

# OFFICE/RETAIL SPACE FOR LEASE

17200 Ventura Blvd.  
ENCINO TOWN CENTER

Encino, CA



## AVAILABLE SPACE:

- Suite #114**                      **Approximately 1,714 SF (Special Rate - \$1.95/ SF Modified Gross)**  
High Ceilings, Bathroom, Reception, Large Open Area, 4 Offices.
- Suite #213**                      **Approximately 750 SF**
- Suite #301**                      **Approximately 915 SF \***  
Open area, 2 offices, Reception, 2 double glass entry doors
- Suite #310**                      **Approximately 1,256 SF \***  
Signage facing entry of Building, Excellent Window-line, Open Area, 1-2 Offices.
- Suite #312**                      **Approximately 1,405 SF \***
- Suite #314**                      **Approximately 1,436 SF**                      **\* Contiguous Suites – Up to 3,576 SF**

## RENTAL RATE:

\$1.95 per SF, NNN

## PARKING:

### **ABUNDANT FREE PARKING**

VISITOR & MONTHLY - 5/1,000 Ratio

## FEATURES:

- After Hours HVAC Available
- Lush Landscaping and Fountains
- Elevator Served
- Signage Available
- Adjacent to Restaurants & Retail Stores
- Close Proximity to 101/405 Freeway

**NAI Capital**

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