

**SHERMAN OAKS CREATIVE MID-CENTURY  
MODERN OFFICE BUILDING**  
23,000 Square Feet Freestanding Prime Ventura Blvd.



**14708 Ventura Blvd. ■ Sherman Oaks, California**

**HIGHLIGHTS**

- 2 Story Plus Mezzanine (**Single Tenant or Divisible**)
- 100 On Site Exclusive at Grade Parking Spaces
- Renovation Underway
- High Ceilings (Up to 21 Feet), Exposed Steel Beams, Corrugated Ceilings, Concrete Decks, Brick Perimeter Walls, Steel Trusses and Terrazzo Flooring
- Between Major Intersections of Sepulveda and Van Nuys Blvds.
- Immediate Access to Both the 405 and 101 Freeways and the Westside via Sepulveda and Beverly Glen Blvds.
- Adjacent to Starbuck's, Borders, Von's, CVS, Wells Fargo, Bank of America and Restaurants and Within Close Proximity to Cheesecake Factory, P.F. Chang's, and El Torito Grill
- 1/2 Mile East of Sherman Oaks Galleria at Ventura and Sepulveda Blvds. with Over 2 Million Square Feet of Class A Office Space
- **Delivery:** 1<sup>st</sup> Quarter 2010
- **Rent:** \$2.50 - \$2.75 Per Square Foot Modified Gross (T.I. Allowance Available)



First Floor View



First Floor View



Second Floor View



Second Floor View



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For information, please contact your exclusive listing agent:

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