

"Prime" Sherman Oaks Office Space for Lease
4533 VAN NUYS BOULEVARD

**Major Price
Reduction!!!**

Gated Parking Lot!!!

**Priced to
Move!!!**

Private Restroom!!!



- LOCATION:** 4533 Van Nuys Boulevard, Sherman Oaks, Ca 91403
- SIZE/RENTAL RATE:** **Unit 301**- 2,000* +/- R.S.F @ \$2,800.00/MO, plus Electric & Gas
Unit 402 – 500* +/- R.S.F. @ \$975.00/MO, GROSS
- AVAILABLE:** Immediately
- PARKING:** **Unit 301** – Four (4) reserved parking spaces in **GATED LOT!!**
Unit 402 – One (1) reserved parking spaces in **GATED LOT!!**
Ample street parking on Van Nuys Blvd. is also available!
- COMMENTS:**
- * Excellent street visibility
 - * Secured building!!!
 - * Excellent pride of ownership building
 - * Easy access to the 101 & 405 freeways

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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**Lessee to Verify (Size is approximate)*

Howard Bass

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