

ENCINO CROSSING

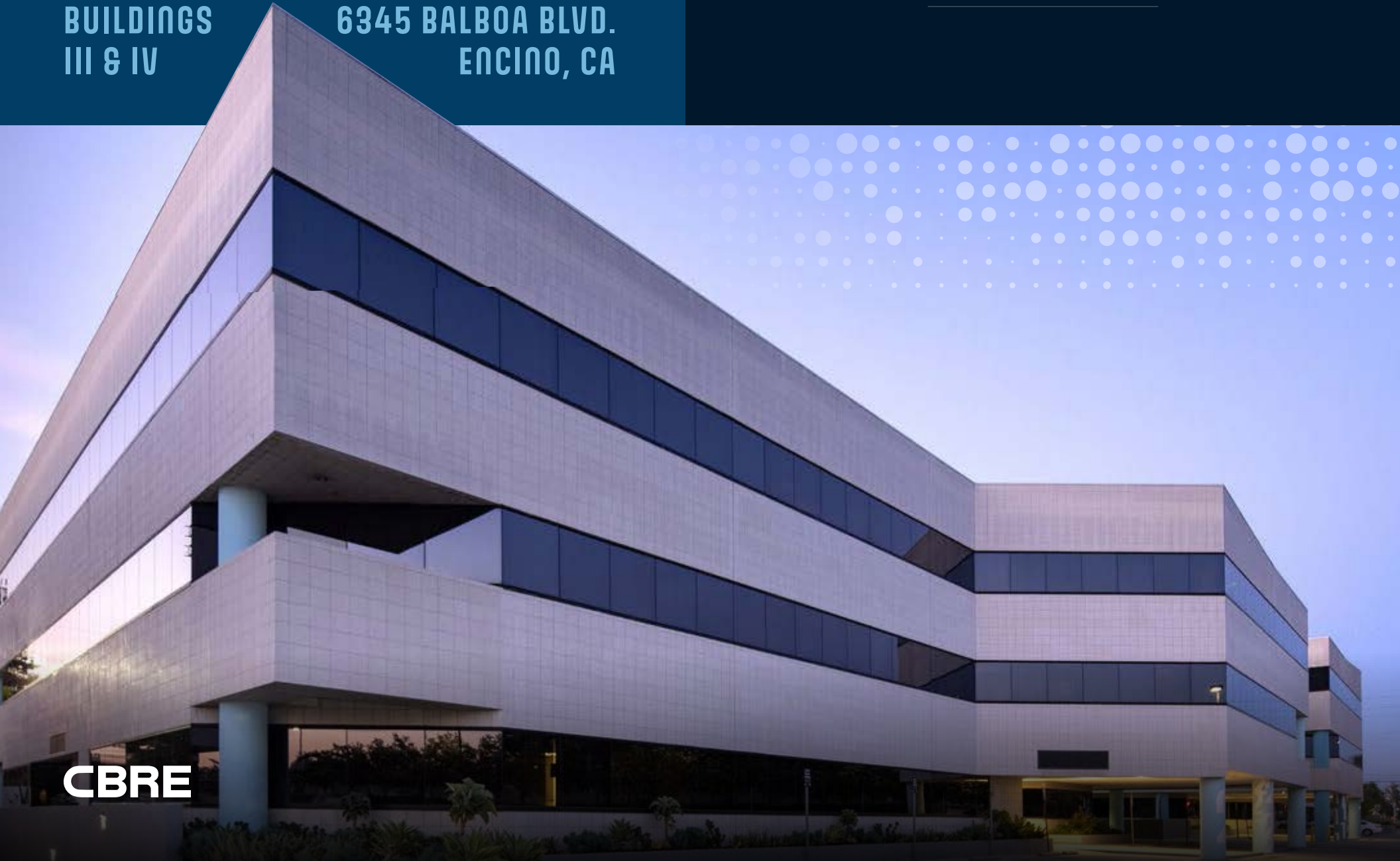
BUILDINGS
III & IV

6345 BALBOA BLVD.
ENCINO, CA

WORK. ELEVATED.

2-Building Workplace Opportunity for Lease

CBRE



The Spaces | Office Availability

Building 3

SUITE	SIZE
150*	1,337 RSF
155	1,674 RSF
168	1,322 RSF
272*	2,115 RSF
273	1,833 RSF
350	4,020 RSF
360	1,714 RSF
363	2,381 RSF
372	1,303 RSF

*Spec Suites



View Building 3
Floor Plans

Parking: 3.0/1,000
\$125/Stall Unreserved

Contact Broker for
Rental Rate

Building 4

SUITE	SIZE
195	997 RSF
288	2,117 RSF
293	1,354 RSF
382	1,992 RSF
3rd Floor	19,986 RSF



View Building 4
Floor Plans



Encino Crossing Has Arrived.



Completed Capital Improvements (2019-2021) - \$5 Million:

HVAC, Window, & Elevator Upgrades

Renovated Restrooms & Corridors

Exterior: LED Lighting, Painting, Landscape & Signage

Rethink Your Workday.



Arrive In Style.
On-Site Car Wash

Prestigious Image.

Encino is a Highly Sought-After Community Known for its Upscale Residences, Tree-Lined Streets, and Vibrant Atmosphere



A Brand New Look.
New Interior and Exterior Improvements



Elevated Workspaces.
12' Ceiling Height in Select Suites



Commute With Ease.
Metro Orange Line Adjacent.
Connects to Warner Center,
Universal City and DTLA



Park Securely.
Subterranean Parking \$125/
Stall/Month

Fuel Your Day.
On-Site Café
Right Where You Are



The Perks.

Retail, dining and exceptional offices. Encino Crossing is where it all comes together.

Encino Crossing provides a seamless experience for your business, offering easy commutes via the 101 Freeway and Metro Orange Line, along with a diverse selection of dining and shopping options. Situated within the thriving San Fernando Valley, this location provides exciting opportunities for expansion.

Within 2 Miles

205

Restaurants

11

Hotels

69

Banking
Locations

10+

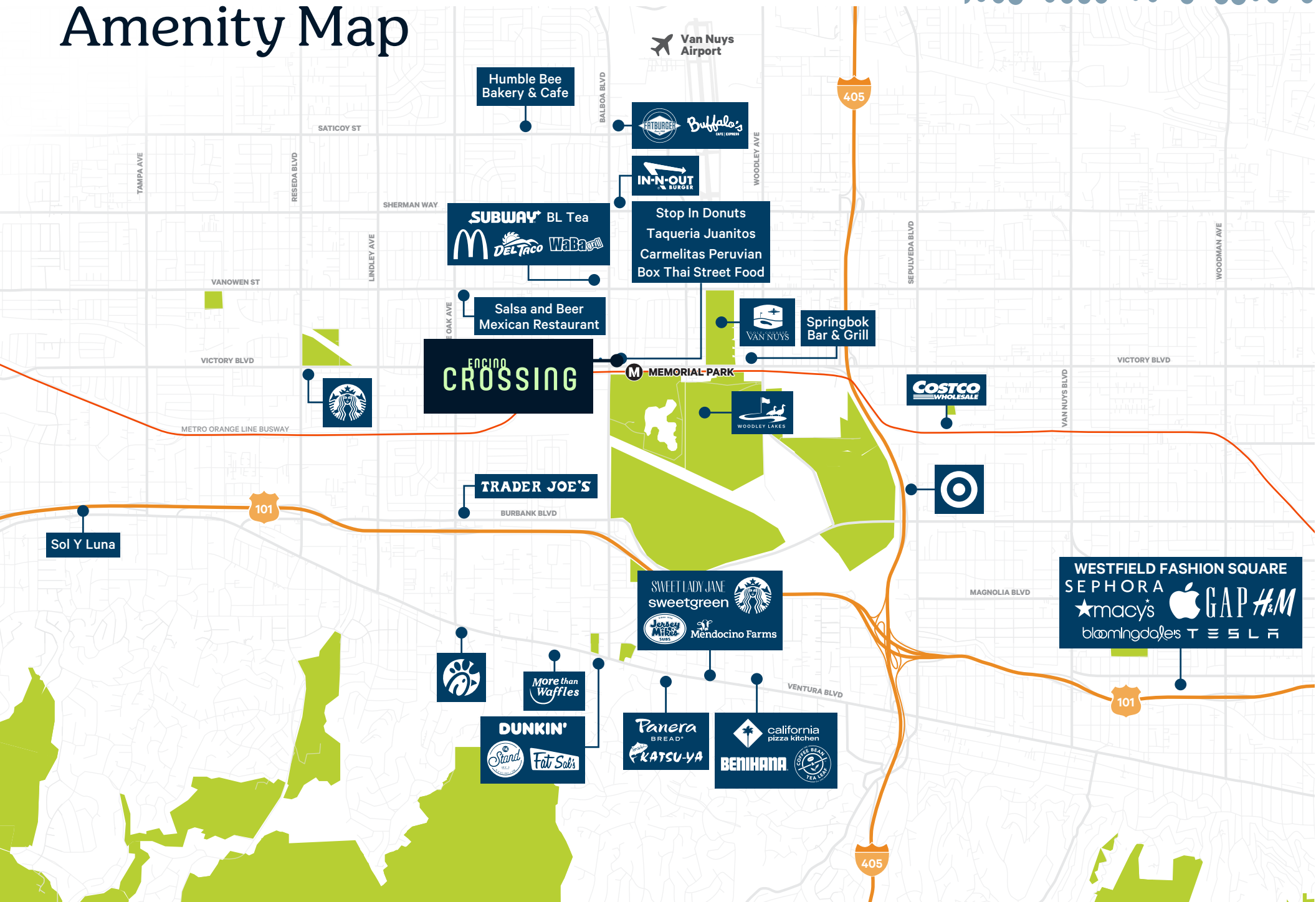
Grocery
Stores

7

Health &
Fitness Studios



Amenity Map



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ENCINO, CA

BUILDINGS
III & IV

For more information,
please contact:

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CBRE

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