

# OFFICE/MEDICAL FOR LEASE

17609 Ventura Blvd.  
LOS ENCINOS BUILDING

Encino, CA



## AVAILABLE SPACE:

Suite: #LL8

**Approximately 999 SF**

Built-Out Ground Floor Space, 4 Offices, Reception, Existing Sink,  
Medical Use Acceptable @\$2.50/SF.

Suite #304

**Approximately 1,583 SF**

Built-Out Medical Office Space, Move-in Condition, 5 Exam Rooms, 2 Offices, Shower, Reception.

## RENTAL RATE:

### Lower Level:

Office Use: \$1.80 per SF, FSG

Medical Use: \$2.50 per SF, FSG

### Upper Floors: Suite 304

Medical Use: \$2.65 per SF, FSG

**TERM:** 1 to 10 Years

## FEATURES:

- New Building Renovations
- Close proximity to Encino / Tarzana Hospital

**PARKING:** 3/1000 ratio  
\$75 Unreserved Surface

**NAI Capital**

Commercial Real Estate Services, Worldwide.

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For more information, please contact:

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