



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



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

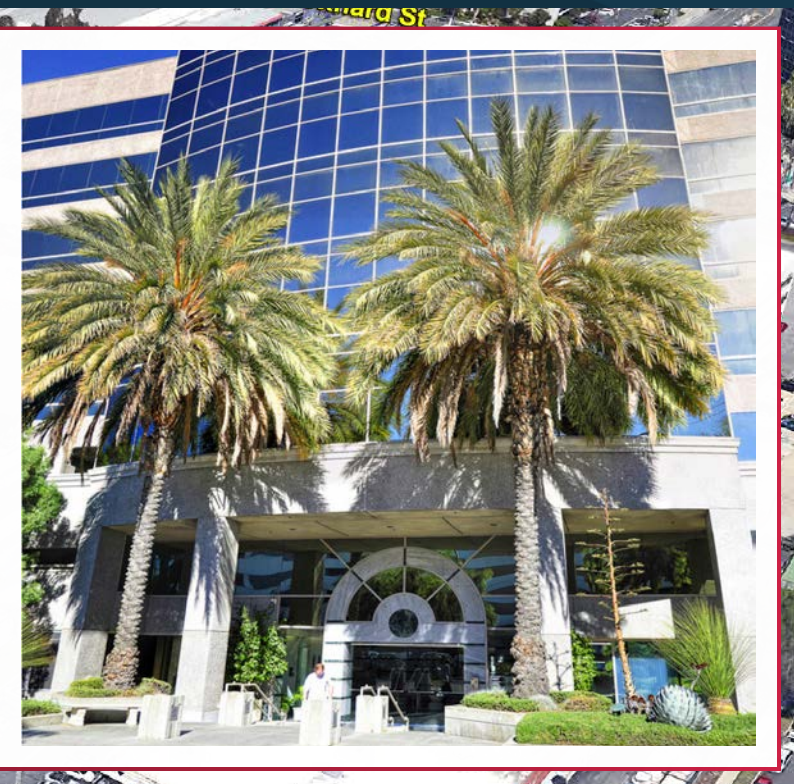
AVAILABLE

SUITE	SQUARE FOOTAGE
730	3,350 SF*
740	980 SF*
750	2,500 SF

*Suites 730 and 740 can be combined for 4,330 SF



SUBJECT
5805 Sepulveda Blvd.
Sherman Oaks, CA



7TH FLOOR FLOORPLAN



*Suites 730 and 740 can be combined for 4,330 SF

7TH FLOOR PHOTOS

SUITES 730, 740 & 750





Van Nuys Golf Course



ОВАЛЛАТА SUPERMARKETS

Office DEPOT

WELLS FARGO

99 CENTS MARKET

Jack in the box

CHASE

SUBWAY

Carib Jr.

Toto Loco

SUBWAY

Toto Loco

Bank of America

COSTCO WHOLESALE

LA FITNESS

STAPLES

CVS pharmacy

DOLLAR TREE

PEPBOYS AUTO

Wendy's

5th BURGER

SUBJECT
5805 Sepulveda Blvd.
Van Nuys, CA



PETCO

OSH

PLAY IT AGAIN SPORTS

FedEx

verizon

TARGET

STARBUCKS COFFEE

CVS pharmacy

Ralphs

CVS pharmacy

CHIPOTLE MEXICAN GRILL

usbank

STARBUCKS COFFEE

PANDA EXPRESS

PizzaRev

KFC

Jordan Mike's SUBS

CHASE

Encino Municipal Golf Course



Burbank Blvd

BevMo!



g SHERMAN OAKS galleria

PF CHANGS CHINA BISTRO

ARCLIGHT CINEPLEX

URBAN HOME

The Cheesecake Factory

Burke Williams beyond the spa

24 HOUR FITNESS

DSW

HANA GRILL FRESH JAPANESE

STARBUCKS COFFEE

BUFFALO WILD WINGS

Robeks

T-Mobile

Bank of America

BEN & JERRY'S

PAUL MITCHELL

Comerica Bank

Walgreens

SUBWAY

BURGER KING

Yogurtland

PAPA JOHN'S

Sherman Oaks





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CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

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