



## 14708 Ventura Blvd, Sherman Oaks

- Rental Rate:** \$2.75 PSF Modified Gross
- Available Space:** 7,231 Usable SF - Divisible (No Load Factor)
- Parking:** Abundant Free Visitor Parking:
- 92 Spaces (5.75/1000 parking ratio)
- Tenant Parking:
- \$95 / month unreserved
  - \$120 / month reserved

### Property Features

- Fully renovated building with new modern facade
- Ground floor tenants: Panera Bread and Chipotle
- Building top signage available
- High ceilings, exposed steel beams, corrugated ceilings, concrete decks, brick perimeter walls and steel trusses
- Between major intersections of Sepulveda and Van Nuys Blvd. immediate access to both 405 and 101 freeways
- Flexible HVAC hours



DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
POPULATION	28,446	77,410	163,551
AVG. HH INCOME	\$91,548	\$101,375	\$99,437
NO. OF EMPLOYEES	26,160	55,365	93,887
TRAFFIC COUNTS			
VENTURA BLVD. @ VAN NUYS BLVD.	66,876 CPD (12/2008)		

For More Information:

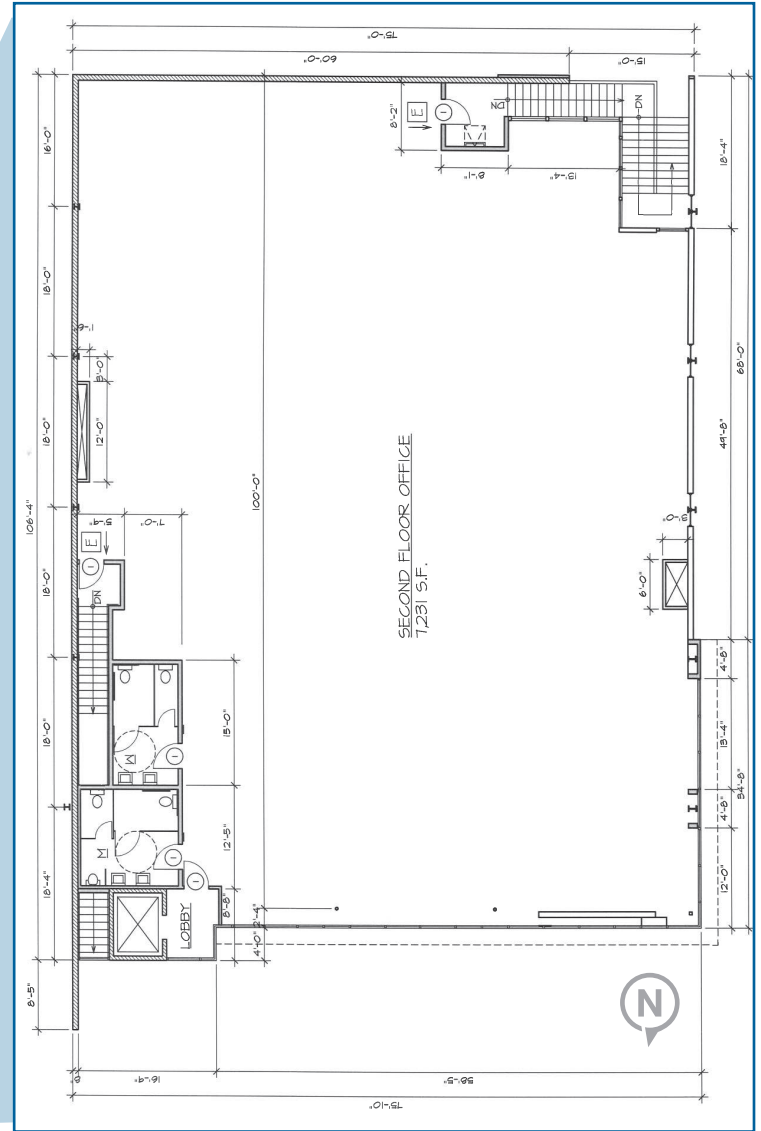
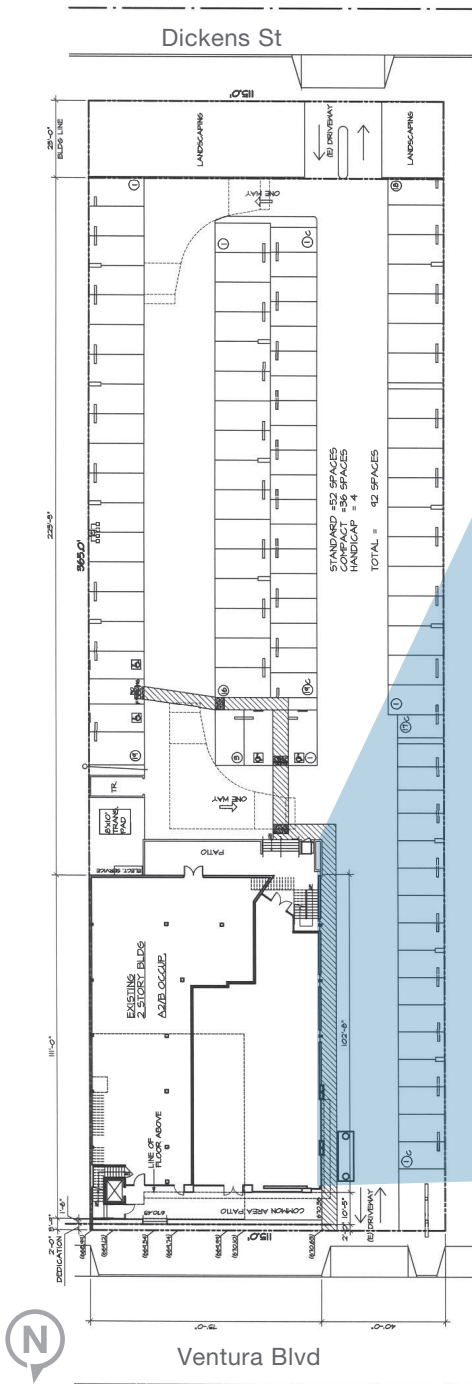
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For Lease  
 14708 Ventura Boulevard  
 Site Plan

Second Floor Plan



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