

# 17609 VENTURA BOULEVARD

ENCINO, CA 91316

FOR LEASE



OFFICE, MEDICAL, NEWLY RENOVATED BUILDING  
**NAI Capital**  
**AVAILABLE**  
818-905-2400  
JEREMY BARBAKOW  
ADAM COMORA  
MATT EHRlich

# AVAILABILITIES

## Available Space:

SUITE #	USE	RATE	SIZE
104	Office/Medical	\$3.50/SF, FSG	1,364 SF
203	Office/Medical	\$2.35 - \$2.95/SF, FSG	2,039 SF
210	Medical	\$2.95/SF, FSG	2,714 SF
300	Office	\$2.35/SF, FSG	2,445 SF
305	Office	\$2.35/SF, FSG	2,852 SF
316	Office	\$2.35/SF, FSG	859 SF

- All spaces can be converted to Medical Use at \$2.95 per SF/Mo

## Highlights:

- Major Common Area and Lobby Renovations Completed 2016
- Fully Built Out Medical and Office Space Located in the Heart of Encino, CA
- Fantastic Building Signage Opportunities
- Close Proximity to Providence Tarzana Medical Center and Hospital, and Encino Hospital Medical Center
- Excellent On-Site Parking Available with Attendant at Market Rate
- Easy Access to the 101 and 405 Freeways
- Great Shops and Restaurants within Walking Distance

For more information, contact:

### MATT EHRLICH

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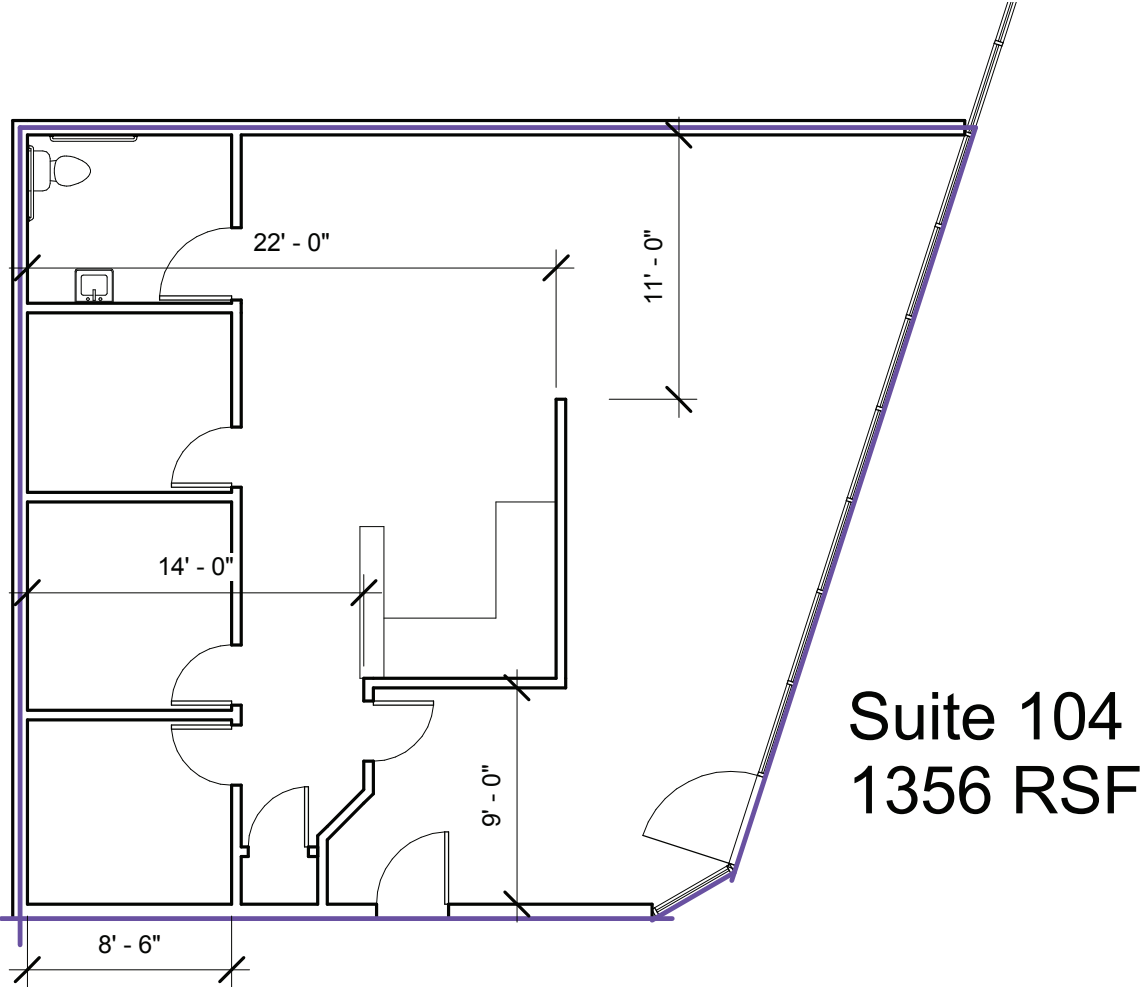
# FLOOR PLAN

1st Floor



### SUITE 104 • 1,364 SF

Not to scale and may not be accurate. For illustration purposes only.



# FLOOR PLAN

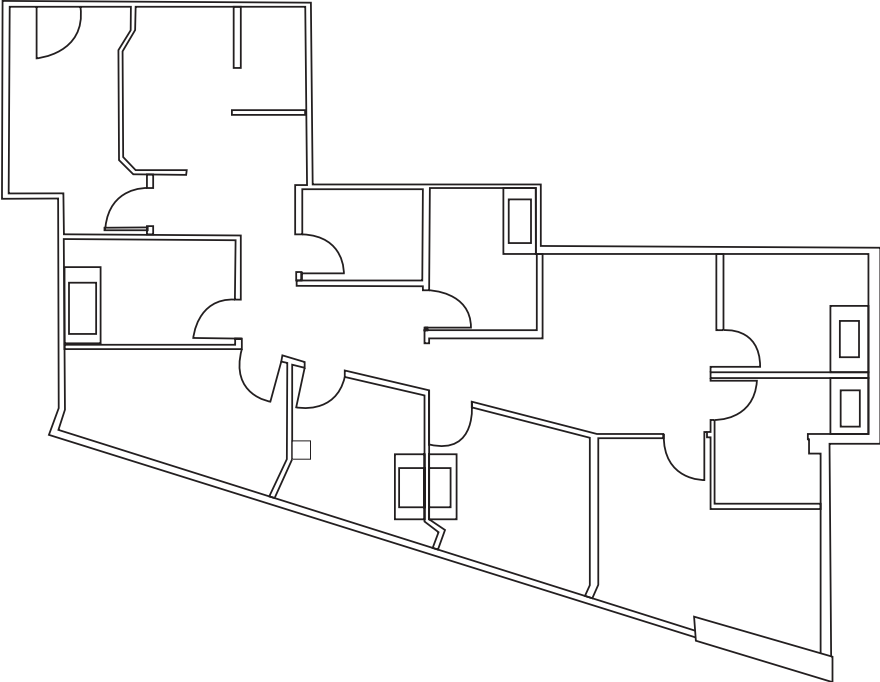
2nd Floor



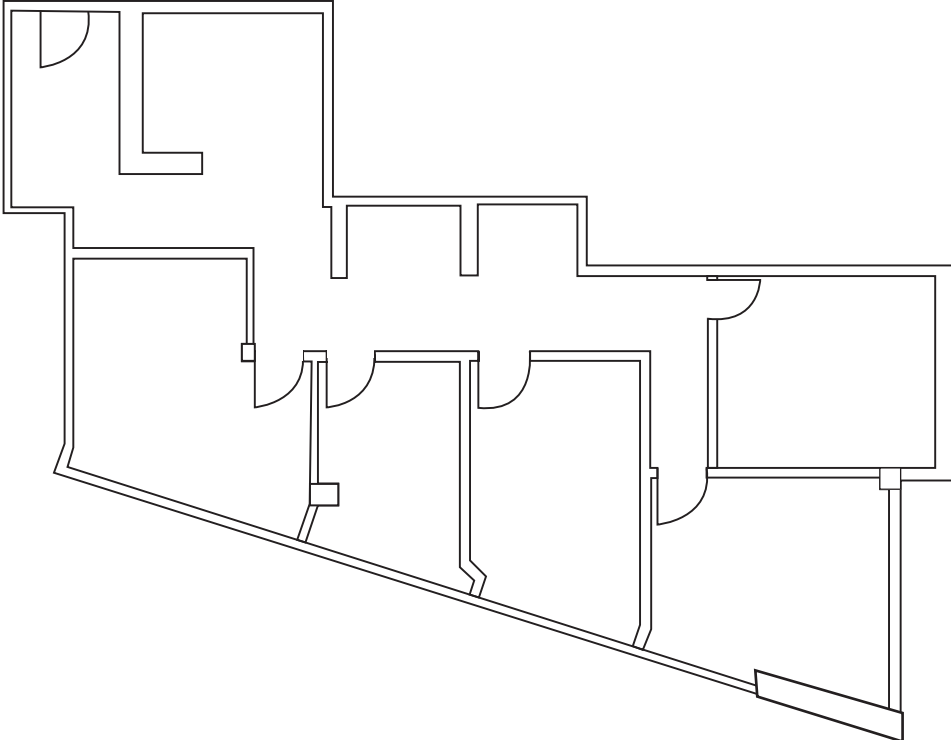
## SUITE 203 • 2,039 SF

Not to scale and may not be accurate. For illustration purposes only.

**HYPOTHETICAL MEDICAL PLAN**



**HYPOTHETICAL OFFICE PLAN**



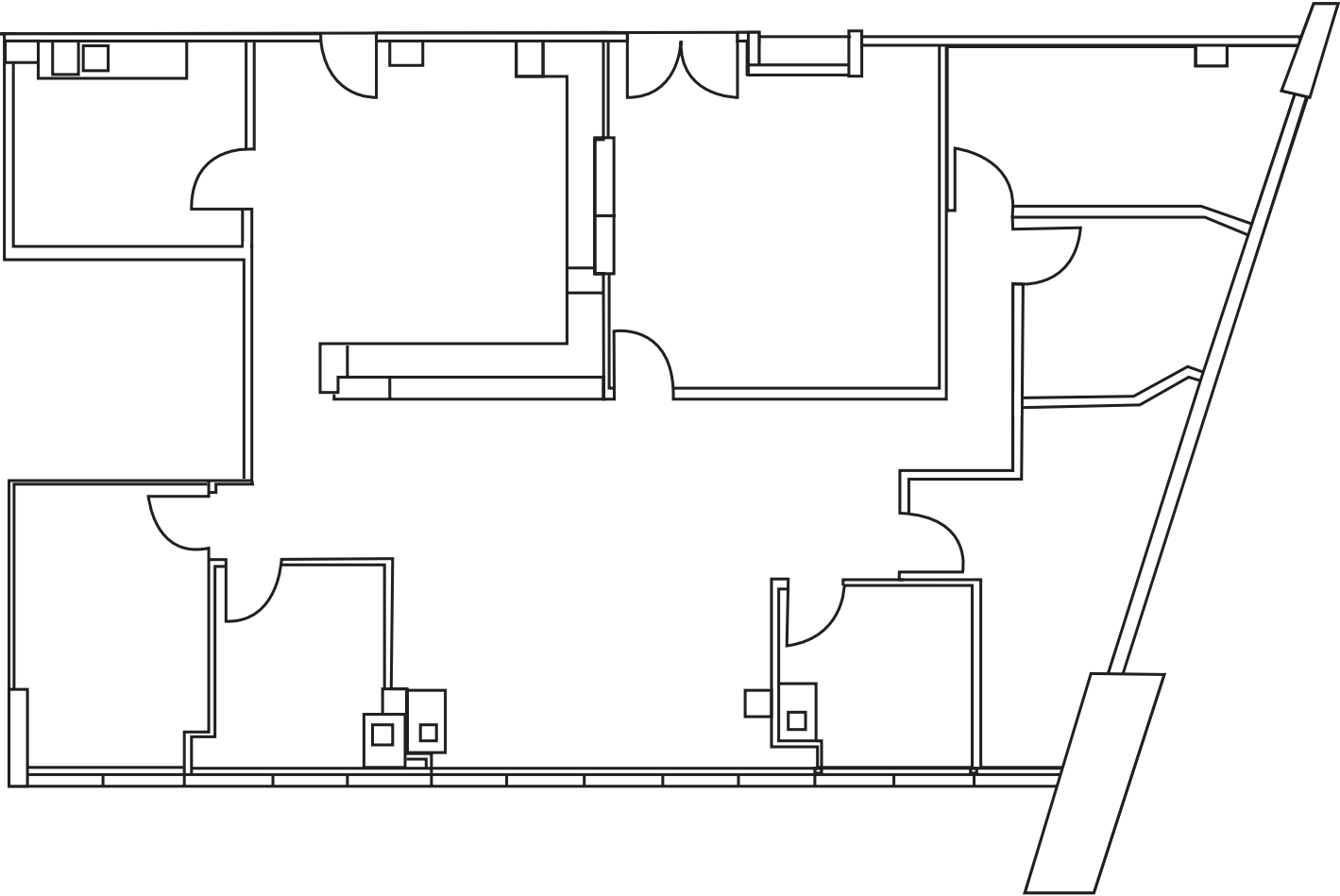
# FLOOR PLAN

2nd Floor



## SUITE 210 • 2,714 SF

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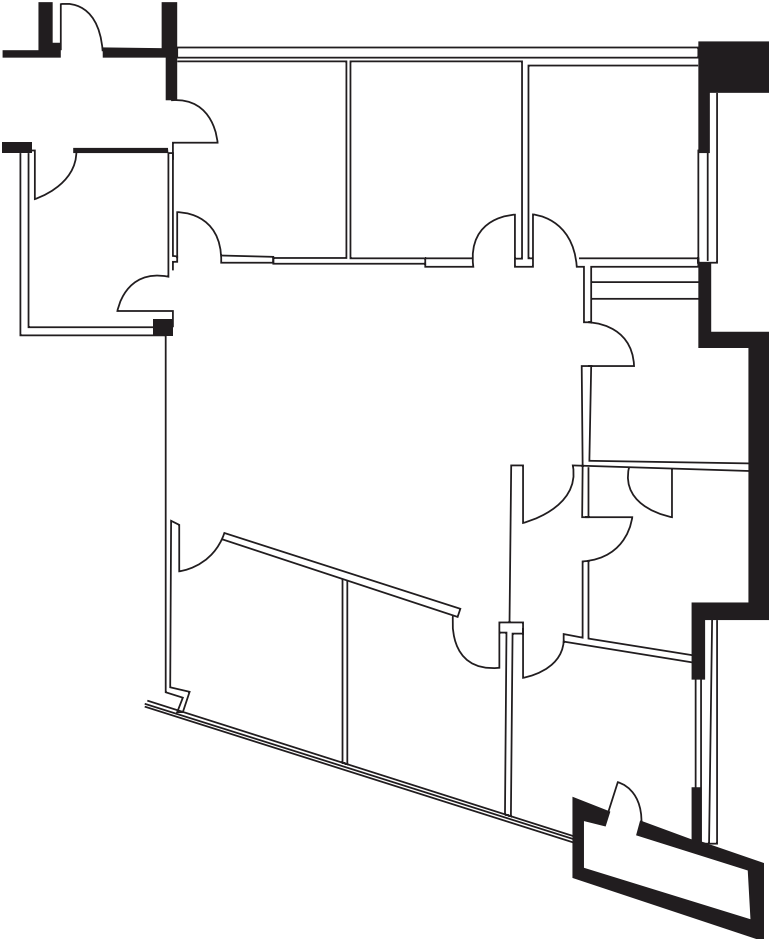


# FLOOR PLAN

3rd Floor



SUITE 300 • 2,445 SF



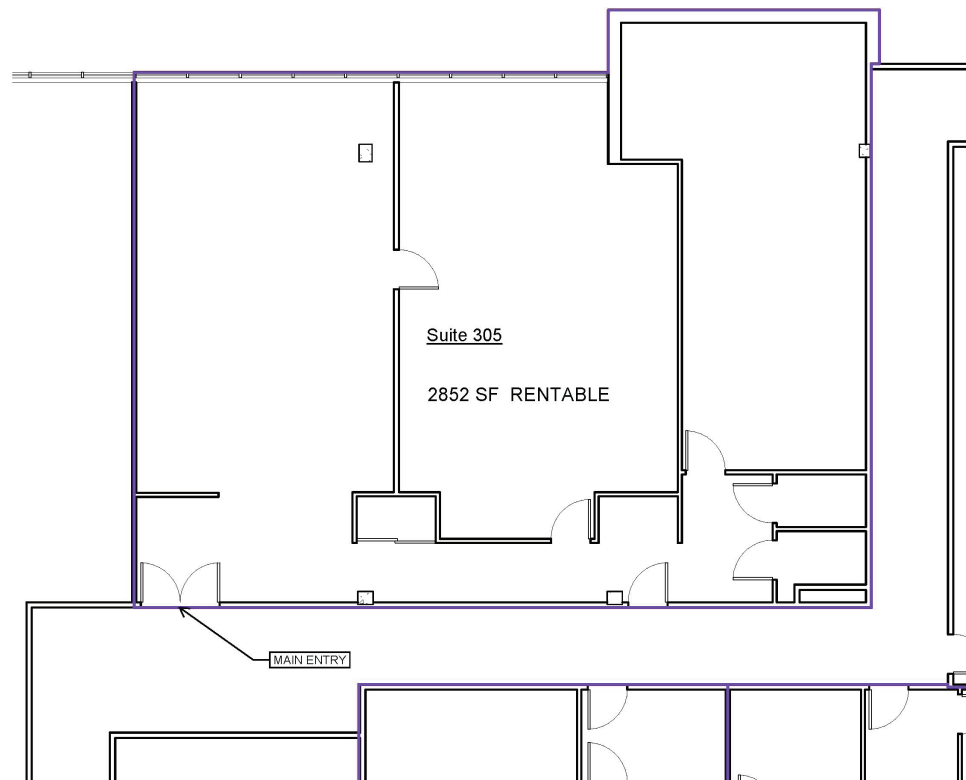
# FLOOR PLAN

3rd Floor

## SUITE 305 • 2,852 SF

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### 17609 VENTURA BLVD SUITE 305

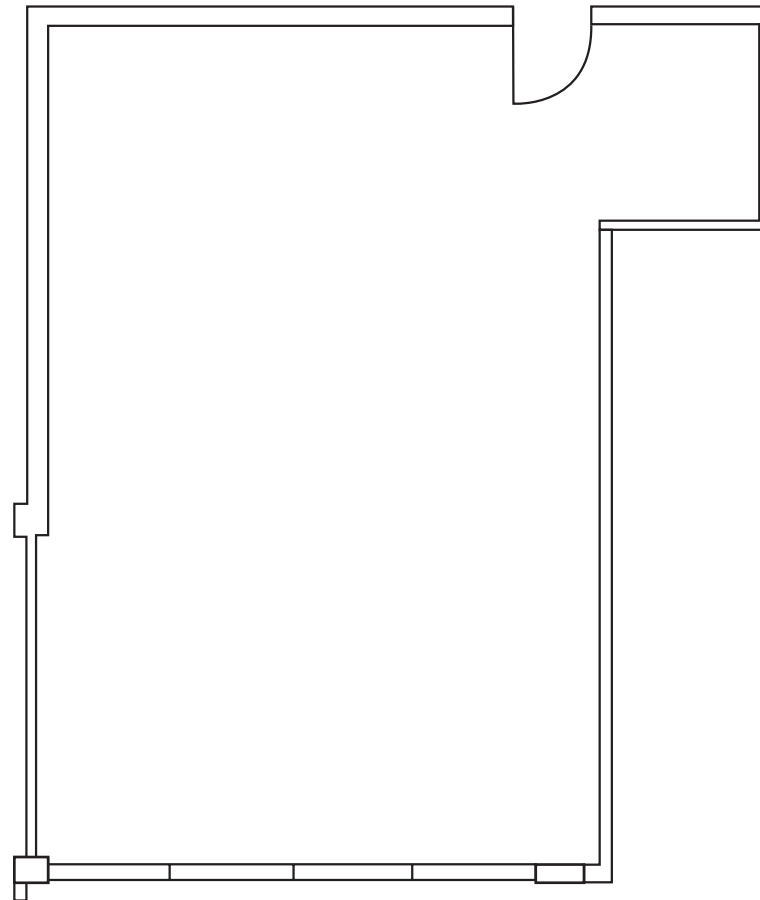


# FLOOR PLAN

3rd Floor

## SUITE 316 • 859 SF

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## THE BOULEVARD TEAM

LEASING AND SALES EXPERTS

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