

# OFFICE/MEDICAL SPACE FOR LEASE

## 17525 Ventura Blvd.

### ENCINO WOODS PROFESSIONAL BUILDING

### Encino, CA



## AVAILABLE SPACE:

Suite #103	<b>Approximately 1,073 SF</b> Lobby Identity, High Ceilings, 3 Offices, Storage, Open Area.
Suite #108	<b>Approximately 1,111 SF</b>
Suite #204	<b>Approximately 1,798 SF</b>
Suite #307	<b>Approximately 1,686 SF</b>
Suite #312	<b>Approximately 2,455 SF</b> Large Open Area on Window-line (additional offices can be built), 3 Offices, Conference Room, Kitchen, Elevator Lobby Identity, Contiguous to Suite 307 for a total of 4,141 SF
Suite #310	<b>Approximately 1,997 SF</b>

## RENTAL RATE:

Office Use: \$1.80 per SF, FSG  
Medical Use: \$2.60 per SF, FSG

**TERM:** Office Use: 1-5 Years  
Medical Use: 5-10 Years

## FEATURES:

- Professional Management
- Building Renovations Completed –  
New Bathrooms, Exterior Painted, New HVAC
- Close Proximity to 101 Freeway

**PARKING:** 4/1000 ratio  
\$75 Unreserved Surface/\$85 Covered

# NAI Capital

Commercial Real Estate Services, Worldwide.

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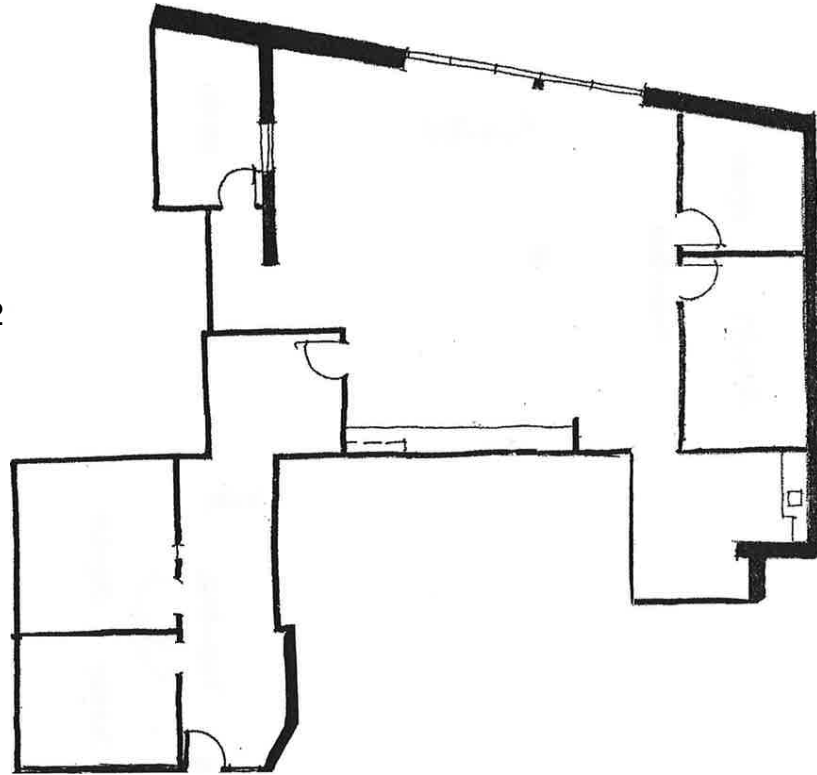
16001 Ventura Blvd.  
Suite 200  
Encino, CA 91436  
Fax 818 905 2425  
DRE#01242606

# 17525 Ventura Blvd.

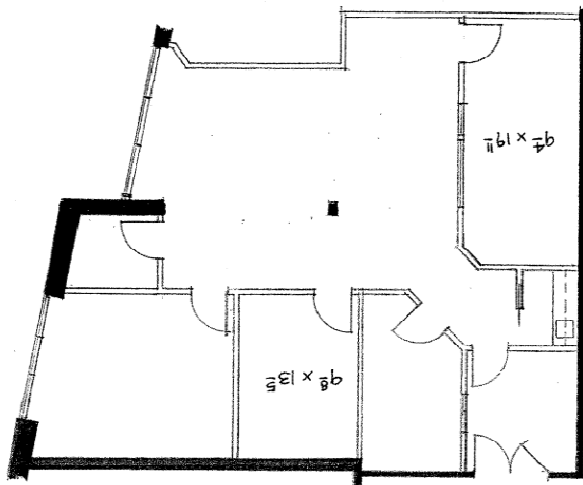
Encino, CA

## Floor Plans

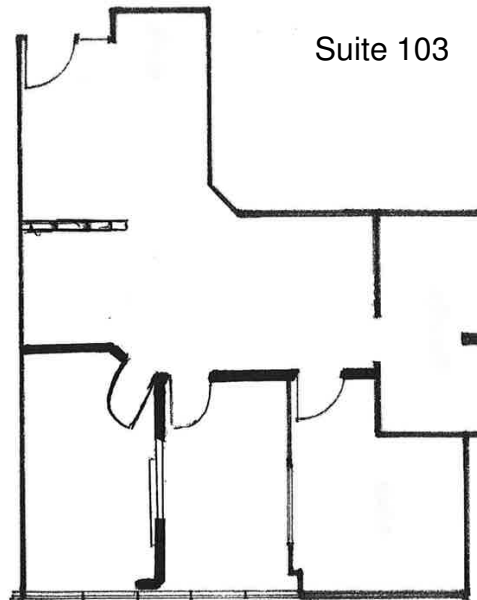
Suite 312



Suite 307



Suite 103



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For more information, please contact:

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