

20335 Ventura Boulevard
Woodland Hills, CA 91364

OFFICE SPACE FOR LEASE

PROMOTIONAL RATE \$1.50/SF



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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LEE & ASSOCIATES® - LA NORTH/VENTURA

15060 Ventura Boulevard, Suite 100 | Sherman Oaks, CA 91403 | Corporate ID #01191898

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.

PROPERTY DETAILS

20335 Ventura Boulevard is an atrium-style building in Woodland Hills. The property is fully renovated with new flooring, restrooms, elevator cabs, doors and much more.

PROPERTY FACTS

Space Available:

Suite 120	±1,389 SF*	**Contiguous for 15,583 SF	
Suite 125	±1,734 SF*	Suite 400	±1,405 SF
*Contiguous for 3,123 SF		Suite 415	±1,377 SF***
Suite 150	±437 SF	Suite 416	±1,119 SF***
Suite 201	±900 SF	Suite 417	±733 SF***
Suite 300	±1,696 SF**	Suite 418	±343 SF***
Suite 301	±452 SF**	***Contiguous for 3,572 SF	
Suite 302	±1,935 SF**	Suite 420	±1,563 SF
Suite 305	±4,289 SF**	Suite 423	±747 SF
Suite 310	±2,207 SF**	Suite 428	±900 SF
Suite 315	±2,502 SF**	Suite 429	±1,801 SF
Suite 318	±2,502 SF**		

Lease Rate: \$2.00/SF MG **Promotional Rate \$1.50/SF**
For the First 6 Months on a Minimum
Lease Term of 3-years

Utilities Are Included

Tenant Responsible for Interior Janitorial

Parking: 3/1,000 SF

Front Reserved: \$100.00/mo/car

Lower Ground Reserved: \$85.00/mo/car

Single Top Reserved: \$60/mo/car

Tandem Reserved: (2 cars) \$100/mo

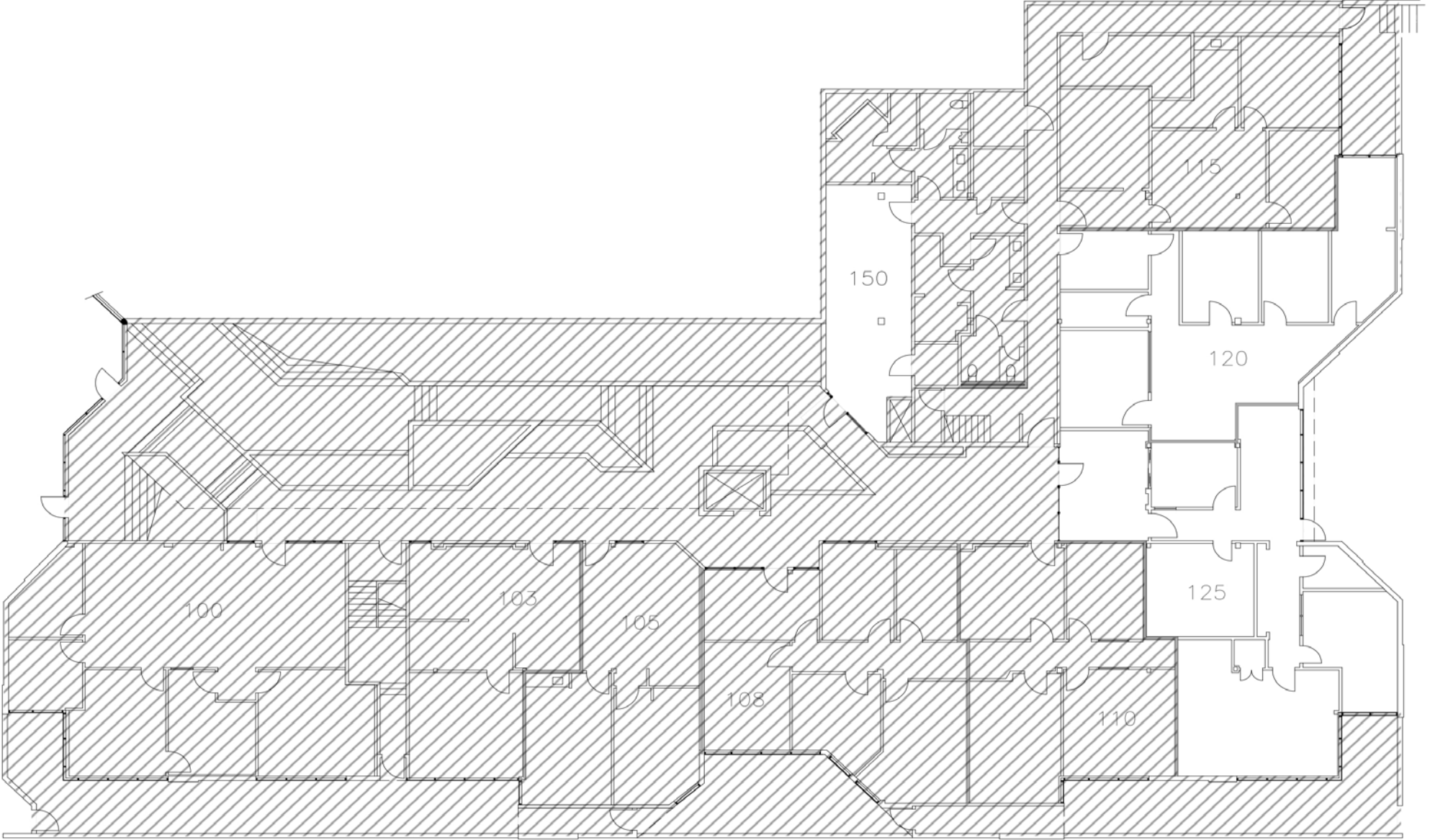
Off-Site Unreserved Back Lot: \$25/mo/car

Off-Site Parking: \$25/mo/car



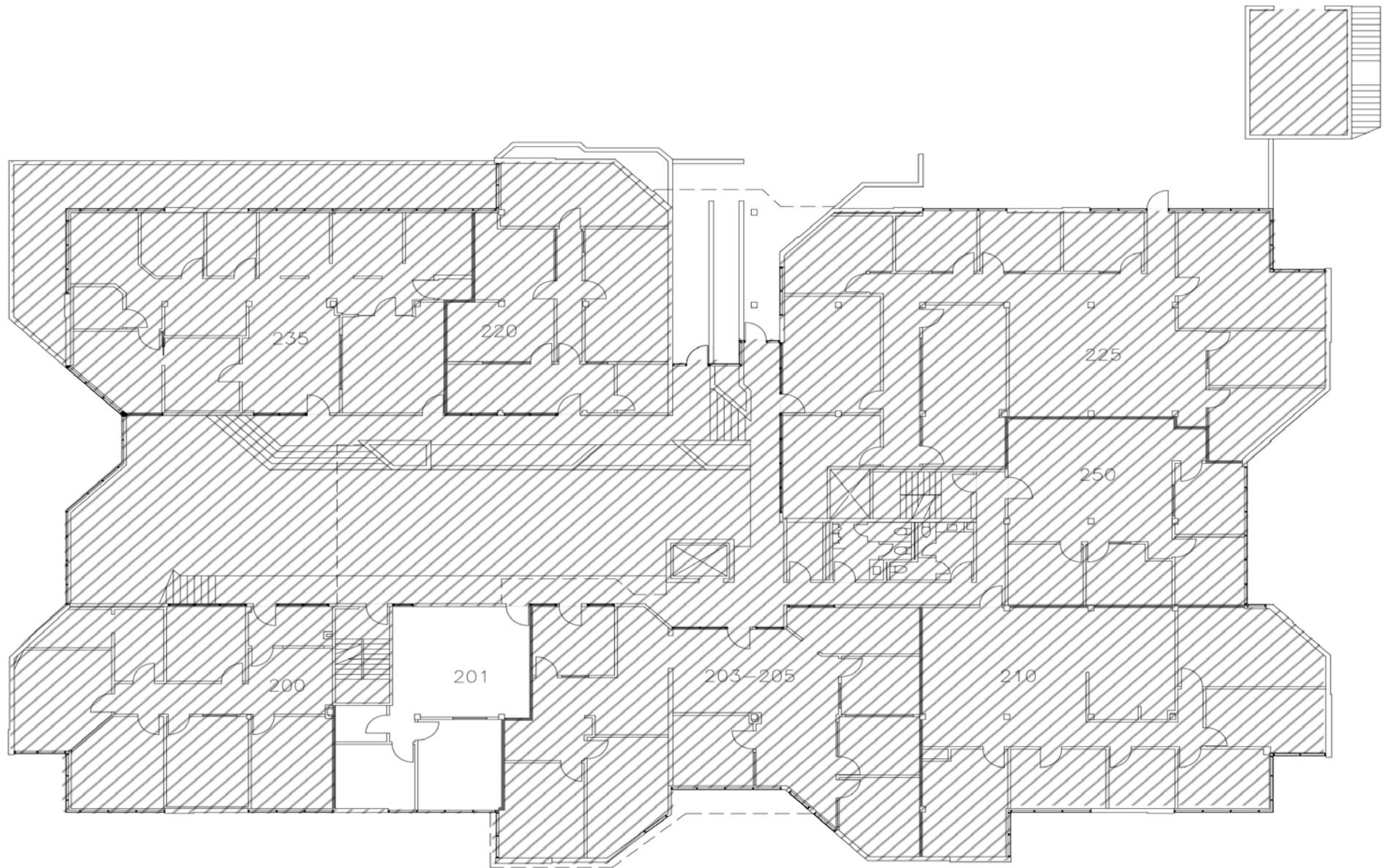
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FLOOR PLAN - 1ST FLOOR



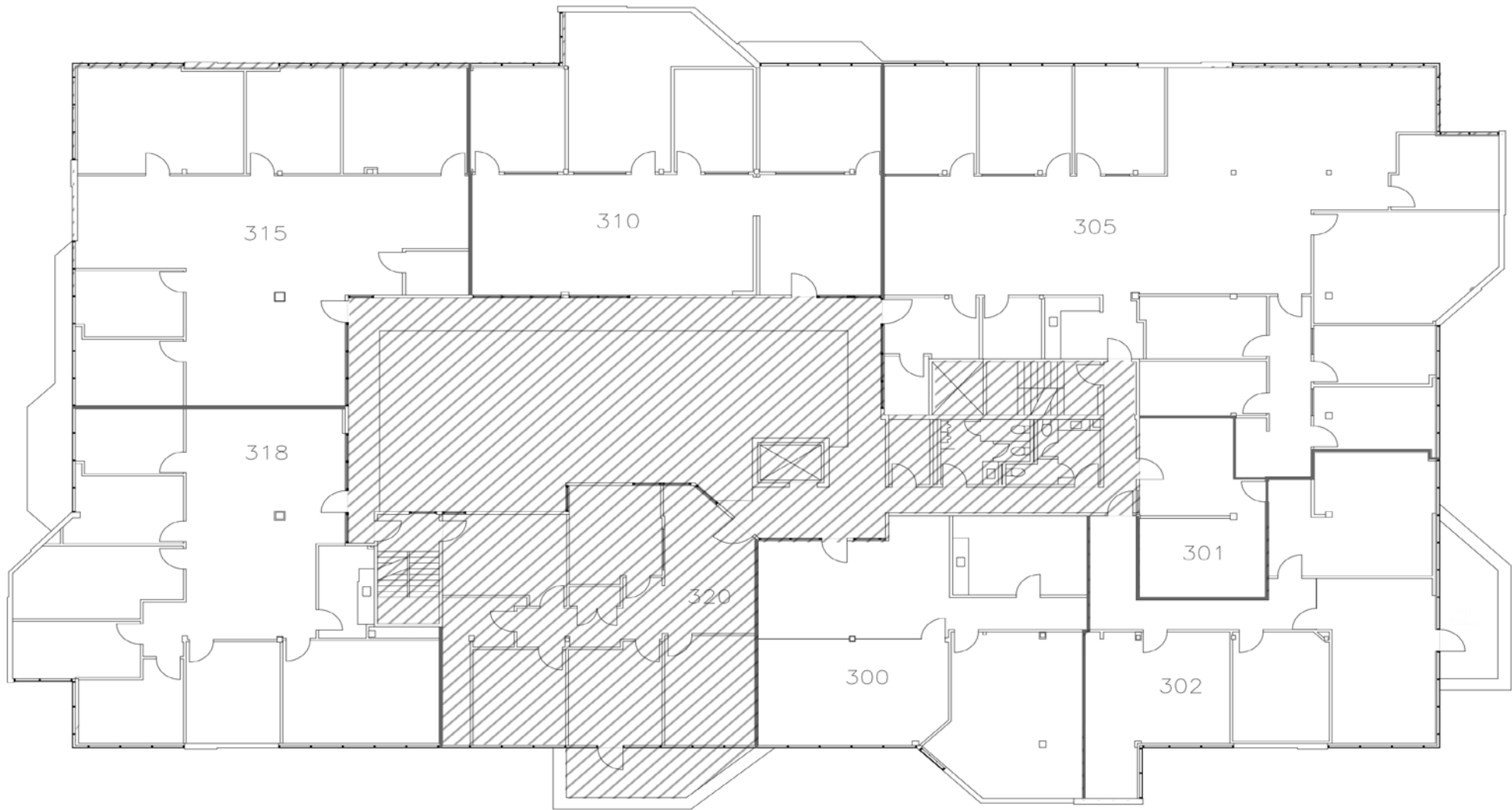
NOT TO SCALE

FLOOR PLAN - 2ND FLOOR



NOT TO SCALE

FLOOR PLAN - 3RD FLOOR



NOT TO SCALE

FLOOR PLAN - 4TH FLOOR



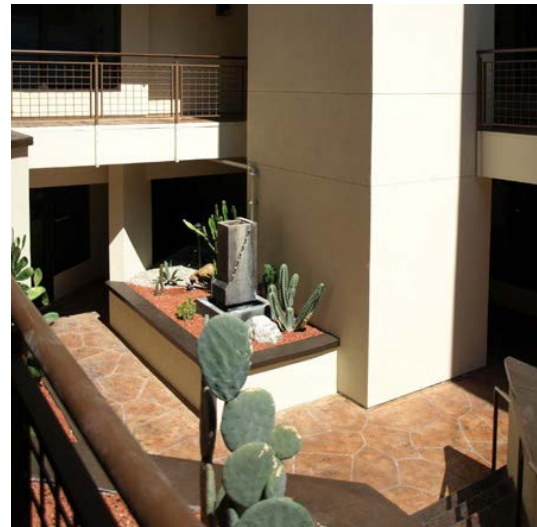
NOT TO SCALE

PROPERTY PHOTOS & HIGHLIGHTS

- Gorgeous interior suites with sidelights, hard surface flooring and lots of natural light throughout
- Efficient layout suitable for almost any requirement
- Excellent Ventura Blvd location
- Near the 101 Freeway on and off ramps
- Walking distance to Target, Todai, and many more!
- Windowed offices
- Good street parking
- Some suites fully renovated and move-in ready
- Pet friendly building



www.leelanorth.com



AERIAL VIEW

VENTURA FWY (US 101)

SUBJECT

20335 Ventura Blvd.
Woodland Hills, CA



Ventura Blvd

20335 Ventura Boulevard, Woodland Hills, CA 91364

AMENITIES AERIAL



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