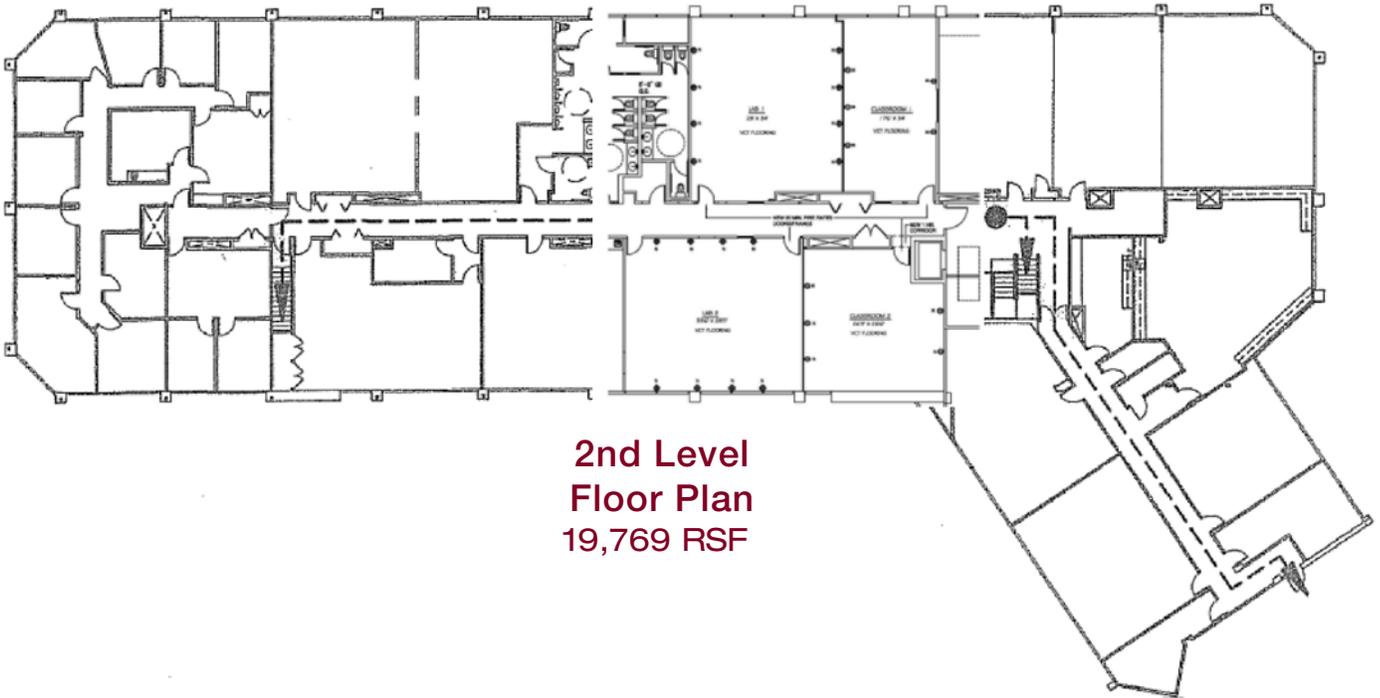
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.lee-associates.com

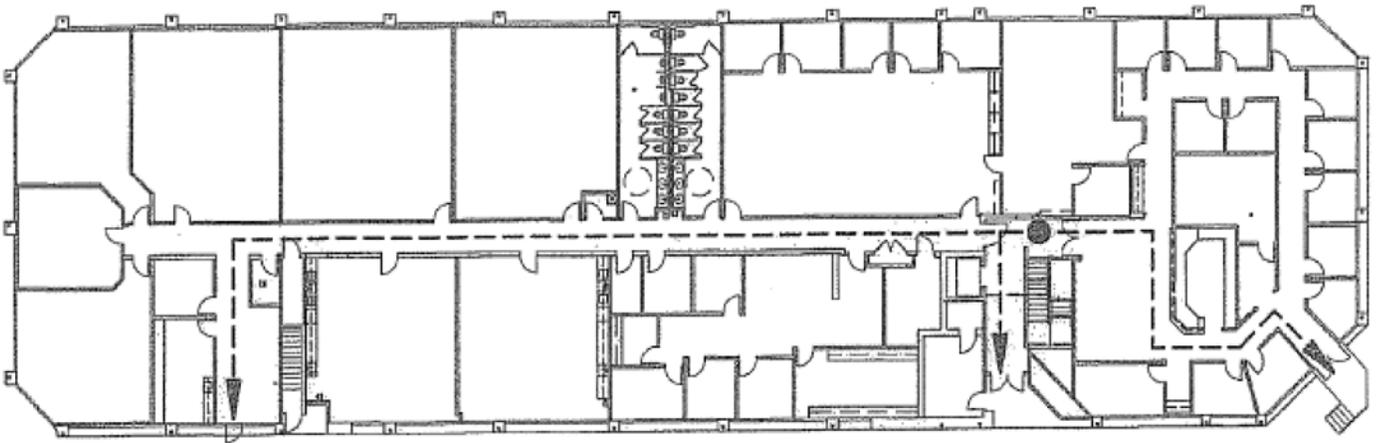
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFICE SUITES FOR LEASE

5445 Balboa Blvd, Encino



**2nd Level
Floor Plan
19,769 RSF**



**1st Level
Floor Plan
16,577 RSF**

NOT TO SCALE

For more information please contact:

Darren Casamassima
818.933.0303
dc@lee-re.com
BRE# 01425638

Scott Romick
818.933.0305
sromick@lee-re.com
BRE# 01323527

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.