



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



OFFICE AVAILABLE FOR LEASE IN NEWLY RENOVATED OFFICE BUILDING

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



**COMMERCIAL
REAL ESTATE**

MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVE., WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



APPROX. 200 - 1,146 SF

OFFICE SPACE AVAILABLE IN SHERMAN OAKS

- ✓ Modernized lobbies designed for security and style with advanced access controls
- ✓ Luxurious tile floor covering, tasteful wall art, modern wood trim paneling, and vibrant accent plants throughout the airy hallways
- ✓ Updated restrooms on the second floor with touchless fixtures
- ✓ Free reserved parking for added convenience
- ✓ Indoor lounge and kitchen leading to landscaped outdoor patio/lounge
- ✓ 1 parking space at no charge

AREA AMENITIES

- ✓ Centrally located in the heart of Sherman Oaks
- ✓ Close proximity to 101 and 405 FWYs

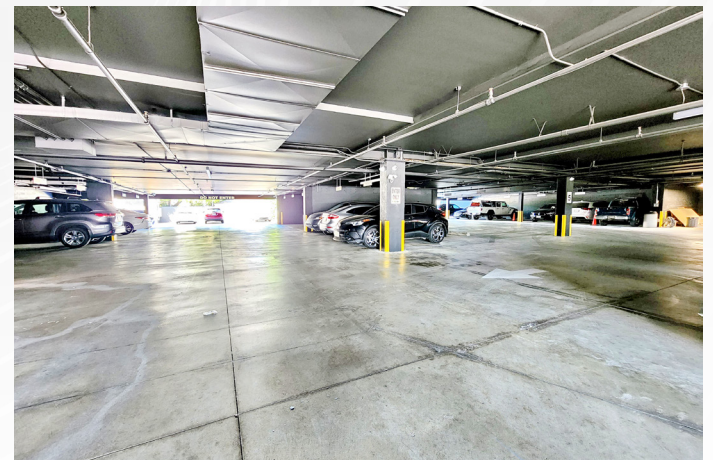
SPACES AVAILABLE

- ✓ Suite 201-202: ±200-500 SF | \$3.75 PSF FSG
- ✓ Suite 206: ±1,146 SF | \$3.25 PSF FSG
- ✓ Suite 210-211: 650 SF | \$3.75 PSF FSG

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	33,067	234,056	592,036
 Avg. HH Income	\$115,952	\$109,538	\$102,331
 Daytime Pop	27,301	192,039	482,530
 Traffic Count	± 37,698 CPD ON VAN NUYS BLVD		

COMMON AREA PHOTOS

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



SUITE 201-202

5121 Van Nuys Blvd, Sherman Oaks, CA 91403

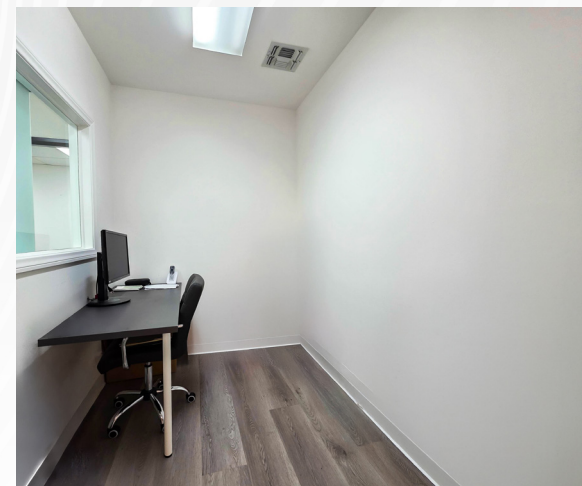
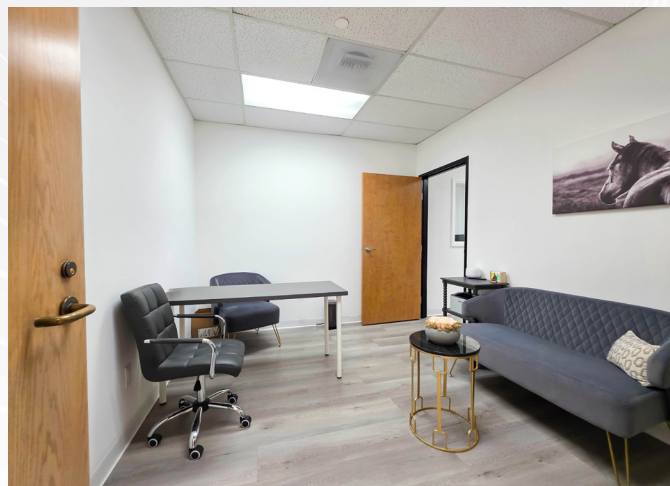
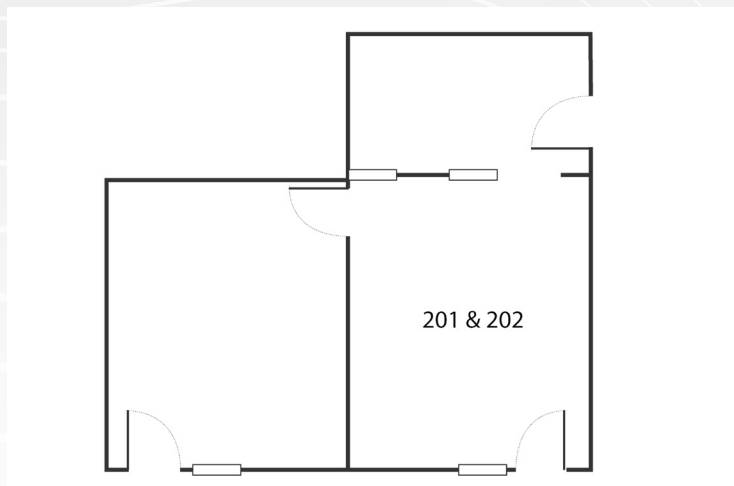
APPROX. 200-500 SF

OFFICE SPACES

- ✓ Combined Size: ±500 SF | Suite 201: ±200 SF | Suite 202: ±300 SF
- ✓ 3 private offices
- ✓ 1 free assigned parking space

RENTAL RATE

\$3.75 PSF FULL SERVICE GROSS



SUITE 206

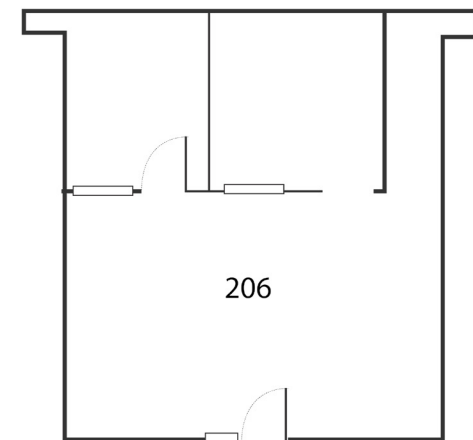
5121 Van Nuys Blvd, Sherman Oaks, CA 91403



APPROX. 1,146 SF
OFFICE SPACES

- ✓ 2 private offices, a large bullpen area, and a small utility area for a coffee station/copy room
- ✓ 2 free assigned parking spaces

RENTAL RATE
\$3.25 PSF FULL SERVICE GROSS



SUITE 210-211

5121 Van Nuys Blvd, Sherman Oaks, CA 91403

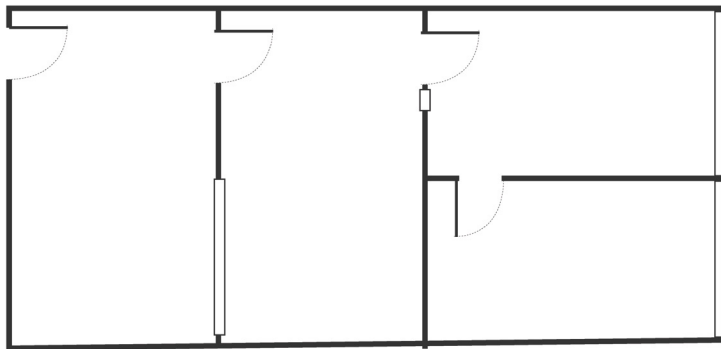
APPROX. 650 SF

OFFICE SPACES

- ✓ 3 private offices and a reception area
- ✓ 1 free assigned parking space

RENTAL RATE

\$3.75 PSF FULL SERVICE GROSS







COMMERCIAL
REAL ESTATE

MICHAEL SHARON
SENIOR VICE PRESIDENT
(818) 572-4050 | msharon@illicre.com
DRE#01495419



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.