



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



\$1.00 PSF Broker Bonus*

\$2.25 PSF Promo Rate* for First 3 Months

**Offer valid for new 5 year leases*

5805 SEPULVEDA BLVD

Office Space For Lease in Sherman Oaks

STACY VIERHEILIG-FRASER

Principal

818.933.0313

svierheilig@lee-re.com

DRE #00986794

SYDNEY FRASER

Associate

818.288.4085

sfraser@lee-re.com

DRE #02149511

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

5805 SEPULVEDA BLVD



ASKING RATE
\$2.65 PSF FSG



PROMO RATE*
\$2.25 PSF FSG



PARKING
3/1,000 SF

Unreserved: \$95 | Reserved: \$120
Visitors: First 60 Minutes FREE



PUBLIC TRANSPORTATION

Walking distance to public transportation options, including the Metro Orange Line



HIGHWAY ADJACENT

Adjacent to 405 Fwy & four off/on ramps on Burbank Blvd



PANORAMIC VIEWS

Panoramic views of the Los Angeles River & Sepulveda Wildlife Reserve



NEARBY AMENITIES

Surrounded by a myriad of amenities, including food & beverage, grocery, clothing, home goods, and supplies retailers.



ON-SITE PROPERTY MANAGEMENT



ZONING

State Enterprise Zone Medical Use Permitted

AVAILABLE

SUITE

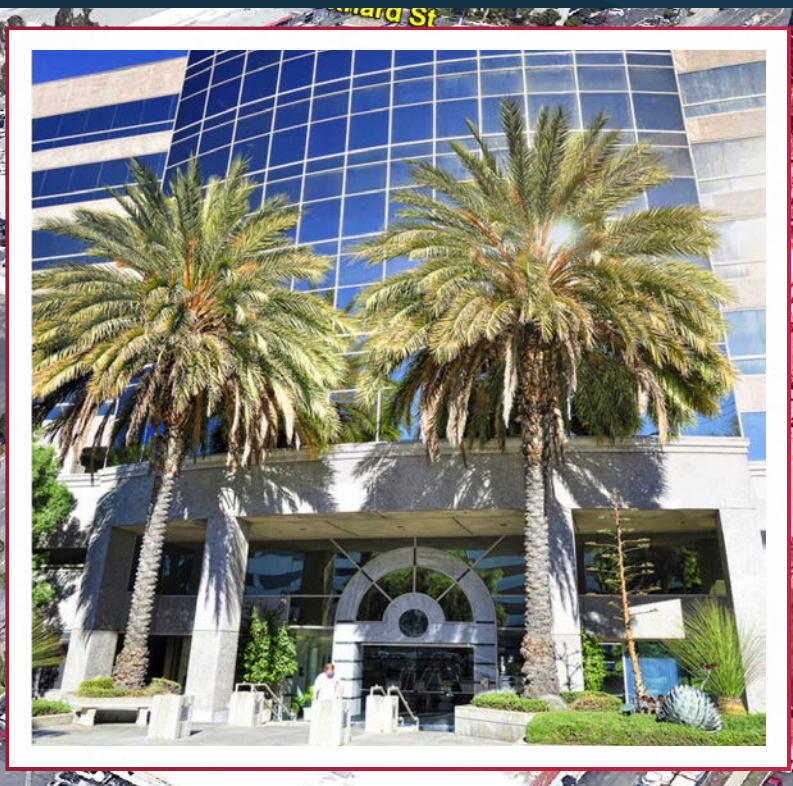
SQUARE FOOTAGE

730

3,350 SF

755

1,200 SF



7TH FLOOR FLOORPLAN



7TH FLOOR PHOTOS

SUITES 730 & 755





Van Nuys Golf Course

VALLEY TA
SUPERMARKETS

Office DEPOT
CHASE
SUBWAY
WELLS FARGO
99 CENTS ONLY
Jack in the box
Carls Jr.
Popeye's

SUBWAY
Popeye's
Bank of America

usbank

CHASE

COSTCO WHOLESALE
LA FITNESS
STAPLES
CVS pharmacy
DOLLAR TREE
PEPBOYS AUTO
Wendy's
FIREBURNER

SUBJECT
5805 Sepulveda Blvd.
Van Nuys, CA

Oxnard St

PETCO
OSH
PLAY IT RIGHT SPORTS
FedEx
verizon

Ralphs
CVS pharmacy
CHIPOTLE
usbank
STARBUCKS COFFEE
PANDA EXPRESS
PizzaRev
KFC
Jersey Mike's
CHASE

TARGET
STARBUCKS COFFEE
CVS pharmacy



Hampton Inn

Zenizen

Best Western

Denny's

BevMo!

Van Nuys

Pizza Hut
SUPERCUTS

Burbank Blvd

Chandler Blvd

Magnolia Blvd

Sherman Oaks

Riverside Dr



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CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

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