

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West



For more information please contact:

Stacy Vierheilg-Fraser
818.933.0313
svierheilg@lee-re.com
DRE #00986794



Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.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.

DETAILS

Building Size	Approx. 19,394 SF Three (3) stories
APN	2429-010-034
Land Size	Approx. 11,416 SF
Purchase Price	\$4,250,000 (\$219 PSF)
Terms	All Cash or Cash to New Loan
Year Built	1980 (fully renovated in 2006)
Parking	Approx 38 Spaces (Some covered/secured & surface covered)

FEATURES

- Space Available for an Owner-User
- Newly Renovated Common Areas
- Suites Individually Metered
- Parabolic Lighting
- Zoning: C2-1v1
- Maple Doors
- Elevator
- Secured Building
- Amenities Across the Street: Starbucks, NY Deli, Nutrishop, General Admissions

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West

EXTERIOR



For more information please contact:

Stacy Vierheilig-Fraser

818.933.0313

svierheilig@lee-re.com

DRE #00986794



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeanorth.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.

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West

SUITE 205



For more information please contact:

Stacy Vierheilg-Fraser
818.933.0313
svierheilg@lee-re.com
DRE #00986794



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeanorth.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.

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West

SUITE 210



For more information please contact:

Stacy Vierheilg-Fraser
818.933.0313
svierheilg@lee-re.com
DRE #00986794



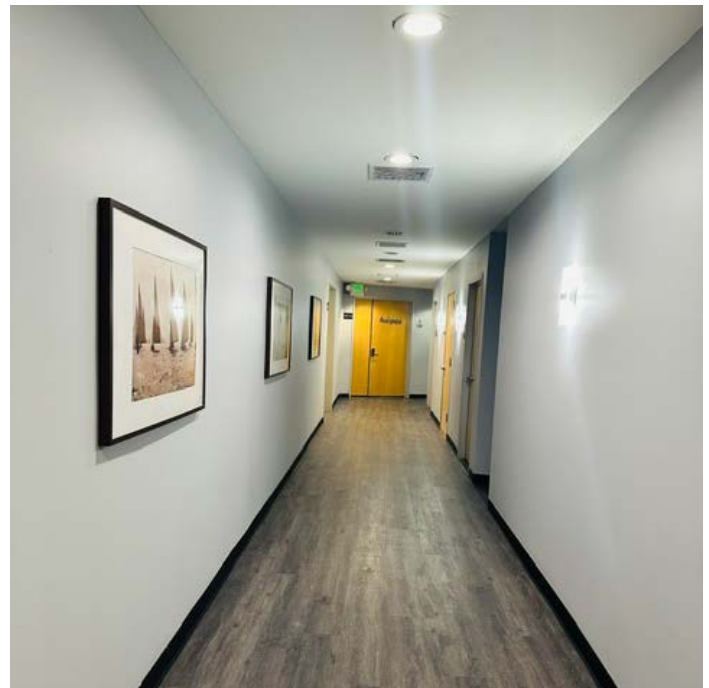
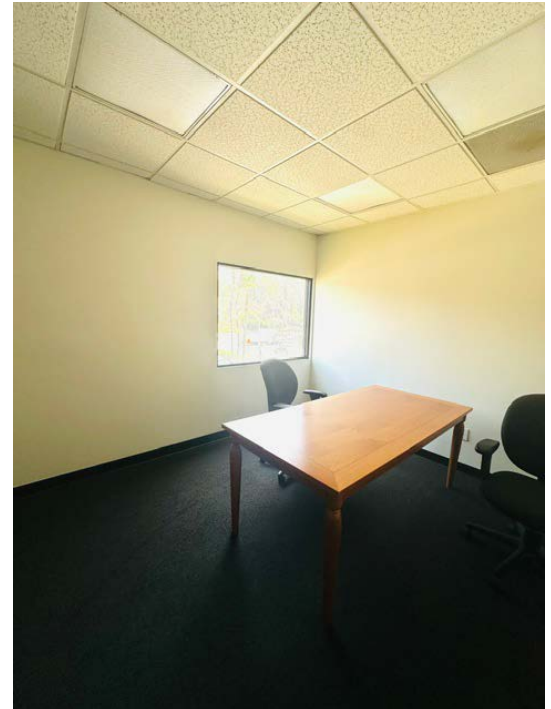
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

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.

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West

SUITE 301



For more information please contact:

Stacy Vierheilg-Fraser
818.933.0313
svierheilg@lee-re.com
DRE #00986794



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeanorth.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.

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West



For more information please contact:

Stacy Vierheilg-Fraser

818.933.0313

svierheilg@lee-re.com

DRE #00986794

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.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.

OFFICE BUILDING FOR SALE

3255 Cahuenga Boulevard West



For more information please contact:

Stacy Vierheilg-Fraser
 818.933.0313
 svierheilg@lee-re.com
 DRE #00986794

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.leenorth.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.