

The Atrium For Lease

16530 Ventura Blvd
Encino, CA 91436



Integrated Advisory
Services Team



The Atrium is a contemporary ±163,170 RSF, six-story Class A garden office building with a lush, landscaped, skylit atrium. Its newly renovated lobby, common areas, and an on-site café create a blend of comfort and professionalism. Located in the heart of the Encino financial district, there is easy access to restaurants, shopping, banking and both the 101 and 405 freeways.

Features & Amenities

- Asking Rate: \$2.25/SF FSG
- Parking Ratio: 3.00/1,000
Reserved – \$170/mo
Unreserved – \$105/mo
- Skylit Atrium
- Renovated Lobby and Common Areas
- Easy Access to the 101 and 405 Freeways
- Close proximity to prime shopping and dining, including Sherman Oaks Galleria, Mendocino Farms, Sweetgreen, Katsu-ya, California Chicken Cafe, Emilio's Trattoria, Jersey Mike's, Shake Shack, Mizlala



AVAILABILITIES

 Click Suite Number to View Floorplan

First Floor: **±20,470 RSF**

Second Floor: **±15,620 RSF**

Third Floor: **±24,197 RSF**

Fourth Floor: **±18,085 RSF**

Fifth Floor: **±12,530 RSF**

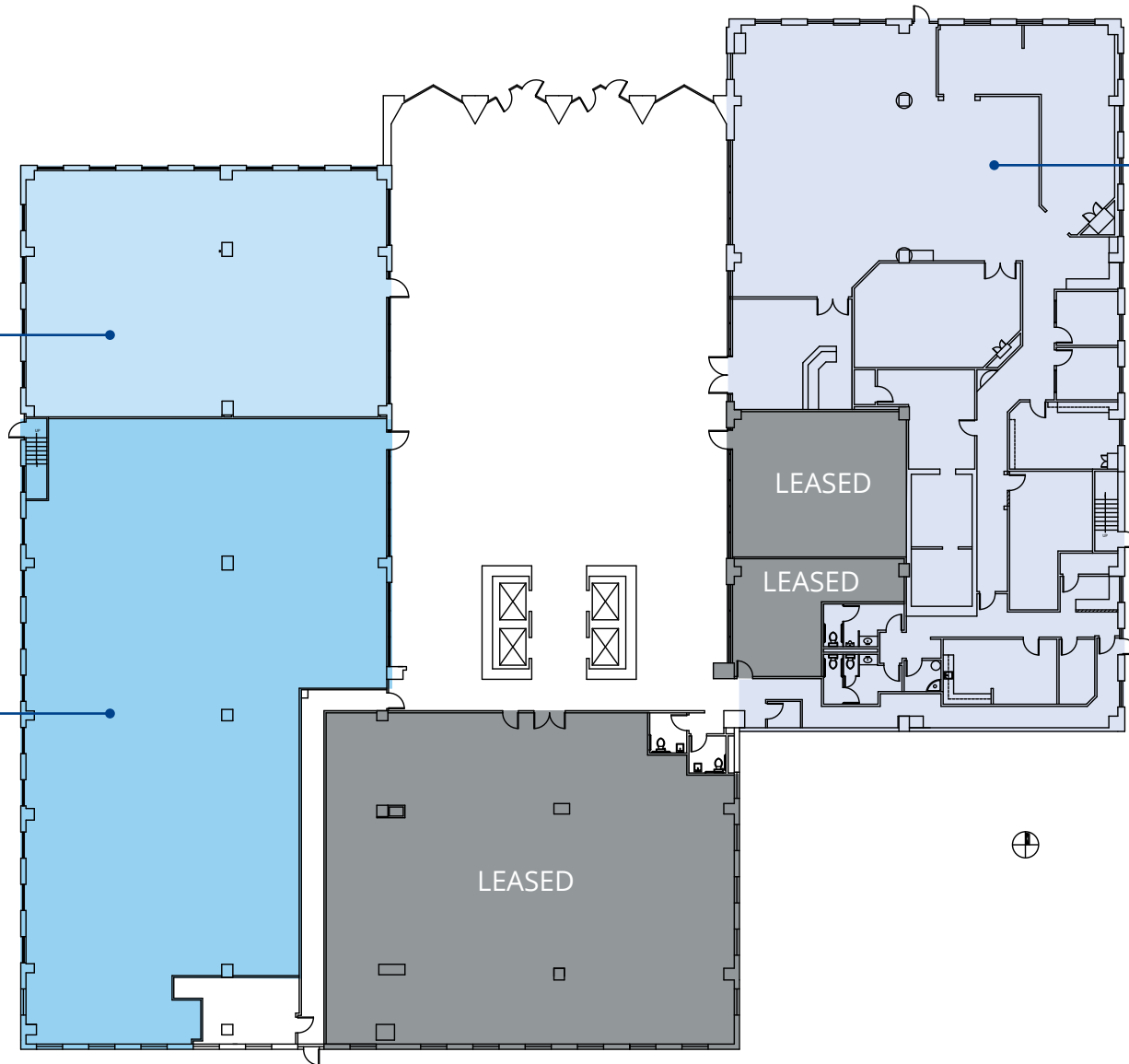
Sixth Floor: **±13,891 RSF**



Suite 104*
±3,746 RSF

Suite 106*
±7,748 RSF

Suite 101
±8,976 RSF



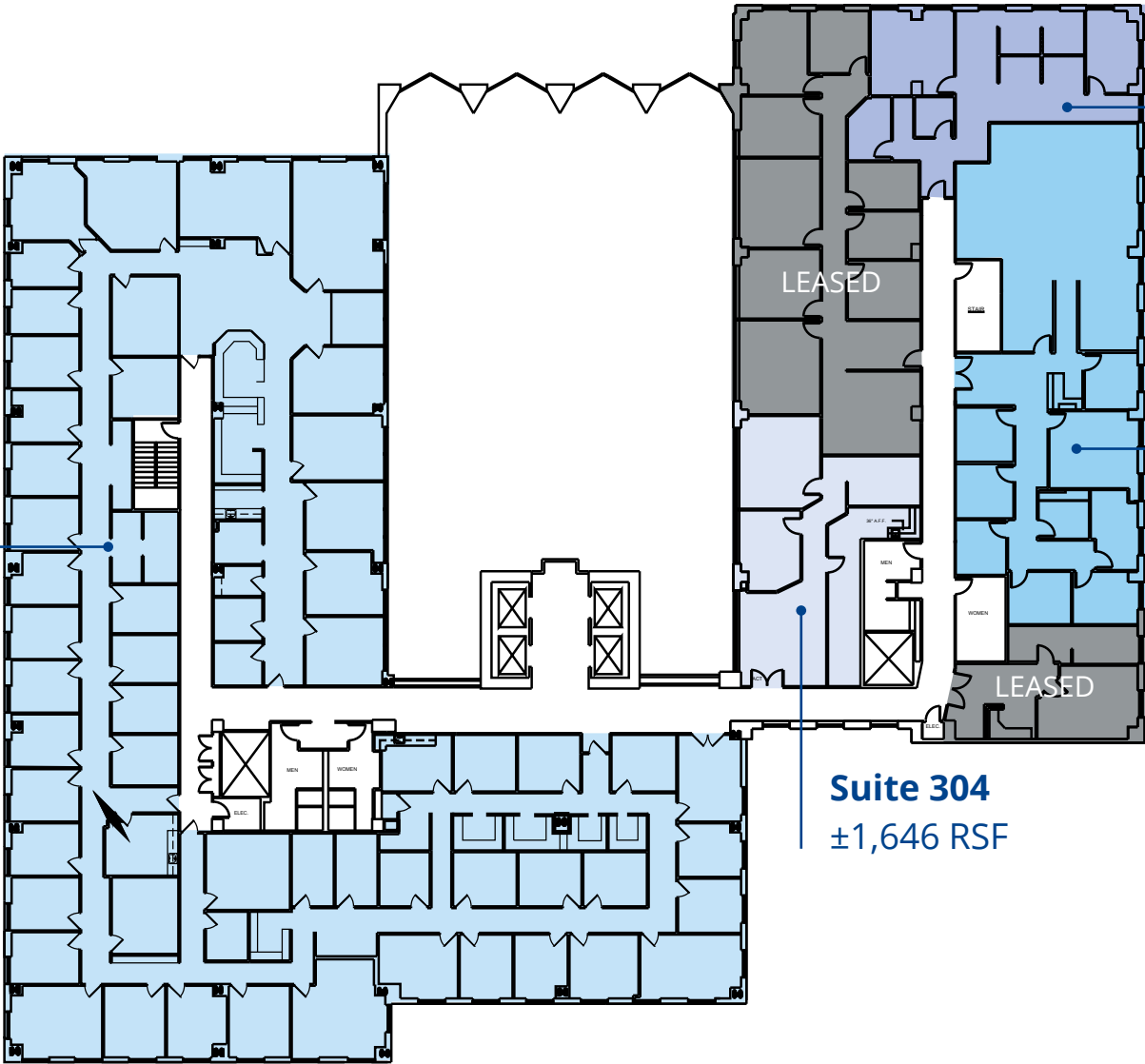
*Suites 104 & 106 Contiguous to ±11,494 RSF



*Suites 201, 204 & 205 Contiguous to ±6,763 RSF

**Suites 207 & 209 Contiguous to ±4,469 RSF

Suite 305
±17,151 RSF

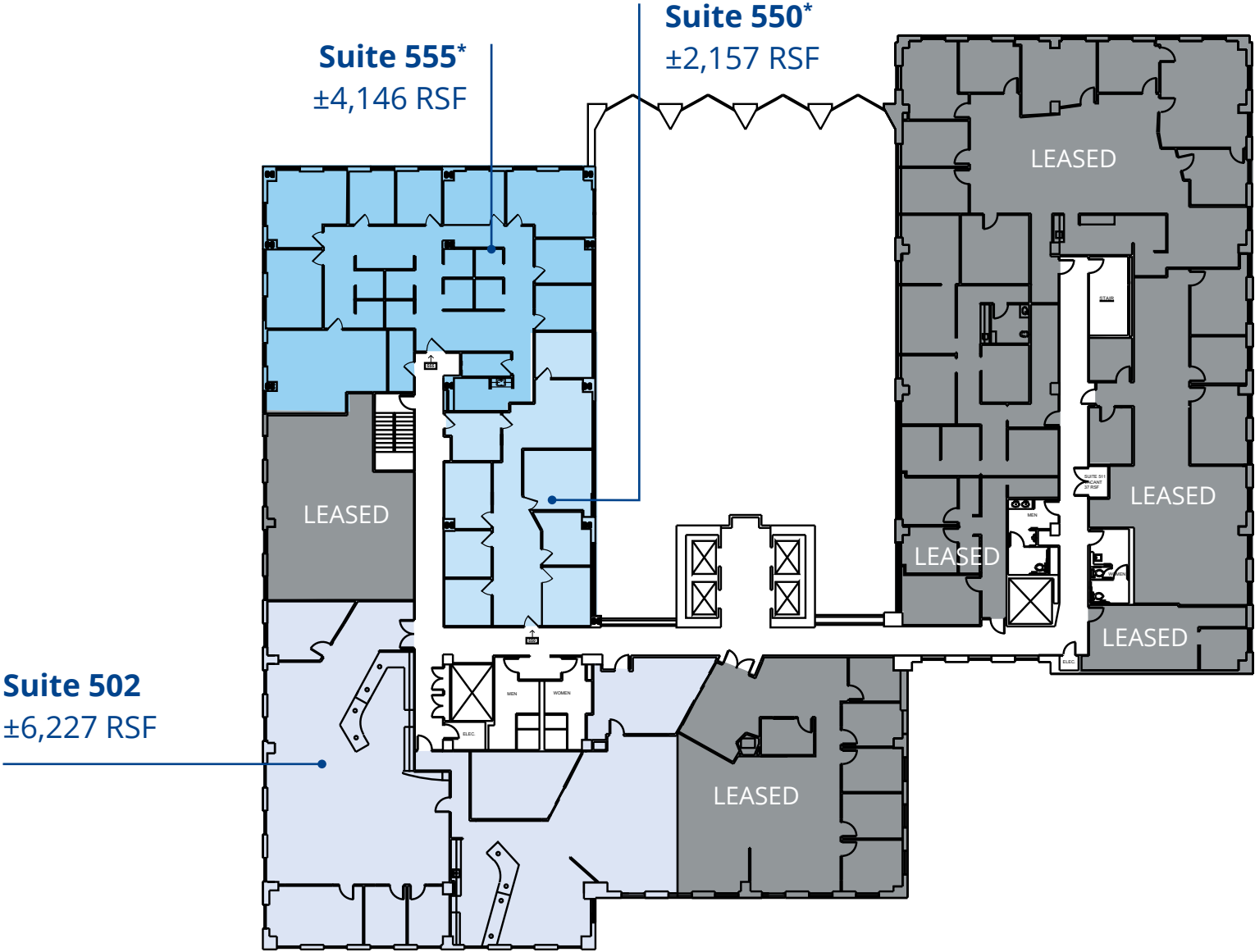


Suite 312*
±1,676 RSF
Available 9/1/2026

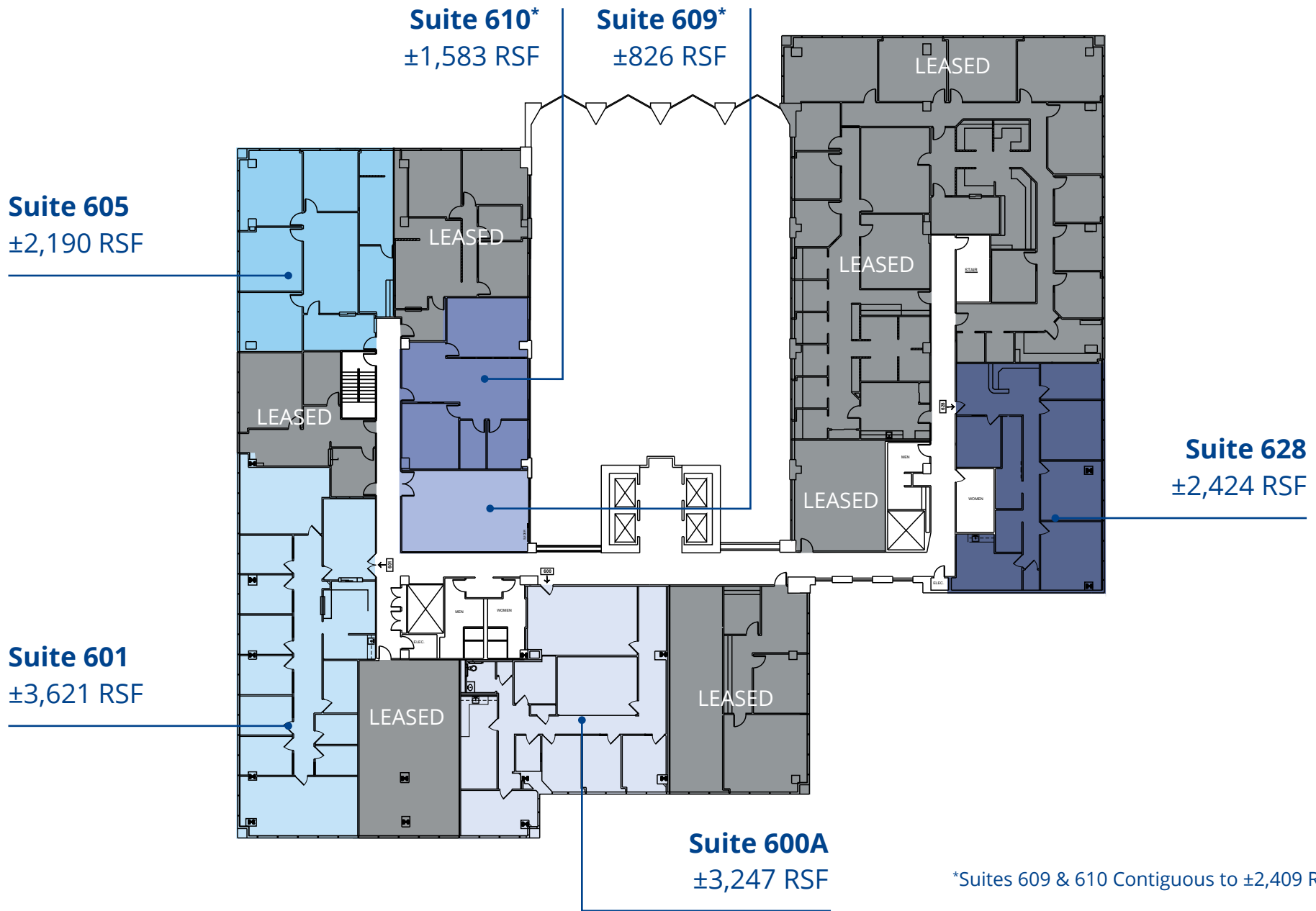
Suite 308*
±3,724 RSF

Suite 304
±1,646 RSF

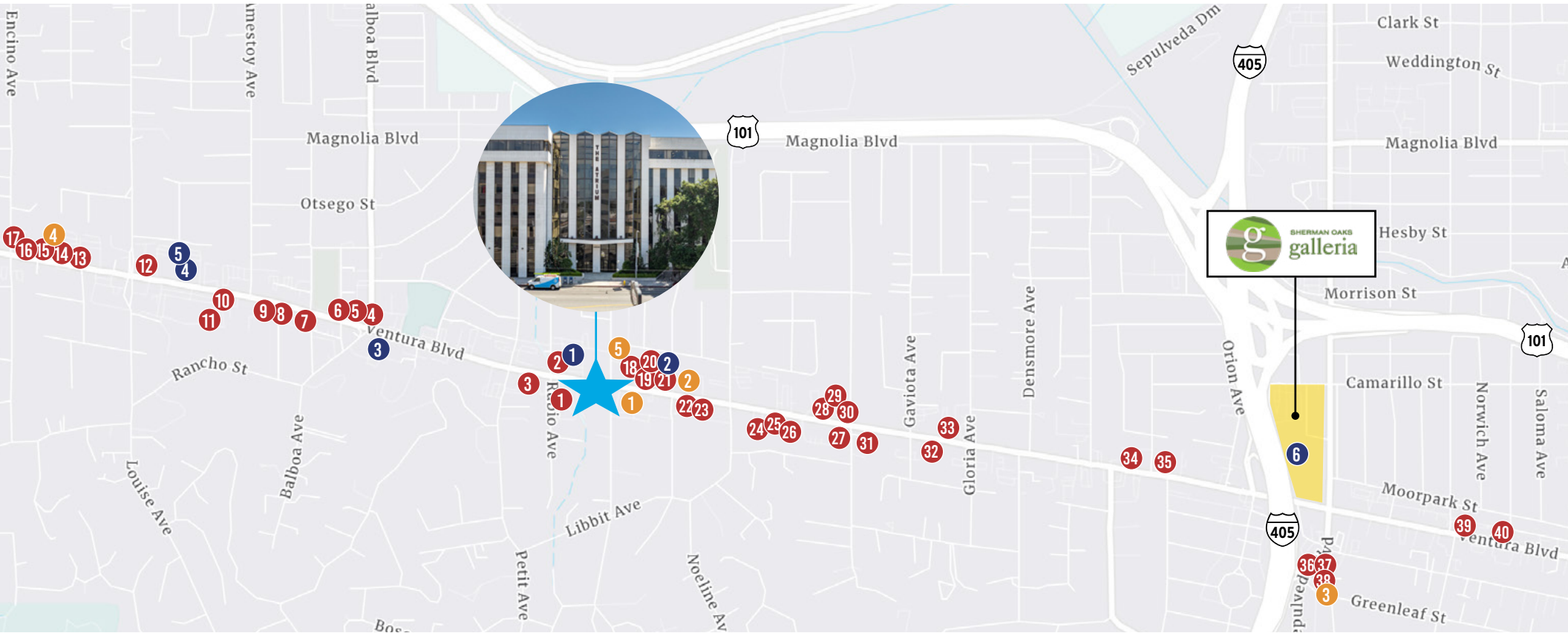
*Suites 308 & 312 Contiguous to ±5,400 RSF



*Suites 550 & 555 Contiguous to ±6,303 RSF



Amenities Map



RESTAURANTS

- | | | |
|-----------------------------|-----------------------|--------------------------------|
| 1. Sushi Katsu-ya | 11. More Than Waffles | 21. Sweet Lady Jane |
| 2. Raising Cane's | 12. Subway | 22. Mendocino Farms |
| 3. Panera Bread | 13. Blaze Pizza | 23. Jersey Mike's |
| 4. Fat Sal's Deli | 14. Pressed Juicery | 24. Sadaf Restaurant |
| 5. Alfred Coffee | 15. Shake Shack | 25. Emilio's Trattoria |
| 6. The Gate Lounge | 16. Mora Italiano | 26. Benihana |
| 7. The Stand | 17. Coral Tree Cafe | 27. Davenport's Restaurant |
| 8. Laidrey Coffee Roaster | 18. Starbucks | 28. Cabaret Tehran |
| 9. Mulberry Street Pizzeria | 19. Sweetgreen | 29. Sushi by Scrath |
| 10. Paris Baguette | 20. See's Candy | 30. The Coffee Bean & Tea Leaf |

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| 31. Fresh Brother's Pizza |
| 32. Pialon |
| 33. House of Galbi |
| 34. California Chicken Cafe |
| 35. Le Pain Quotidien |
| 36. Mizlala |
| 37. The Little Izaka-ya |
| 38. Blue Dog Beer Tavern |
| 39. Blu Jam Cafe |
| 40. Topsy Cow |

GROCERY/CONVENIENCE

- | | |
|-----------------|-----------|
| 1. Gelson's | 4. Target |
| 2. Amazon Fresh | 5. CVS |
| 3. Whole Foods | |

FITNESS

- | | |
|--------------------|--------------------|
| 1. Zoo Culture Gym | 4. CorePower Yoga |
| 2. [solidcore] | 5. Planet Fitness |
| 3. Equinox | 6. 24 Hour Fitness |



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