

FOR LEASE



12650 RIVERSIDE DR., VALLEY VILLAGE, CA
BOUTIQUE OFFICE SPACE IN HEART OF VALLEY VILLAGE

SCOTT ROMICK

MANAGING DIRECTOR/PRINCIPAL
SROMICK@LEE-RE.COM
818.933.0305
DRE #01323527

DARREN CASAMASSIMA

PRINCIPAL
DC@LEE-RE.COM
818.933.0303
DRE #01425638

DAVID KAUFMAN

PRINCIPAL
DKAUFMAN@LEE-RE.COM
818.505.4677
DRE #02109841



EXECUTIVE SUMMARY

12650 Riverside Drive stands out for its prime location, communal courtyard, patios, and landscaped areas. Planned upgrades align with tenant demand for “flight to quality” properties, and the building’s unique attributes position it as a rare opportunity in the marketplace.

AVAILABLE SPACES

FLOOR	SUITE	USE	TYPE	SF AVAILABLE	RENT/SF/MONTH
P1	100	Office	Direct	2,500-6,170	\$2.85 MG
P2	206	Office	Direct	5,950	\$2.85 MG
P2	203	Office	Direct	2,591	\$2.85 MG





PROPERTY DETAILS:

ASKING RENT
\$2.85/SF MG

AVAILABLE
2,500 SF — 6,170 SF

PARKING
2.5/1,000 SF (\$85/SPACE)

YEAR BUILT
1972/1980

PROPERTY TYPE
OFFICE

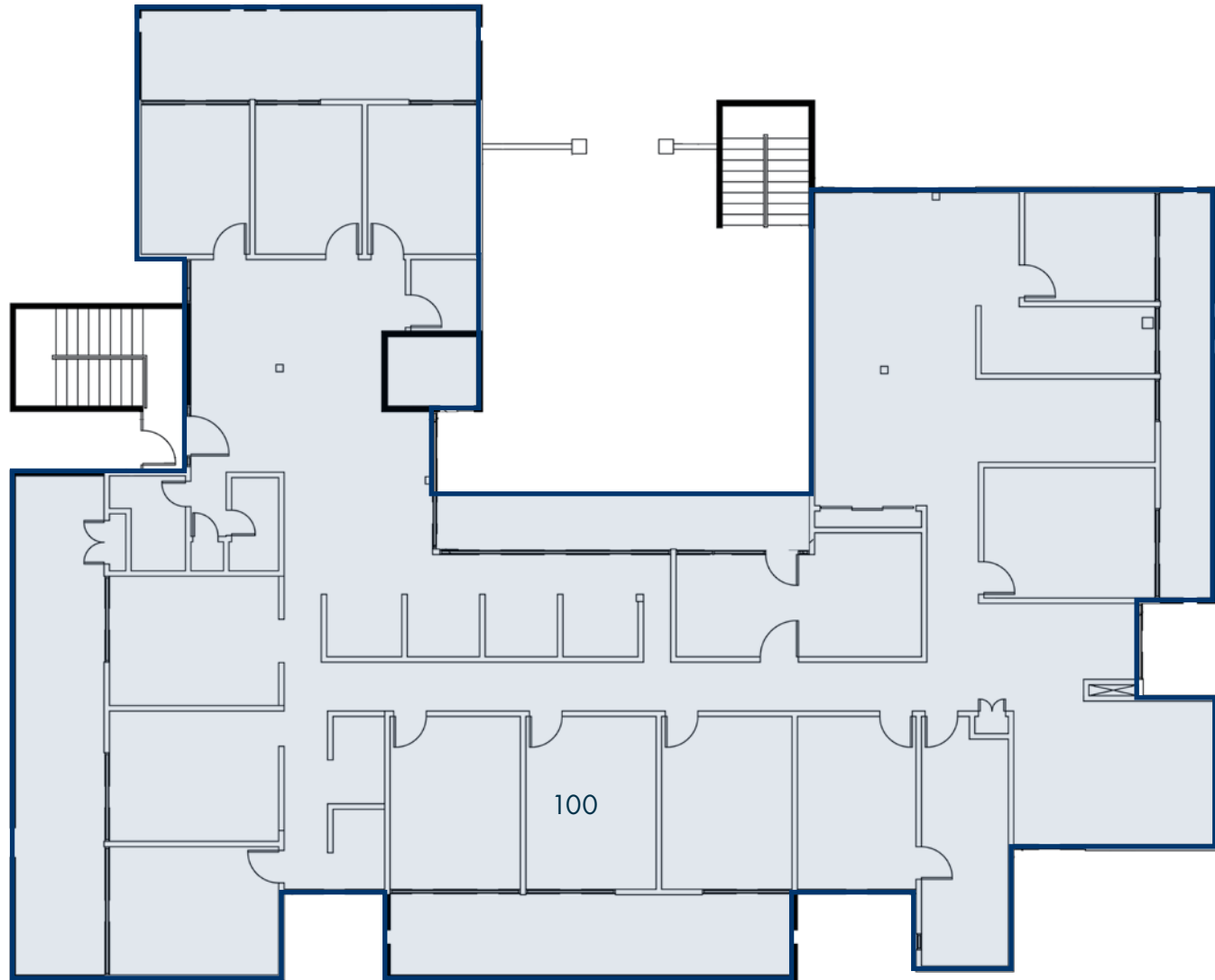
BUILDING SIZE
16,280 SF

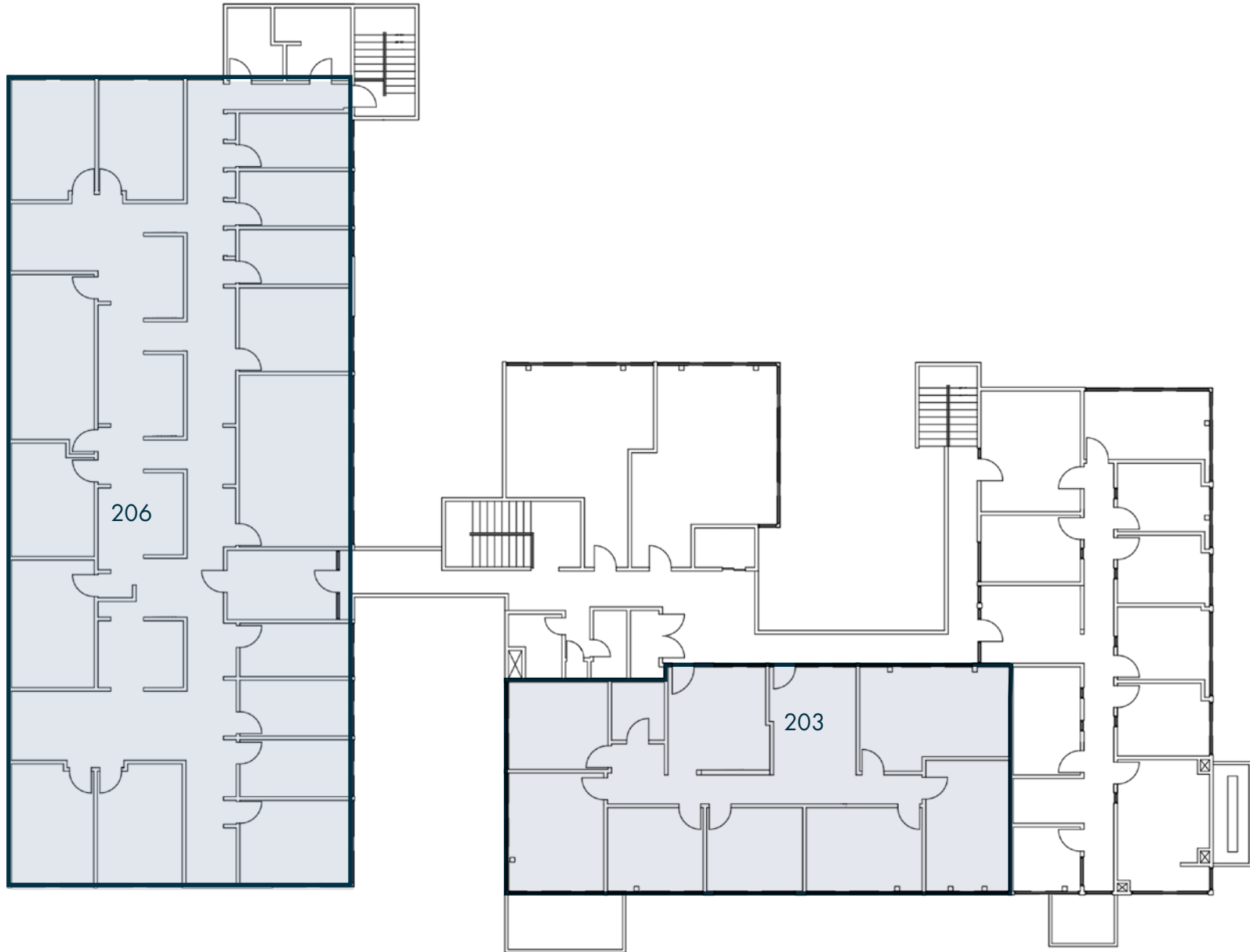
MAX CONTIGUOUS
6,170 SF

YEAR RENOVATED
2015

PROPERTY RENDERINGS







 AERIAL MAP



12650 RIVERSIDE DR
VALLEY VILLAGE, CALIFORNIA

VENTURA FWY (US 101)

US
101

RIVERSIDE DR

LA MAIDA ST

AMENITIES





SCOTT ROMICK

MANAGING DIRECTOR/PRINCIPAL
SROMICK@LEE-RE.COM
818.933.0305
DRE #01323527

DARREN CASAMASSIMA

PRINCIPAL
DC@LEE-RE.COM
818.933.0303
DRE #01425638

DAVID KAUFMAN

PRINCIPAL
DKAUFMAN@LEE-RE.COM
818.505.4677
DRE #02109841

15060 VENTURA BLVD, SUITE 100
SHERMAN OAKS, CA 91403
WWW.LEELANORTH.COM



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.

