

OFFICE SUITES FOR LEASE

SHERMAN OAKS ATRIUM

15315 Magnolia Blvd, Sherman Oaks



FEATURES

- Beautiful Landscaped Atrium
- Outdoor Patio
- Subterranean Parking With Attendant
- Excellent Street Parking
- Flexible After-Hours HVAC
- Easy Access to 405 & 101 Freeways
- Spectrum Cable
- AT&T Business

PARKING (per stall)

\$180 per month Tandem Reserved (\$90 per car)
 \$130 per month Single Reserved
 2/1,000 SF

LEASE RATE

\$2.15 PSF FSG

AVAILABLE

SUITE	SIZE	COMMENTS
225	3,635 RSF	
226	2,501 RSF	4 Offices, Windowed Open Area, Sink
302	2,296 RSF	
320	3,018 RSF	
225/226	5,136 RSF	
225/226/320	9,154 RSF	

\$2.00 PSF BROKER BONUS

\$2.00 PSF TENANT MOVING ALLOWANCE

***3+ year leases**

For more information please contact:

Darren Casamassima
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 BRE# 01425638

Scott Romick
 Principal
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 sromick@lee-re.com
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LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

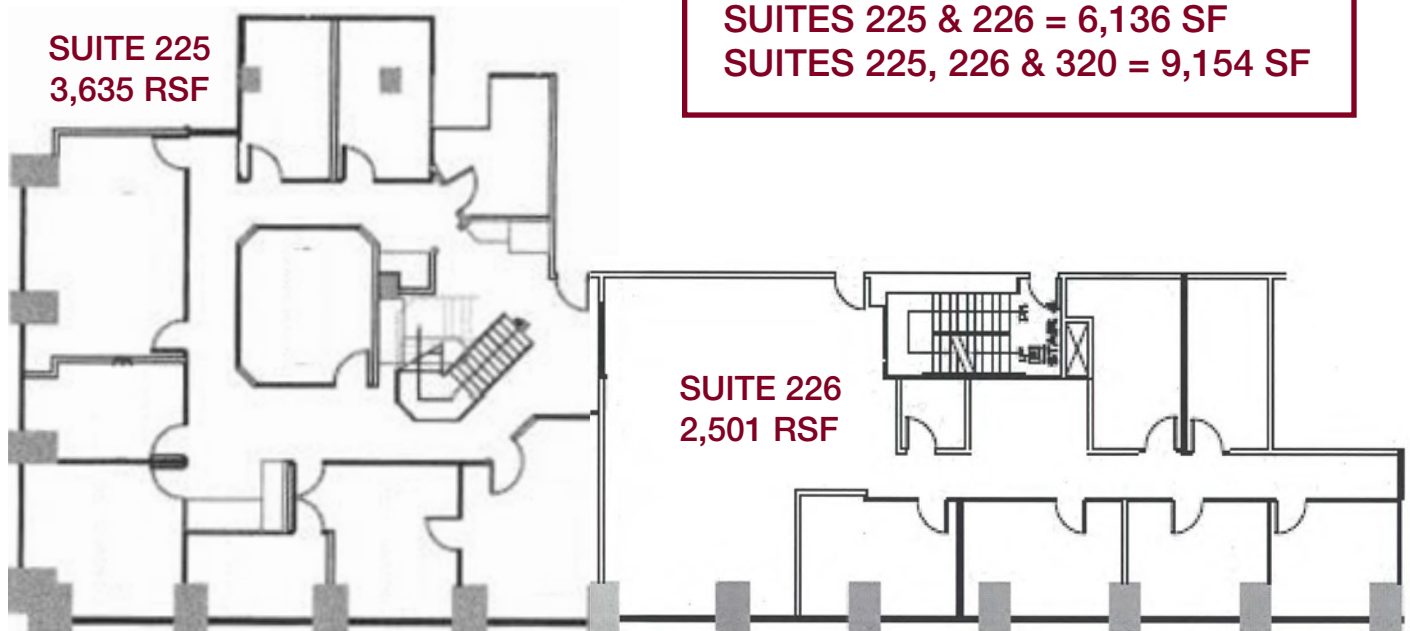
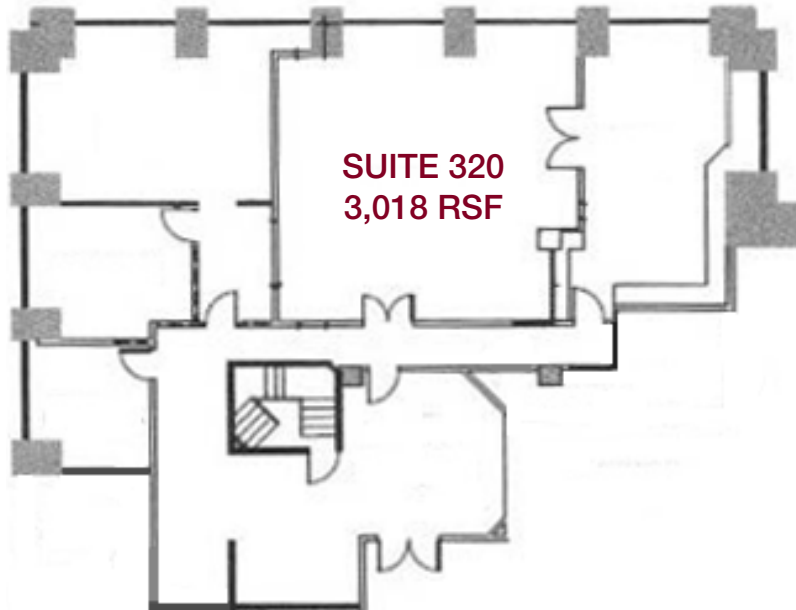
Lee & Associates® - LA North Ventura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.lee-associates.com

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SUITES 225 & 226 = 6,136 SF
SUITES 225, 226 & 320 = 9,154 SF

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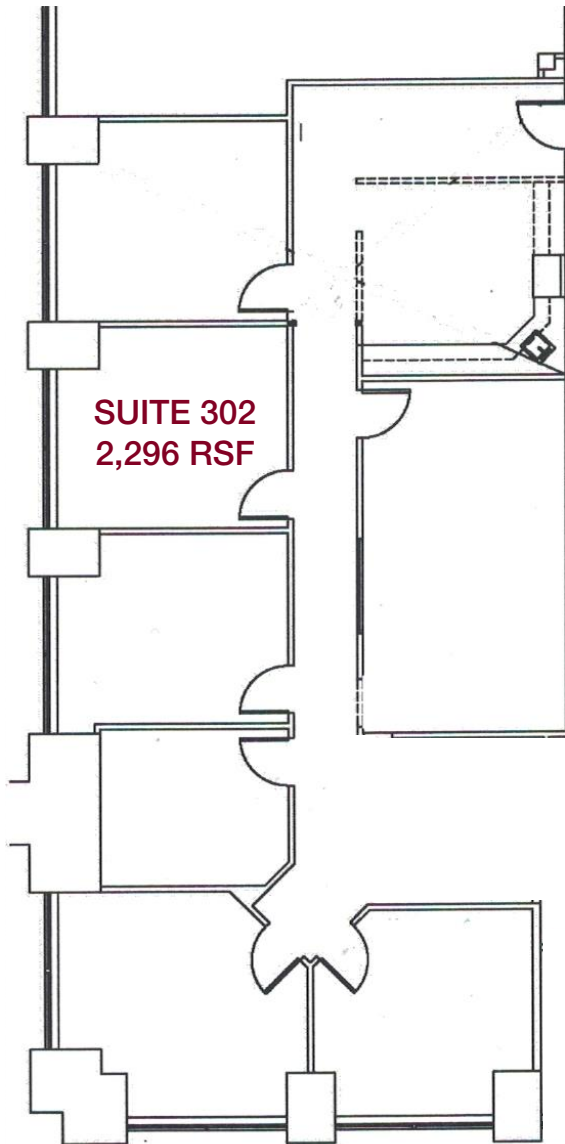
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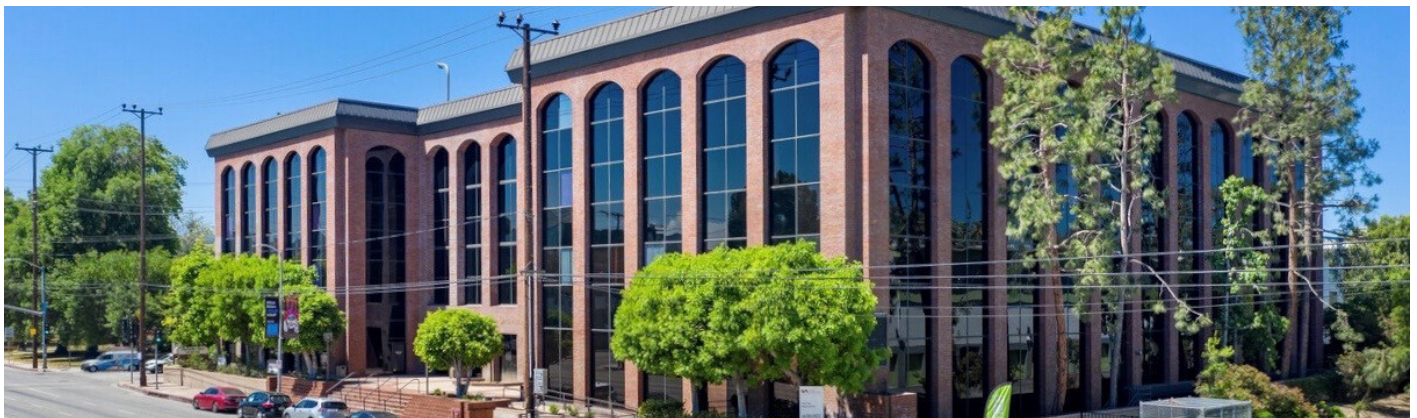
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