

# 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!**

### PARKING *(per stall)*

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

### LEASE RATE

\$2.25 PSF FSG

### 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

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

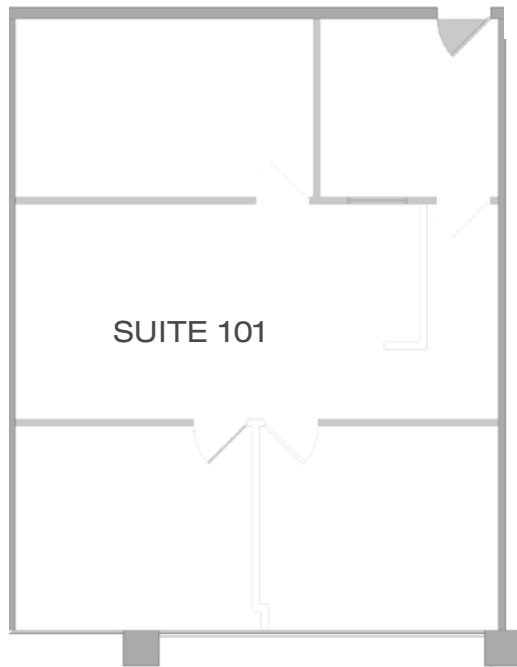
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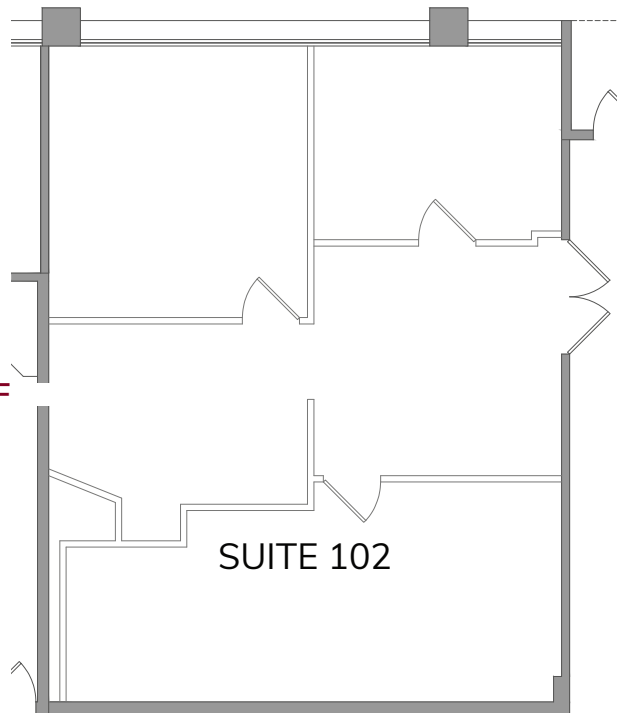
# 5435 Balboa Blvd, Encino

1,111 RSF



SUITE 101

1,164 RSF



SUITE 102

NOT TO SCALE

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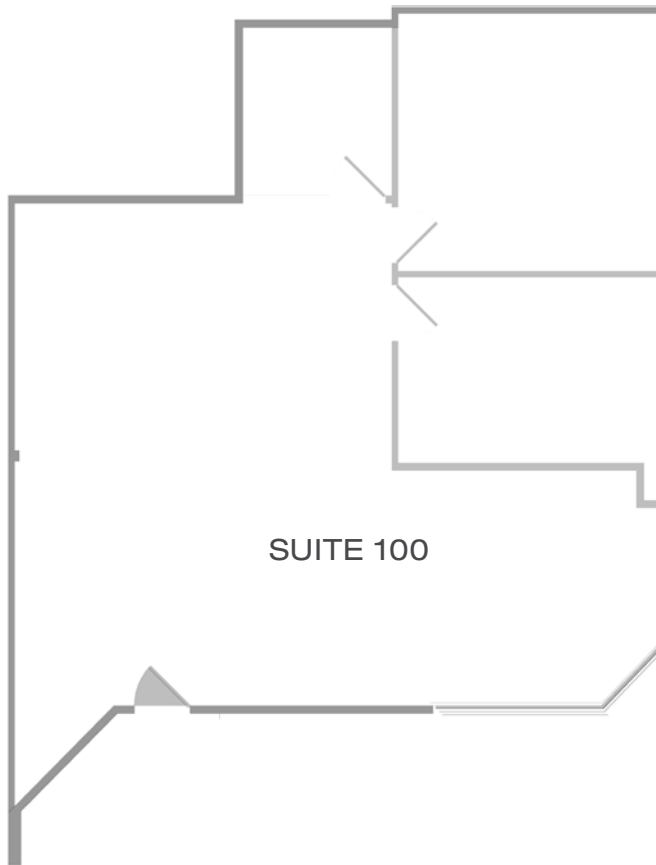
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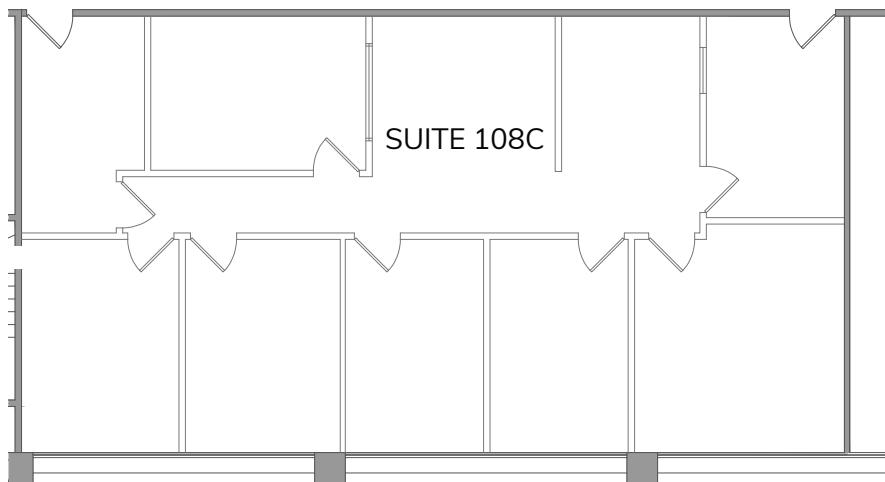
# 5435 Balboa Blvd, Encino

1,411 RSF



SUITE 100

1,756 RSF



SUITE 108C

NOT TO SCALE

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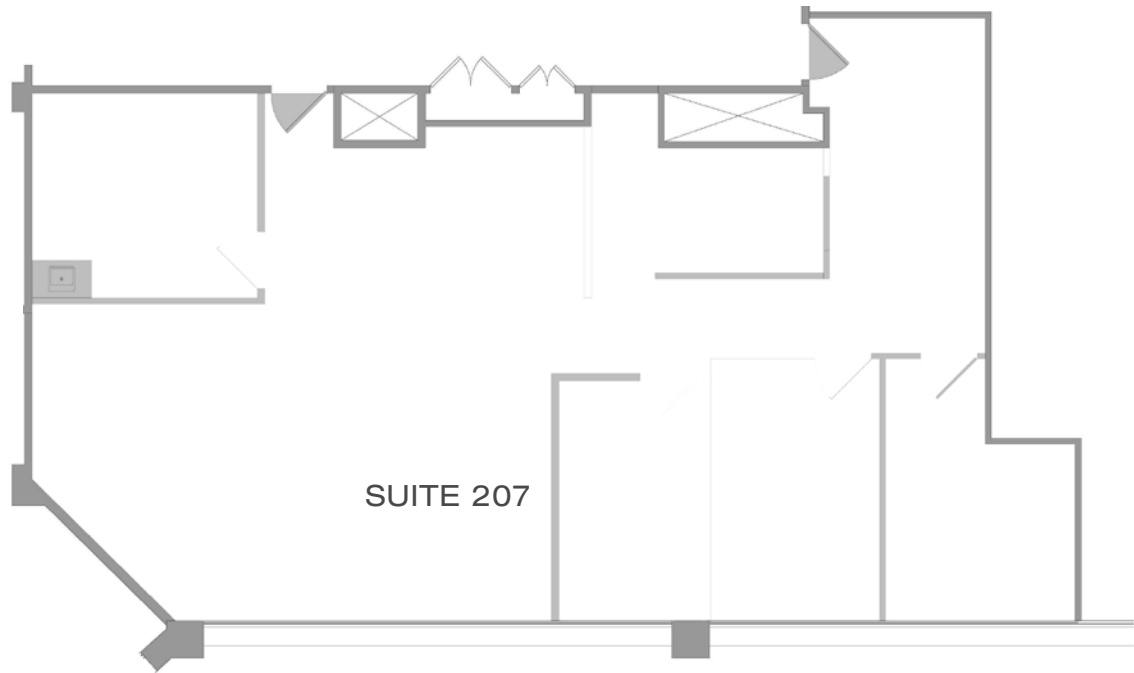
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# 5435 Balboa Blvd, Encino

1,877 RSF



2,060 RSF



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# 5435 Balboa Blvd, Encino

2,738 RSF

SUITE 103

NOT TO SCALE

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sromick@lee-re.com  
BRE# 01323527

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# 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
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1st Floor	±16,577 RSF
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2nd Floor	±19,769 RSF
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*Divisible ± 10,000*

### PARKING (per stall)

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

### LEASE RATE

\$2.45 PSF MG
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818.933.0303  
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DRE# 01425638

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

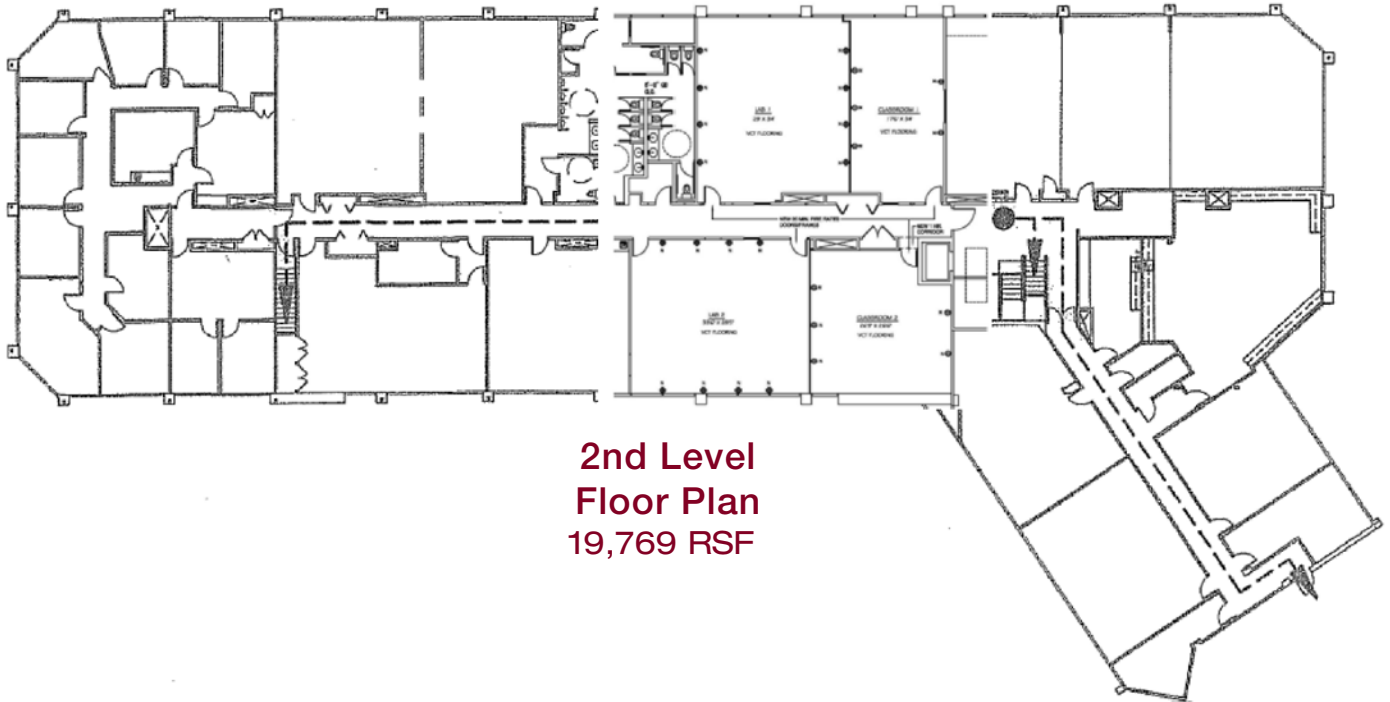
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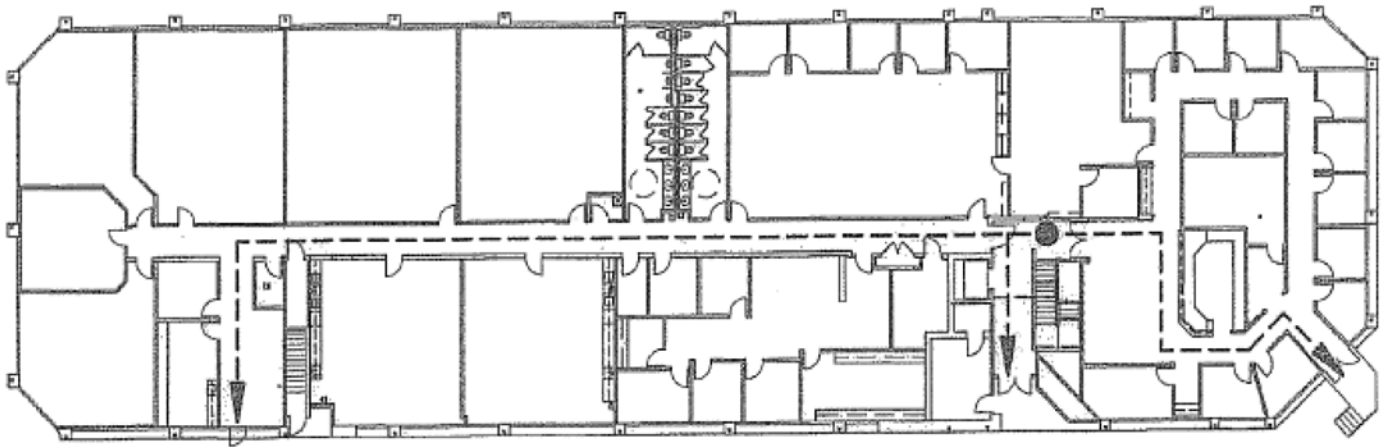
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# OFFICE SUITES FOR LEASE

## 5445 Balboa Blvd, Encino



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



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

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