

Promotional Rate - \$2.00 - \$2.25 PSF*
\$2.00/SF for General Office and \$2.25/SF for Medical Office

5170

**SEPULVEDA BLVD
SHERMAN OAKS**

OFFICE & MEDICAL SPACE FOR LEASE



JENNIFER DONALDSON 818.986.9800 jdonaldson@lee-re.com DRE #01317737

TODD WUSCHNIG 818.986.9800 twuschnig@lee-re.com DRE #01367230



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. CID #01191898

5170

SEPULVEDA BLVD

SHERMAN OAKS

OFFICE SPACE FOR LEASE

Available Space

General Office: \$2.00 teaser rate for the first 6 months

- Suite 330* | 1,751 RSF | \$2.35/SF
- Suite 380* | 1,536 RSF | \$2.35/SF

Medical Office: \$2.25 teaser rate for the first 6 months

- Suite 300* | 5,024 RSF | \$3.25/SF

Parking

2.5/1,000 SF Ratio

\$85.00 per month Unreserved

\$150.00 per month Reserved

***Suites 300, 330 and 380 are contiguous for a total of 8,311 SF**

5170

SEPULVEDA BLVD
SHERMAN OAKS

OFFICE SPACE FOR LEASE

LA 6 Associates
AVAILABLE
818/986-9800

Easy Freeway Access to 405 & 101 Freeways

**Close Proximity to Ventura Blvd Amenities
Including Sherman Oaks Galleria**

Corner Suites with Excellent Window Line

Kitchen/Break Rooms

5170

SEPULVEDA BLVD

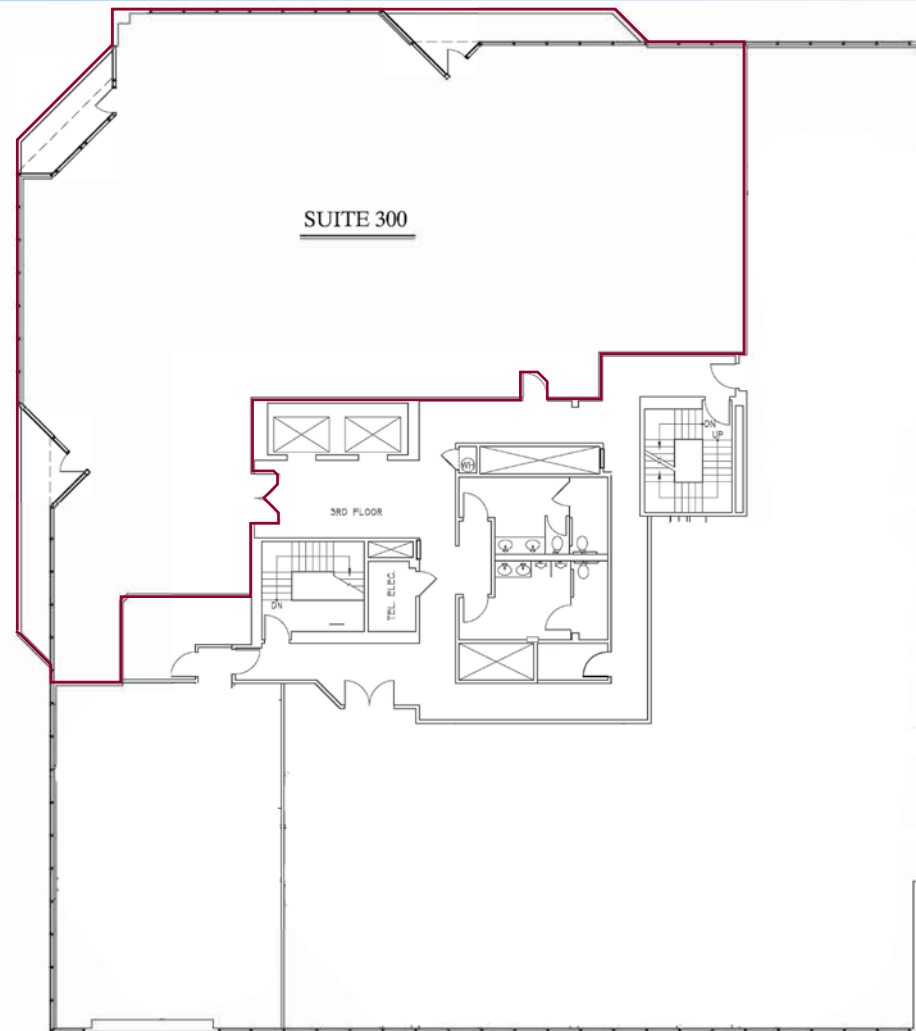
SHERMAN OAKS

OFFICE SPACE FOR LEASE

Suite 300 | 5,024 RSF

SUITE DETAILS:

- **Corner Suite**
- **Fully Built-out Medical Suite**
- **Double Door Entry - Immediately off the Elevator**
- **Enclosed Reception and Waiting Area**
- **Multiple Exam Rooms and Offices**
- **X-Ray Room**
- **Three (3) Private Balconies**
- **Two (2) In-Suite Restrooms**
- **Kitchen**
- **Dedicated Staff and Storage Areas**



5170

SEPULVEDA BLVD
SHERMAN OAKS

Suite 300 | 5,024 RSF

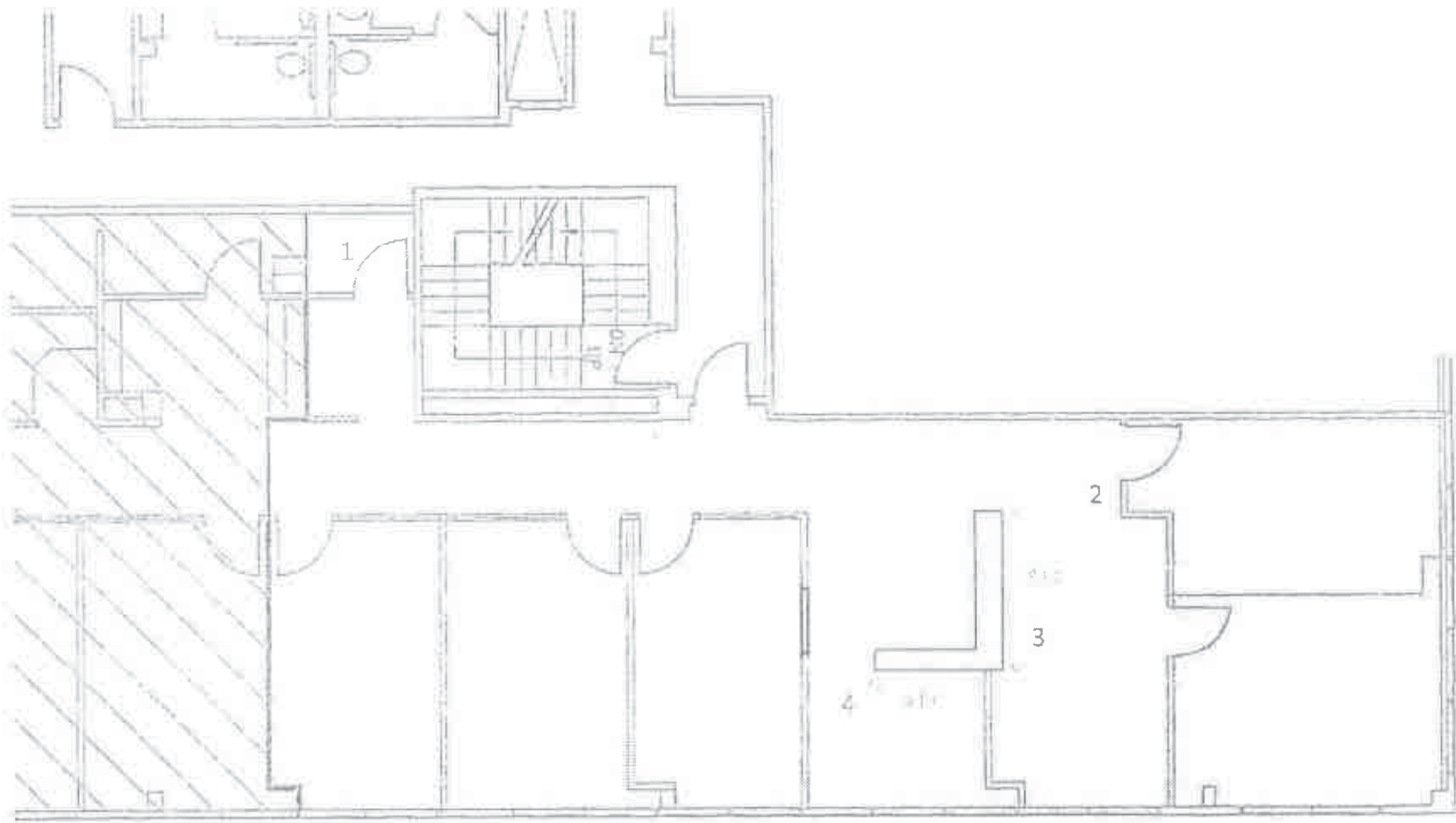


5170

SEPULVEDA BLVD
SHERMAN OAKS

OFFICE SPACE FOR LEASE

Suite 330 | 1,751 RSF



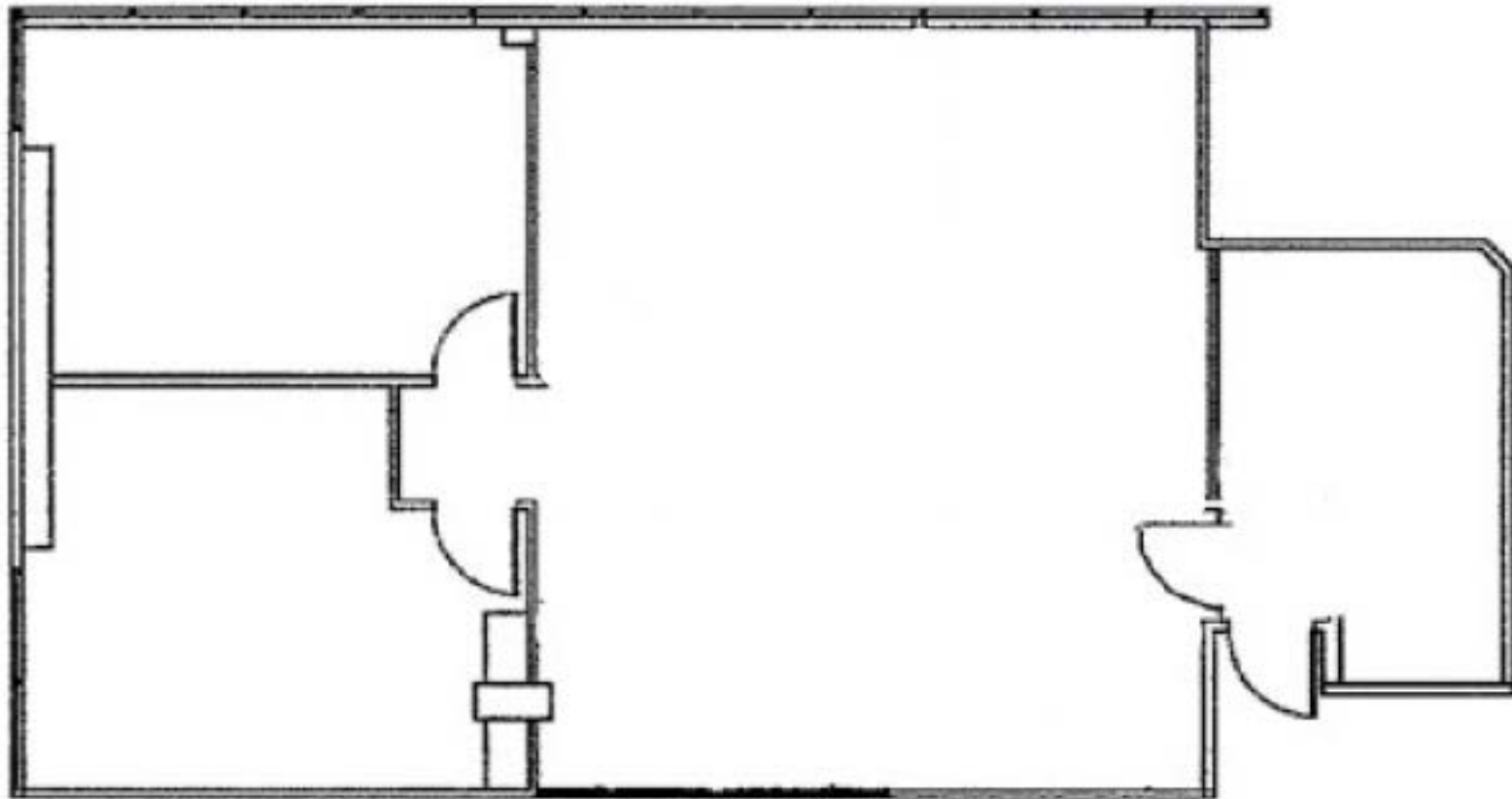
5170

SEPULVEDA BLVD

SHERMAN OAKS

OFFICE SPACE FOR LEASE

Suite 380 | 1,536 RSF



5170

SEPULVEDA BLVD
SHERMAN OAKS

OFFICE SPACE FOR LEASE



JENNIFER DONALDSON

818.986.9800

jdonaldson@lee-re.com

DRE #01317737

TODD WUSCHNIG

818.986.9800

twuschnig@lee-re.com

DRE #01367230



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®-LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates Group of Companies
15060 Ventura Blvd, Suite 100, Sherman Oaks, CA 91403
P: 818.986.9800 F: 818.783.9260
www.leelanorth.com