

# OFFICE SPACE FOR LEASE

16542 Ventura Blvd.  
RUBIO PLAZA EAST

Encino, CA



## AVAILABLE SPACE:

- Suite #100**                      **Approximately 3,047 SF**  
Large Open Area, Former Gym Use, Perfect for Bank, Office or Medical Uses, Signage Available.
- Suite #120**                      **Approximately 672 SF**  
2 Windowed Offices, Open Area.
- Suite #210**                      **Approximately 2,070 SF**  
Elevator Lobby Identity, Double Door Entry, 4 Offices, 2 Large Open Areas on Window-line (room for Additional Offices), Reception/Waiting, Kitchen
- Suite #302**                      **Approximately 1,262 SF – Medical Office Sublease @ \$2.75/SF**
- Suite #315**                      **Approximately 1,440 SF**  
Extremely Efficient Layout, Extensive Window-line, Built-In Furniture, 9 Windowed Offices,

## RENTAL RATE:

- Office Use:    \$2.25 per SF, FSG  
Medical Use:  \$2.85 per SF, FSG  
Suite 100:    Office Use:    \$2.25/SF MG  
                  Gym/Bank:    \$2.50/SF MG  
                  Medical Use: \$2.75/SF MG

**TERM:** 2 - 10 Years

**NAI Capital**

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

## FEATURES:

- Newly Renovated Building
- Serene Outdoor Courtyard with Lush Landscaping and Fountains
- Valet Parking for Visitors
- On-Site Restaurants Including: Katsuya
- Central Location with Close Proximity to 101/405 Freeways

**PARKING:** 3/1000 Ratio - \$85.00/month - Surface

For more information, please contact:

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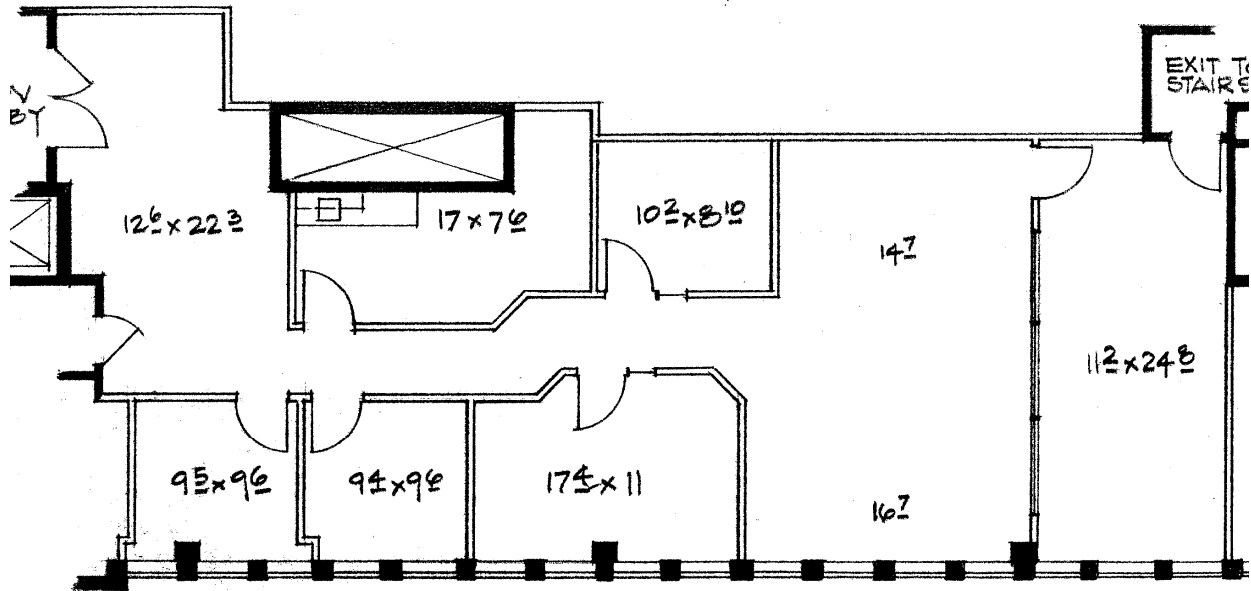
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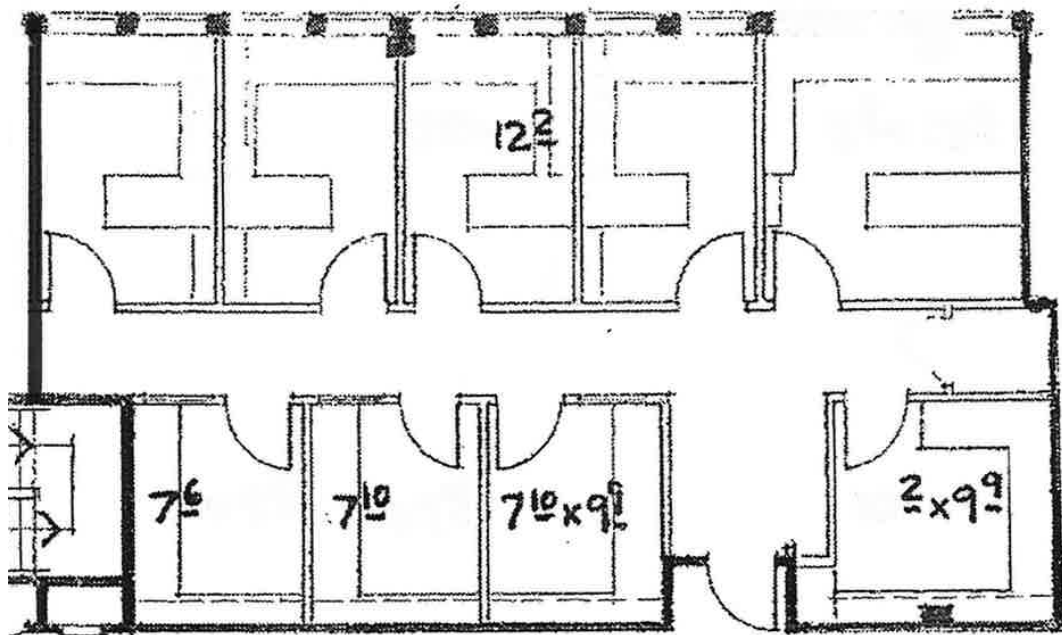
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## Floor Plans

### Suite 210



### Suite 315



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