



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



PRIME FREESTANDING OFFICE/CREATIVE BUILDING AVAILABLE FOR LEASE

14226 Ventura Boulevard, Sherman Oaks, CA 91423



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DRE#00907933



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FREESTANDING OFFICE
SHERMAN OAKS, CA

PROPERTY FEATURES

14226 Ventura Boulevard, Sherman Oaks, CA 91423



APPROX. 4,384 SF

OFFICE/CREATIVE BUILDING AVAILABLE





- ✓ Lot Size ±9,394 SF
- ✓ Gated parking lot with 16 parking spaces in rear
- ✓ Building fascia signage, 60 feet of frontage

AREA AMENITIES

- ✓ Ideal location on Ventura Blvd., just east of Van Nuys Blvd
- ✓ Adjacent to many Sherman Oaks retailers, restaurants, and local favorites such as: Ralph's, Fresh Fair, Wells Fargo Bank, Chase Bank, Sweet Butter, Taisho, Osteria La Buca, Pizzana, Tekila, Petit Trois, and Local Peasant
- ✓ Convenient freeway access (101 Freeway)

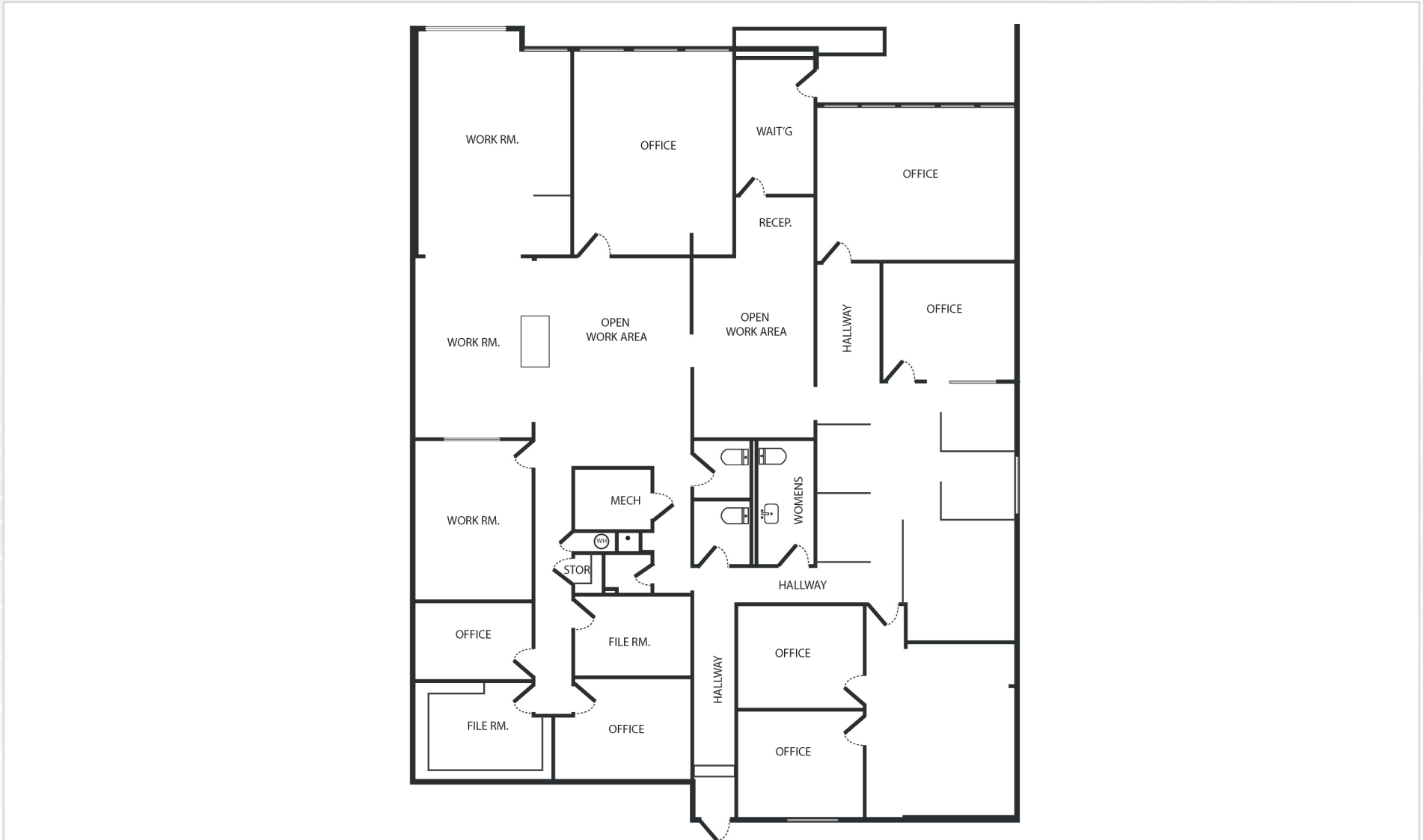
RATE

\$2.85 PER SF MODIFIED GROSS

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,869	181,408	511,556
 Avg. HH Income	\$137,218	\$137,053	\$121,470
 Daytime Pop	31,289	186,591	510,610
 Traffic Count	± 34,317 CPD ON VENTURA BLVD		

FLOOR PLAN

14226 Ventura Boulevard, Sherman Oaks, CA 91423



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

Sleep



SUBWAY

BEST BUY



COST PLUS WORLD MARKET

BARNES & NOBLE



citi

WHOLE FOODS MARKET



CHASE

Lemonade

AT&T

PAVILIONS

AERIAL MAP

CVS pharmacy



MARMALADE Breakfast - Dessert - Lunch - Dinner CAFE

Gelson's VONS



Staples



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EXECUTIVE VICE PRESIDENT

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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.