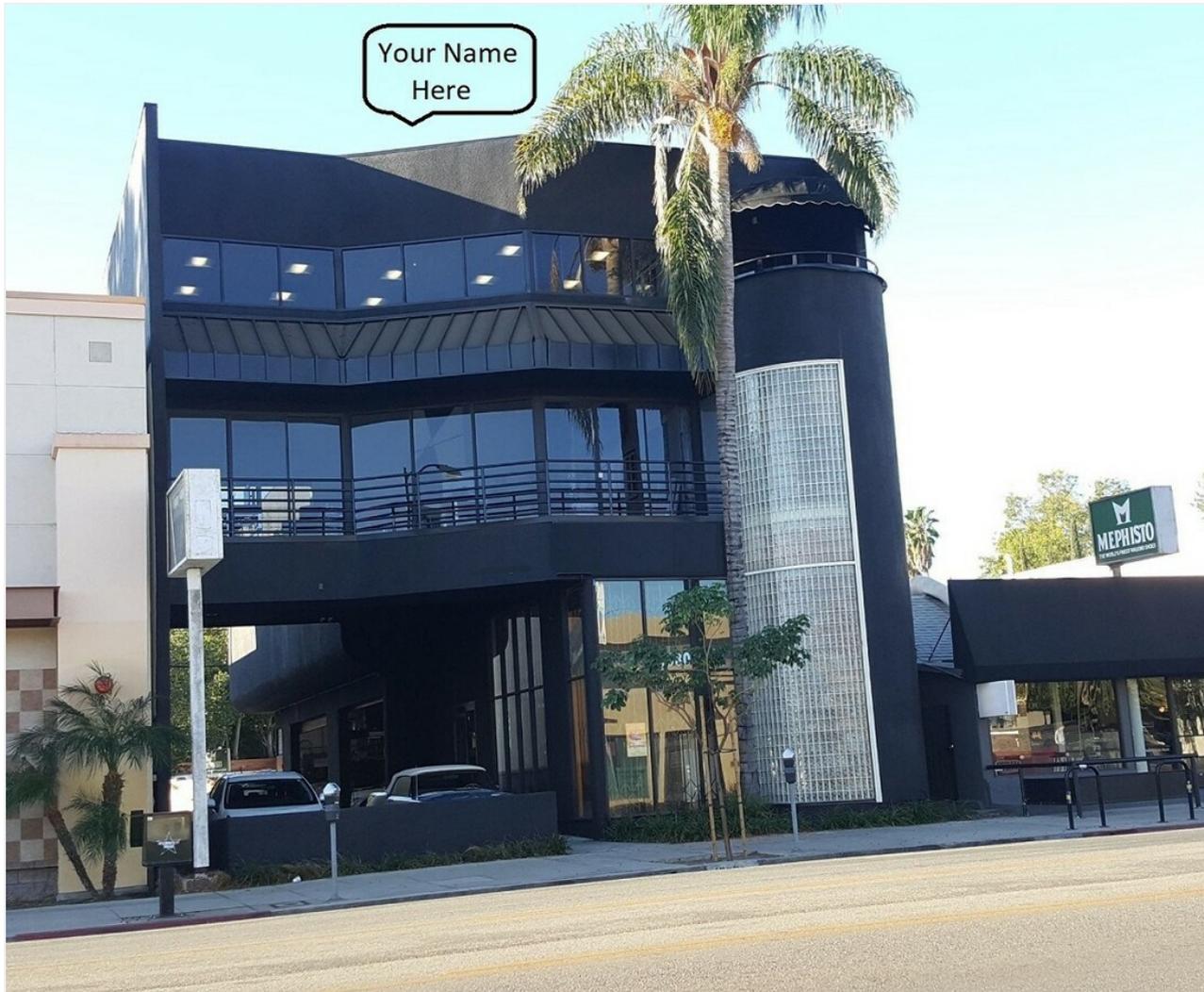


# Integrated Building

18580 Ventura Blvd, Tarzana, CA 91356

Presented by  
ALLEN ARZOUMANIAN  
Allen@Accele.com  
818 414-8200



Building 5,791 SF

Unique, Ultra-modern, free standing building on Ventura Blvd. with incredible visibility of your company name on building, 6+ offices and a 18 foot ceiling in open space area with mezzanine / loft level for manager that can see over the whole open space area below.

Open spaces and high ceilings makes it easy for retaining employees or creative talent that can lead to a more productive and engaged workforce.

Building Features:

Free Standing 45 feet high office building. Great for high visibility building signage.

Put your company name on the building that can be seen from Reseda Blvd.(similar exposure billboards cost over \$9,000/month on Ventura Blvd.)

Located In one of the finest parts of Ventura Blvd.in Tarzana ( 1 block west of Reseda Blvd.)

Elegant 18 foot ceiling in open space area.

Mezzanine / Loft level (for Manager) with private balcony that overlooks offices below, Ventura Blvd, and the whole North Valley,

Hardwood floors throughout the building.

Super bright naturally lighted interiors,

Two decks one with wet bar,

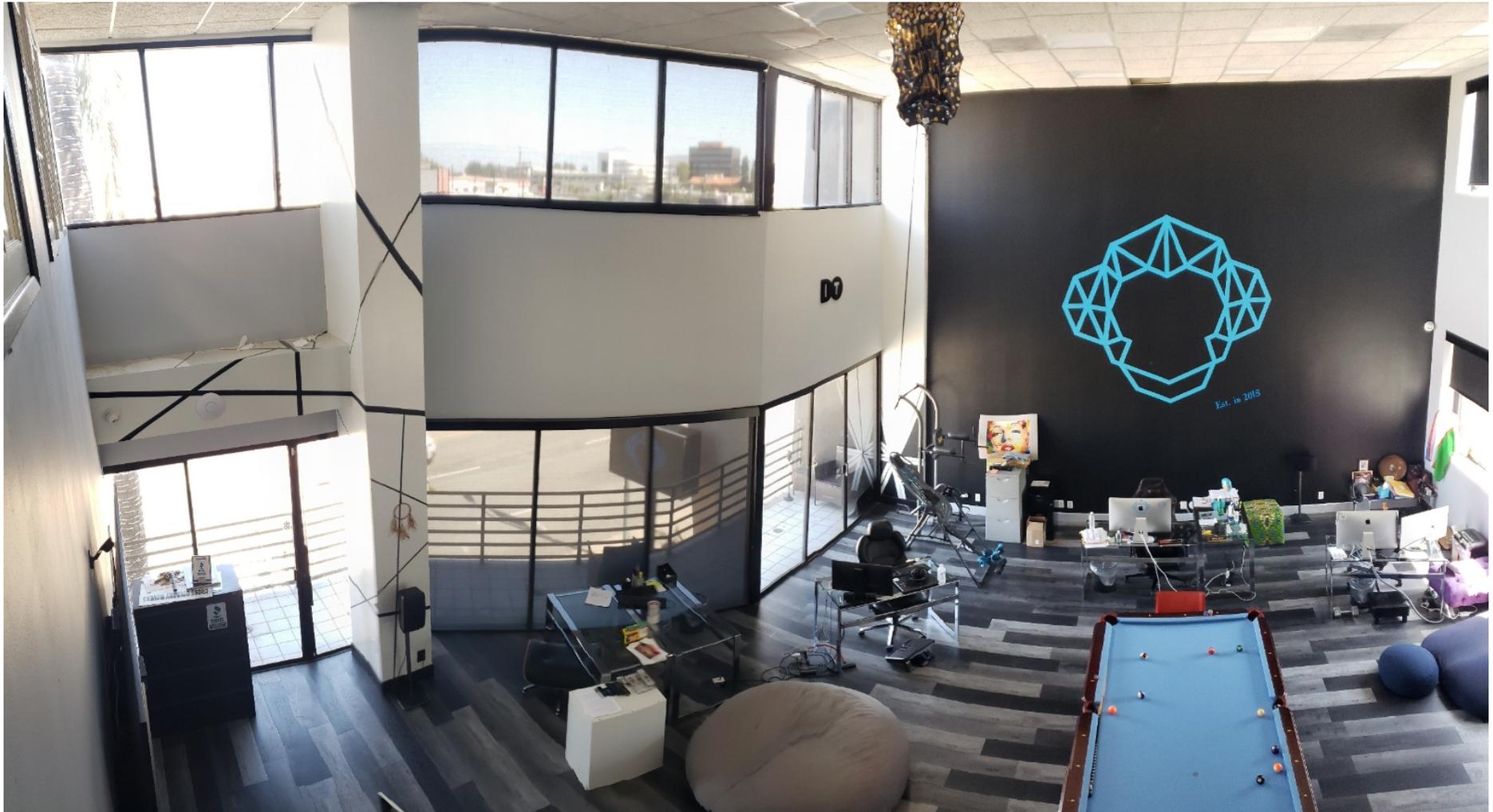
Waiting area with skylights

Two bathrooms (one with shower ) all equipped with the latest fixtures

Kitchen with break taking area

Flexible open space design

Wired for up to 24 users stations (with power and



One of a kind ultramodern free standing building with elegant 18 foot ceilings..  
Great for companies looking for open space as well as private offices

Space Available 5,791 SF  
Rental Rate Upon Request  
Date Available Now  
Lease Term 3 - 5 Years

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Manager's Loft Level Office that looks down to open area space below (pictured above) with private deck and wetbar

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## Property Photos



Managers office private deck



Managers private deck looking onto Ventura Blvd.

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## Property Photos



Integrated main office looking west



Integrated main office looking east

# Integrated Building

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## Property Photos



Conference Room



integrated office with new wood flooring

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## Property Photos



Mezzanine office



Total of 3 Bathrooms, one with full tile shower

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## Property Photos



Integrated building back office

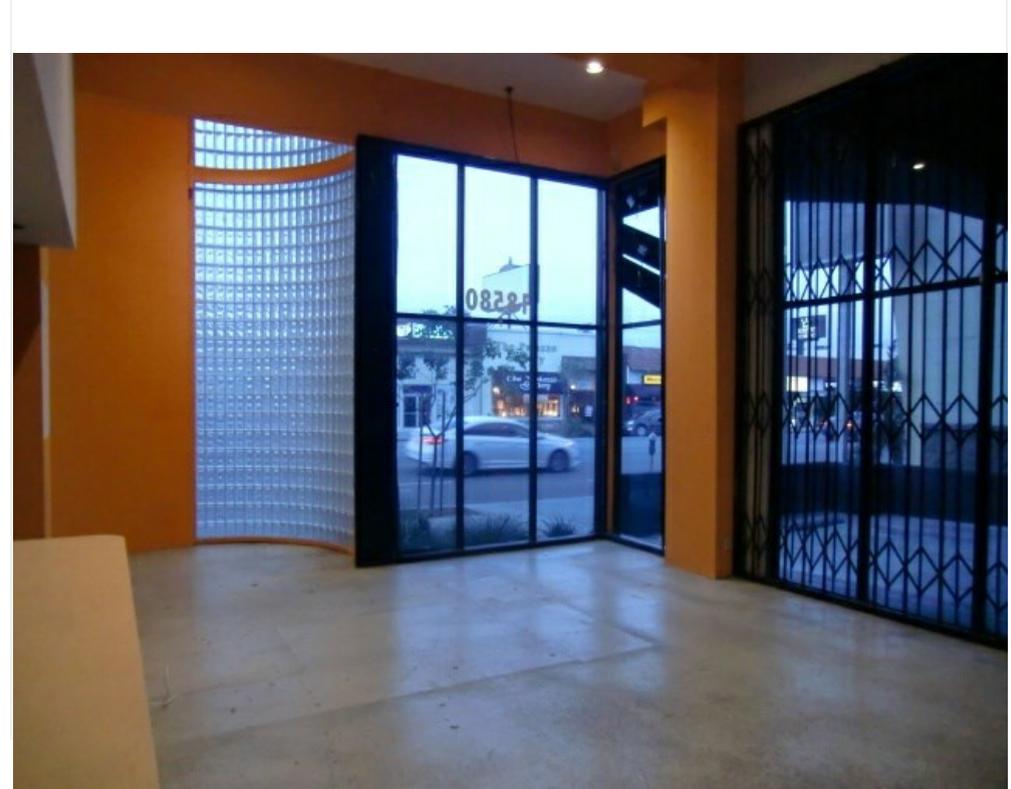
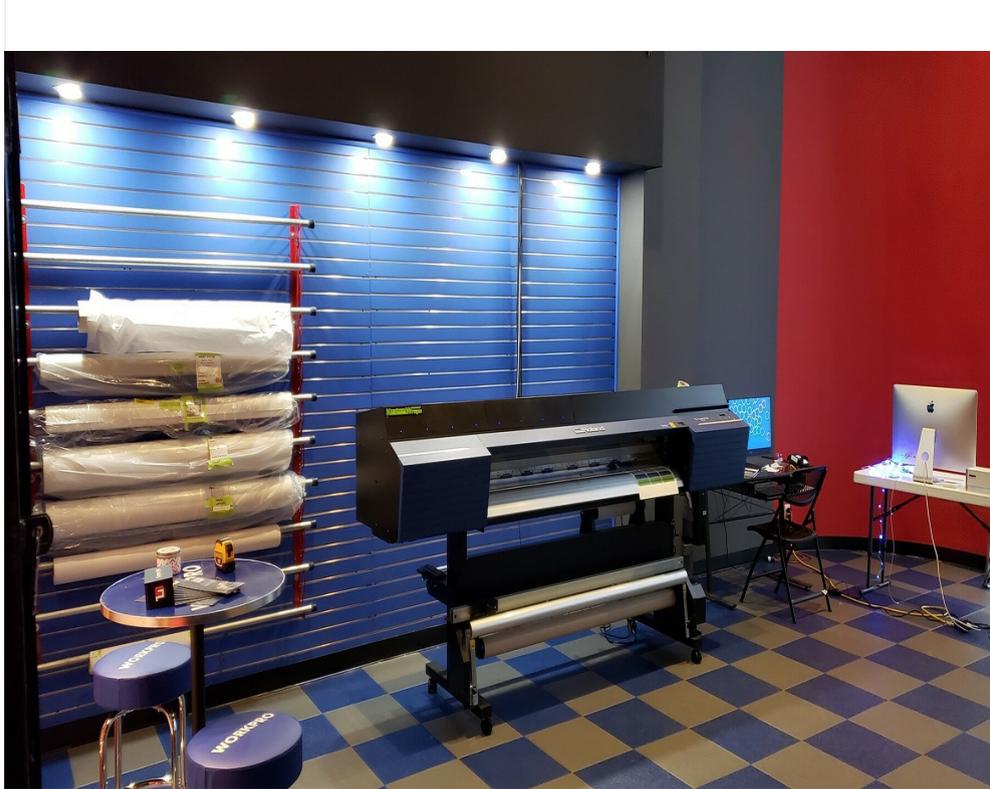


Integrated back office to break area

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## Property Photos From 1st Level



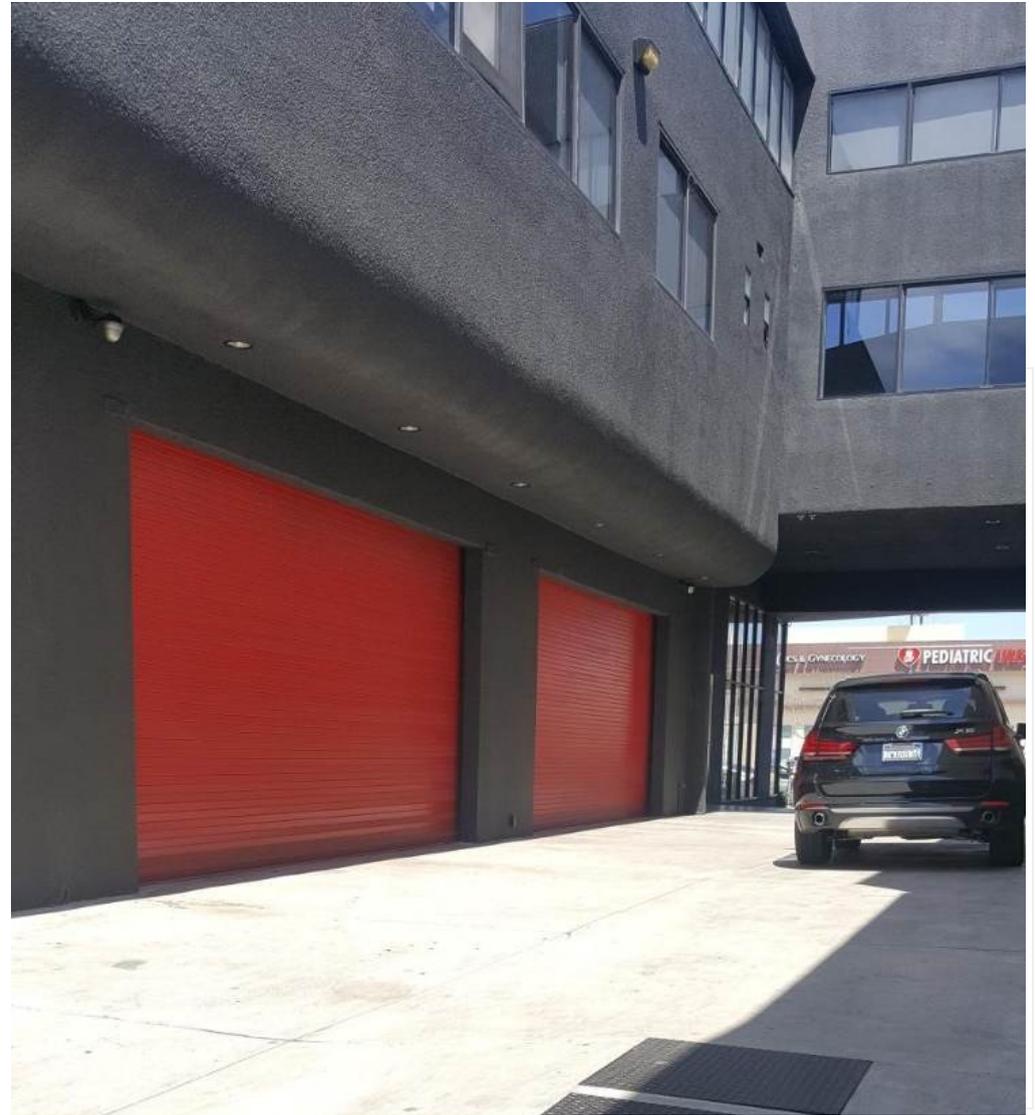
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## Property Photos



Integrated Building driveway with motorized entry door (on right)



Integrated Building back view

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## Location

