



16133

VENTURA

ENCINO FINANCIAL CENTER

16133 VENTURA BLVD | ENCINO, CA

LEASED BY

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

MANAGED BY

 **HOSPITALITY
at WORK**
A LOWE COMPANY

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Elevating the Workplace through Hospitality

HOSPITALITY AT WORK

Hospitality at Work's Management is well known for delivering superior services and elevating the tenant experience through hospitality-inspired "third places." H@W engages with its Tenants with amenity areas such as outdoor lounges, concierge attended lobby, conference rooms, and cafés—creating dynamic spaces for work and collaboration. The tenant experience is further enhanced by an on-site Building Host who curates weekly events focused on fitness, food, charitable initiatives, and community service, enriching the workday.



14-STORY
CLASS A
OFFICE BUILDING



229,525 SF
TOTAL RBA



SCOTT ROMICK

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DAVID KAUFMAN

Principal
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SYDNEY FRASER

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www.16133VENTURA.COM



Office & Medical Suites



On-Site Management



±13% Load Factor



40 EV Charging Stations



On-Site Cafe/Eatery



Training / Conference Room



Lobby Concierge



Car Washing Services



After-Hours HVAC Available



Controlled Access



On-Site Storage Available



Outdoor Tenant Lounge



Year-Round Tenant Appreciation Events

NEXT LEVEL AMENITIES

Tenant Lounge
Training / Conference Room
On-Site Cafe

...because we appreciate our tenants.



The Eatery



"I can't stop recommending The Eatery to all my friends and family!

I feel great supporting a local small business and it's even better when the food is all delicious and priced so well!"

- Yelper

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SUITE	RSF	DETAILS
905	5,201	Double Corner Unit; 5 Exterior & 4 Interior Offices, 2 Conf Rooms, Kitchen, Reception, Large Bullpen, Storage; Avail 90 Days
685	3,871	Double Corner Unit; 9 Windowed Offices with Glass Sidelights, Conference Room, Enclosed Reception Area, Kitchen
404	2,201	4 Exterior Offices, Glass Conference Room, Large Bullpen
600/620**	3,411	Double Corner Unit; 8 Exterior & 1 Interior Office, 1 Conf Room, Kitchen, Reception, Small Bullpen, Storage; Avail 90 Days
625†	2,372	5 Exterior Offices, Conference Room, Kitchen, Reception/Waiting Room, Bullpen
540	2,188	4 Exterior Offices, Conference Room, Kitchen, Small Bullpen, Reception/Waiting Room, Storage
500	1,919	Spec Suite! 5 Exterior Offices, Glass Conference Room, Bullpen
560	1,599	3 Exterior & 2 Interior Offices, Kitchen, Reception/Waiting Room, Storage
1230	1,241	Dental Office; 3 Plumbed Treatment Rooms, 1 Office, Reception, Waiting Room, Lab Room, Storage
300	1,035	Medical; 3 Plumbed Rooms, 1 Exterior Office, Restroom, Reception/Waiting Room, Storage

*Suite 600/620 can be demised to ±1,490 and 1,921 RSF
 †Suite 600/620 & 625 can be combined for up to 5,783 RSF

LEASING SUMMARY

RENT RATE	\$2.90 PSF Office \$3.30 PSF Medical
LEASE TYPE	Full Service Gross
TERM	Negotiable
PARKING	3/1,000 Ratio \$160 Surface Unreserved \$170 Covered Unreserved \$210 Covered Reserved

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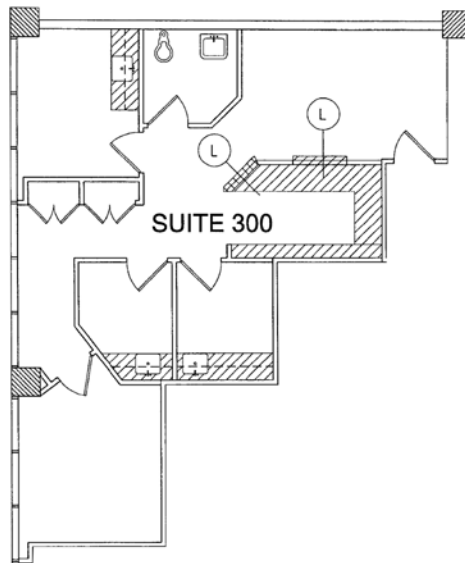
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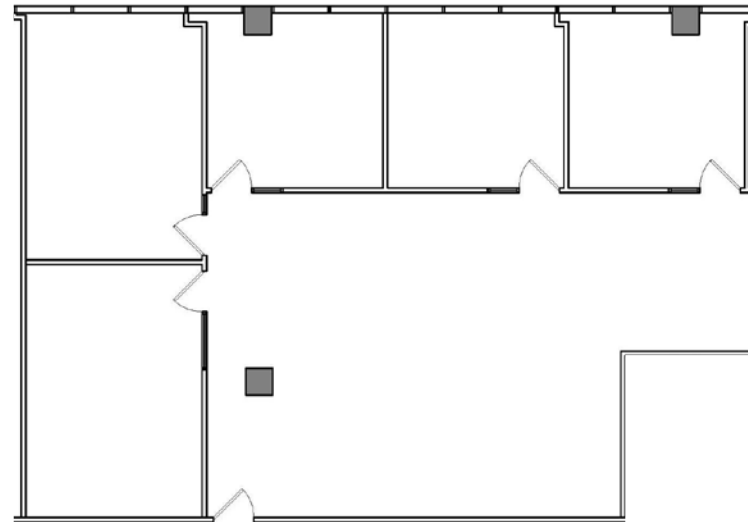
FLOOR PLANS

3rd & 4th Floor

FOR LARGER SCALED
PLANS, CLICK HERE 
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300
1,035 RSF | MEDICAL

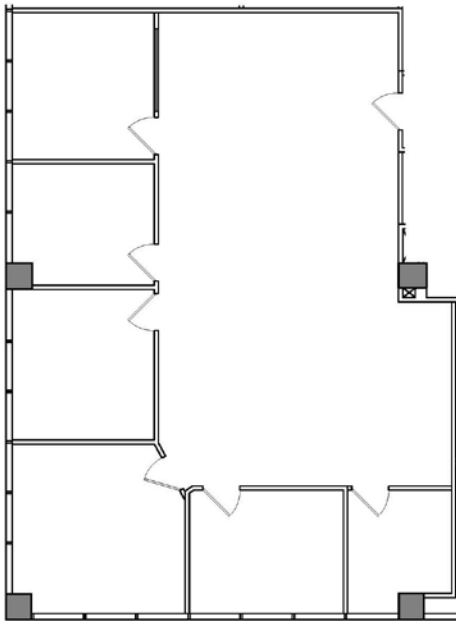


404
2,201 RSF

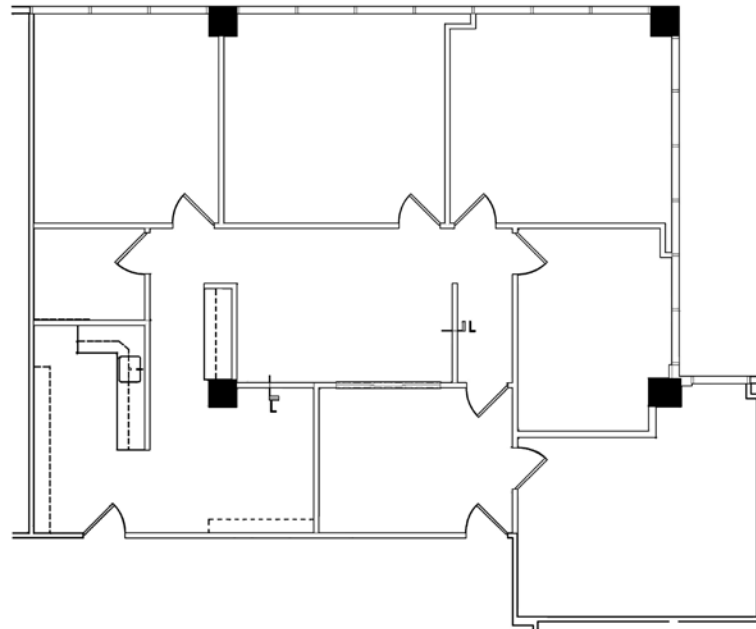
FLOOR PLANS

5th Floor

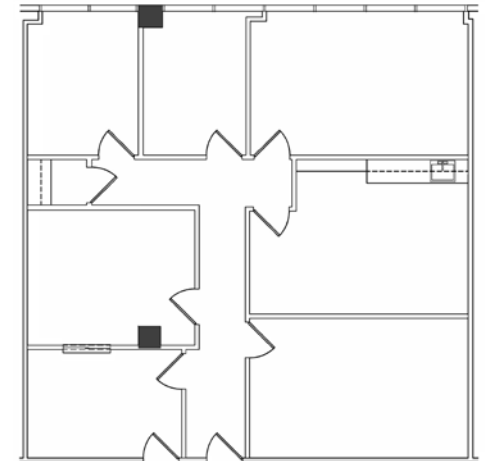
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500
1,919 RSF



540
2,188 RSF



560
1,599 RSF

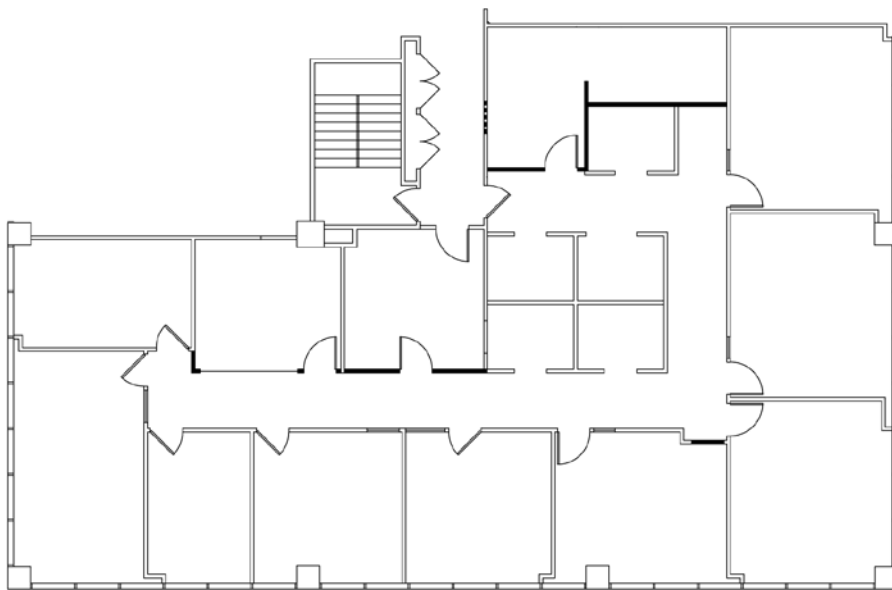
FLOOR PLANS

6th Floor

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PLANS, CLICK HERE

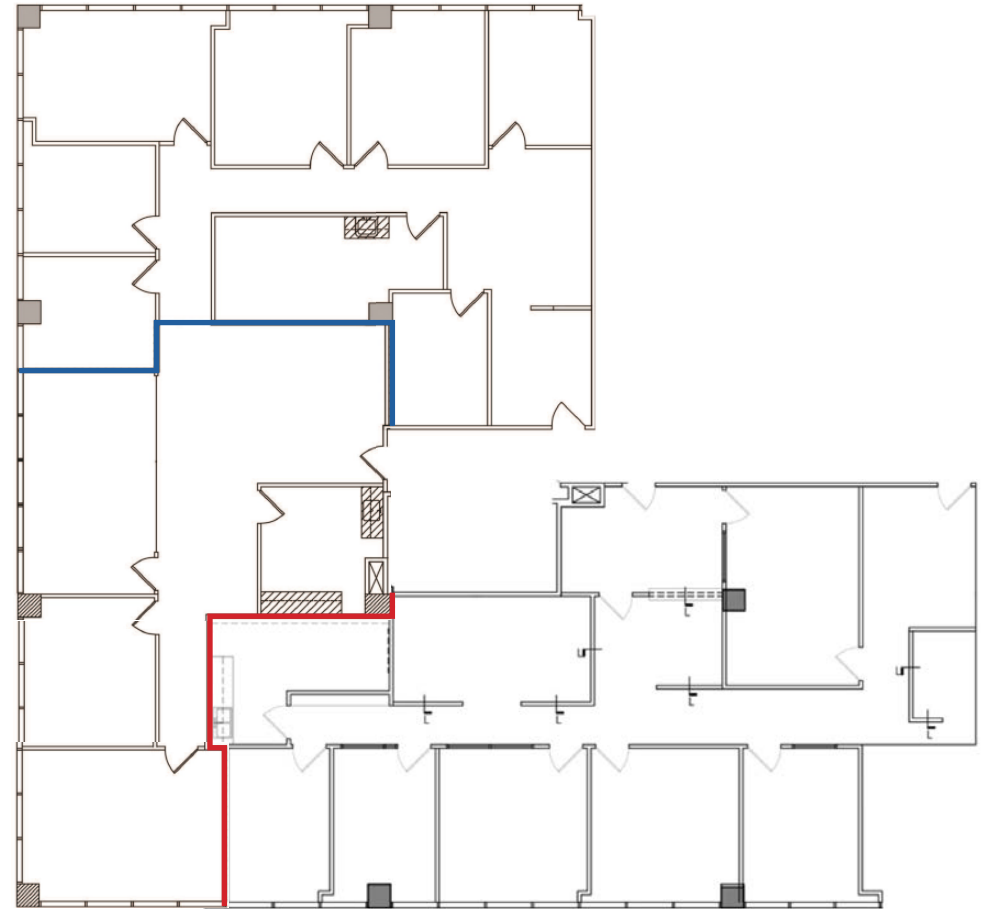


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685

3,871 RSF



600/620*†

3,411 RSF | AVAIL 90 DAYS

625†

2,372 RSF

**SUITE 600/620 CAN BE DEMISED TO ±1,490 AND 1,921 RSF*

†SUITE 600/620 & 625 CAN BE COMBINED FOR UP TO 5,783 RSF

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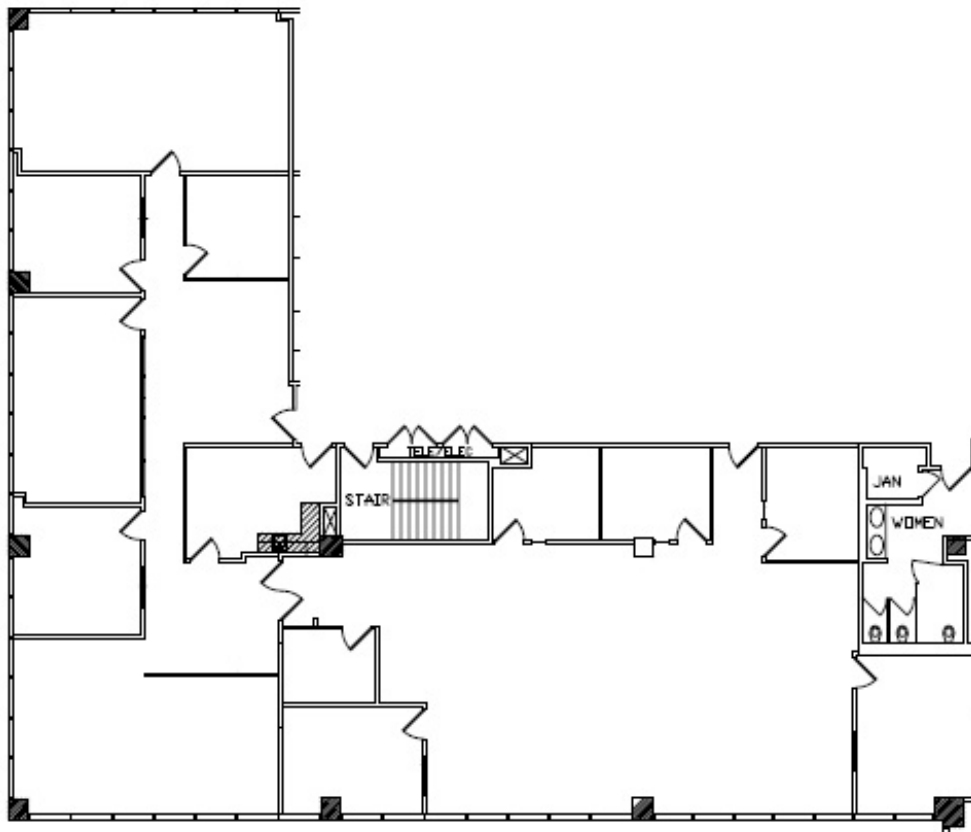
FLOOR PLANS

9th & 12th Floor

FOR LARGER SCALED
PLANS, CLICK HERE

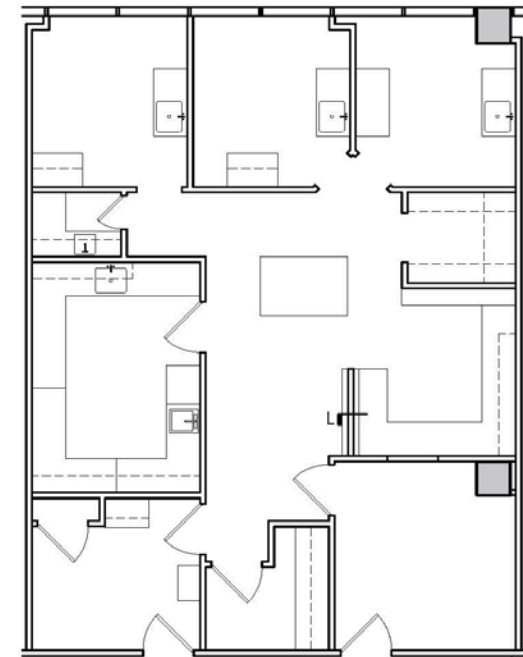


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905

5,201 RSF | AVAIL 90 DAYS



1230

1,241 RSF | DENTAL

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16133 VENTURA

surrounded by a mecca of amenities

16133 VENTURA is conveniently located less than a mile from the 101 & 405 interchange and is walking distance to a diverse array of eateries, shops, and other amenities, including the Sherman Oaks Galleria.





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