



# ENCINO CROSSING

6345 Balboa Boulevard, Buildings 3 & 4 | Encino, CA 91316



ENCINO CROSSING

# PROPERTY HIGHLIGHTS

## New Improvements

Interior and Exterior

## On-site Cafe

Services Available

## Ceiling Height

12' in Select Suites

## Metro Orange Line Adjacent

Connects to Warner Center, Universal City and DTLA

## Subterranean Parking

\$125/Stall/Month

## On-site Car Wash

Services Available







## \$5 Million in Capital Improvements Completed From 2019-2021:

HVAC Unit Replacements

Full Window Replacements

Elevator Modernizations

Renovated Restrooms

Exterior LED Lighting

Corridor Renovations

Monument Signage

Exterior Landscape Upgrades

Exterior Painting



ENCINO CROSSING

# AVAILABILITIES

## BUILDING 3

Ste	Size	Rate	Comment
150	±1,337 RSF	\$2.45	Brand new spec suite Contiguous to ±4,298 RSF Available 6/1/2026
160	±2,961 RSF	\$2.45	
257	±3,076 RSF	\$2.45	
272	±2,115 RSF	\$2.45	Brand new spec suite Contiguous to ±3,948 RSF
273	±1,833 RSF	\$2.45	
350	±4,020 RSF	\$2.45	
355	±1,643 RSF	\$2.45	Available 12/1/2025
363	2,381	\$2.45	

## BUILDING 4

Ste	Size	Rate	Comment
180	±1,199 RSF	\$2.45	
199	±2,103 RSF	\$2.45	
288	±2,117 RSF	\$2.45	
293	±1,345 RSF	\$2.45	





## BUILDING 3 | FIRST FLOOR

# Suites 150 & 160

### SPEC SUITE

#### SUITE 150

SIZE:  $\pm 1,337$  RSF

RATE: \$2.45

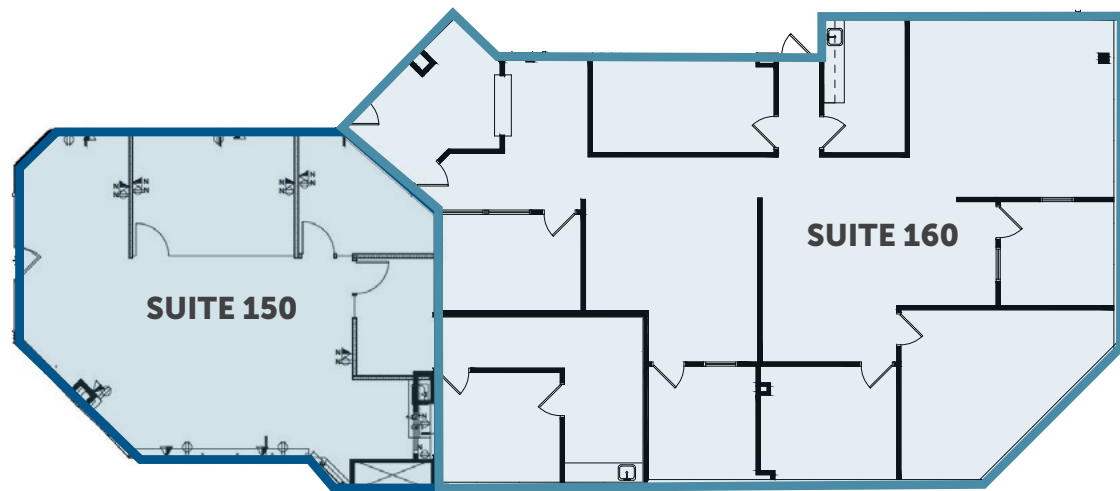
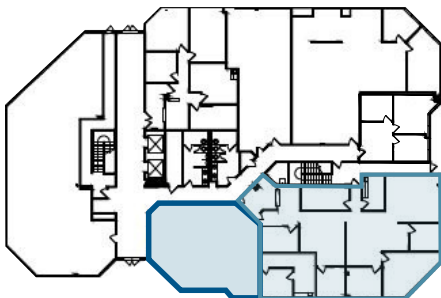
#### SUITE 160

SIZE:  $\pm 2,961$  RSF

RATE: \$2.45

AVAILABLE: 6/1/2026

CONTIGUOUS TO  $\pm 4,298$  RSF



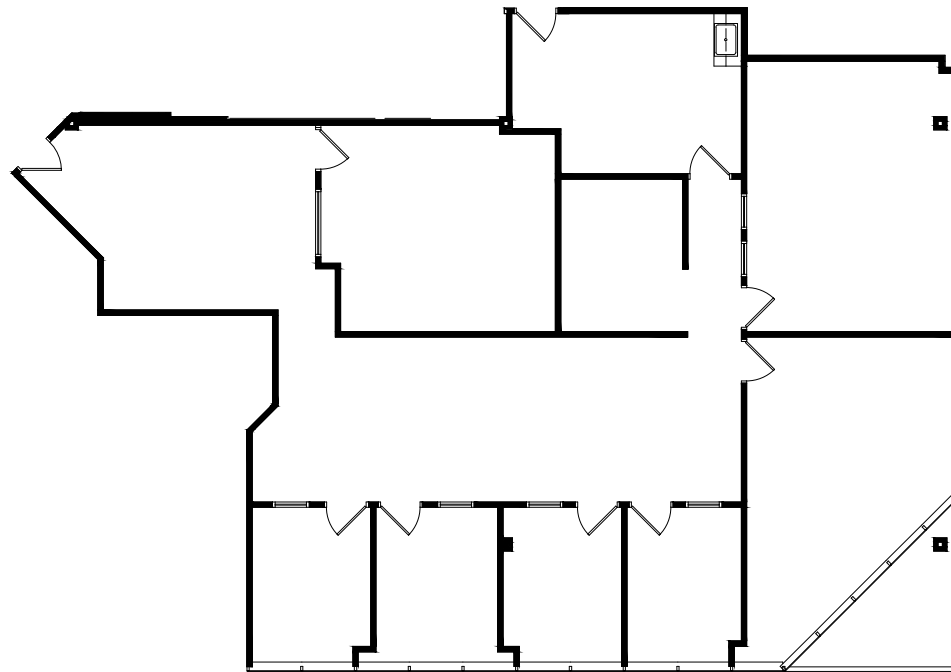
AVAILABILITIES

## BUILDING 3 | SECOND FLOOR

# Suite 257

SIZE: ±3,076 RSF

RATE: \$2.45



AVAILABILITIES

BUILDING 3 | SECOND FLOOR

# Suites 272 & 273

**SPEC SUITE**

**SUITE 272**

SIZE: ±2,115 RSF

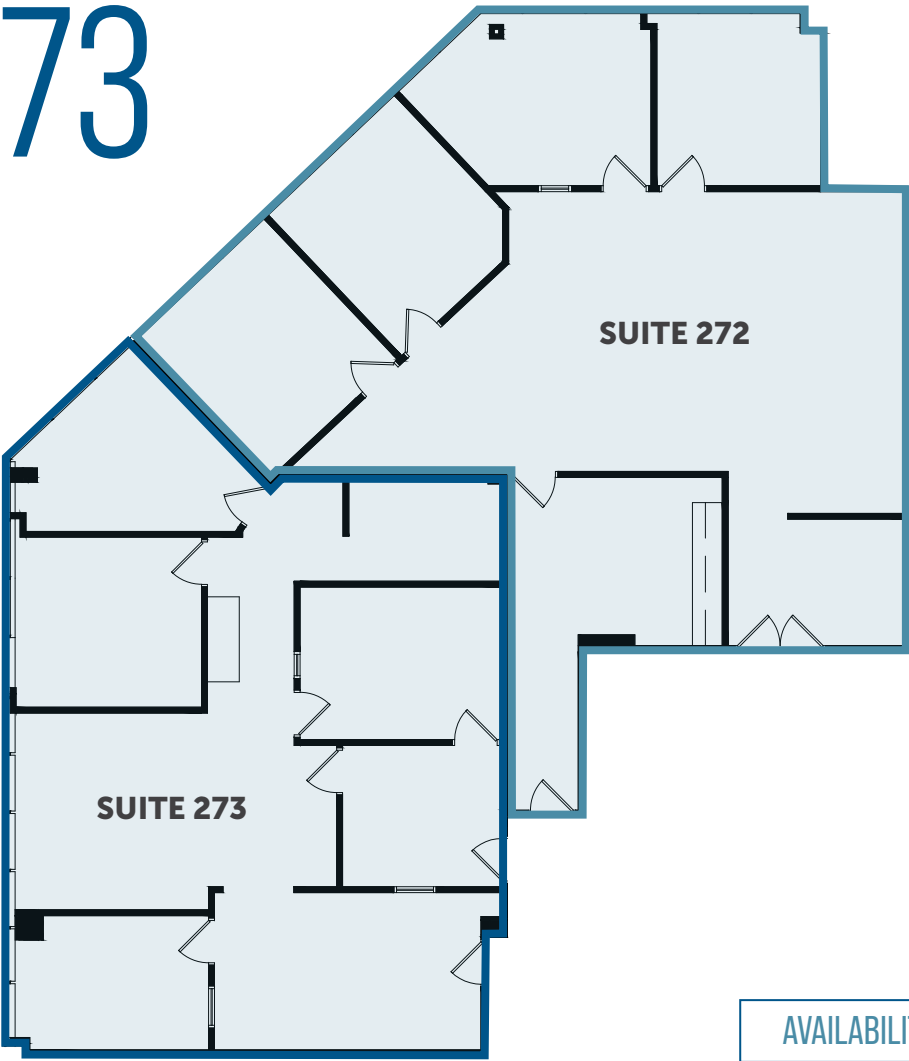
RATE: \$2.45

**SUITE 273**

SIZE: ±1,833 RSF

RATE: \$2.45

**CONTIGUOUS TO ±3,948 RSF**



AVAILABILITIES

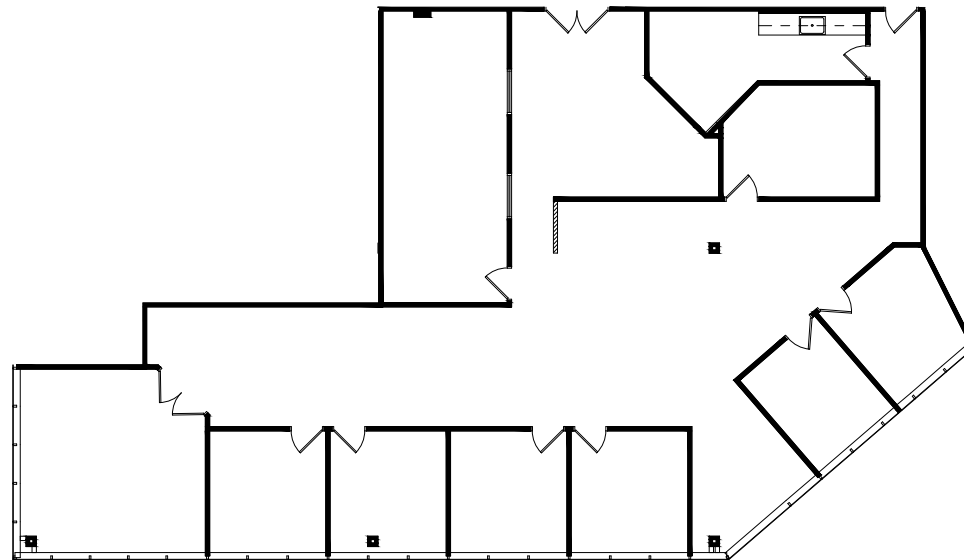
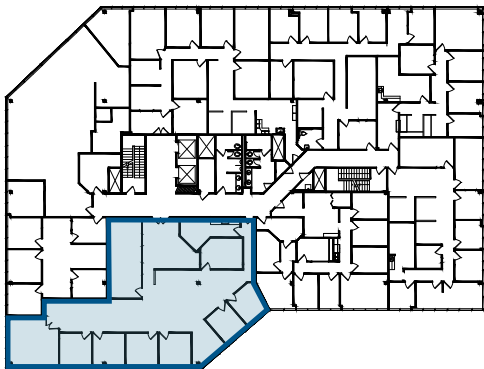


## BUILDING 3 | THIRD FLOOR

# Suite 350

SIZE:  $\pm 4,020$  RSF

RATE: \$2.45



AVAILABILITIES

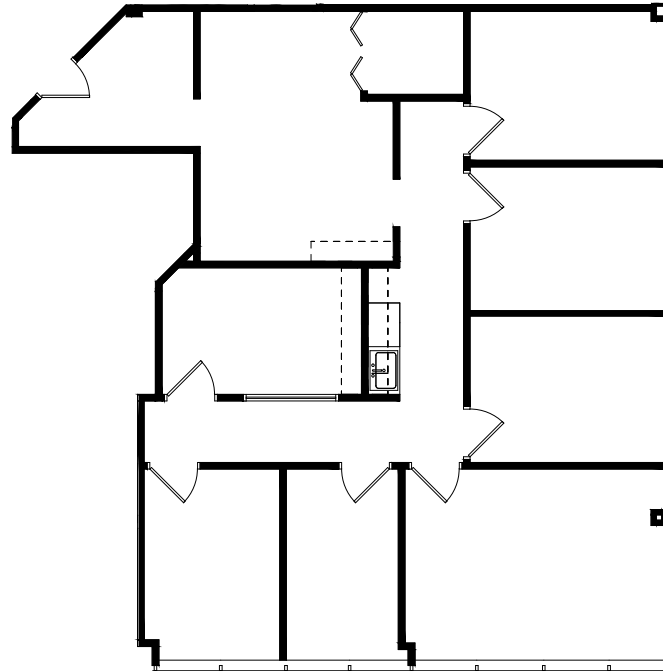
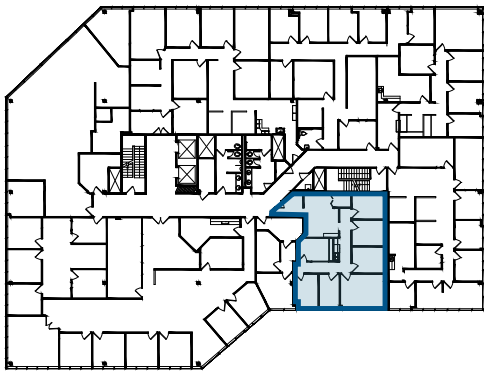
## BUILDING 3 | THIRD FLOOR

# Suite 355

SIZE:  $\pm 1,643$  RSF

RATE: \$2.45

AVAILABLE: 12/1/2025



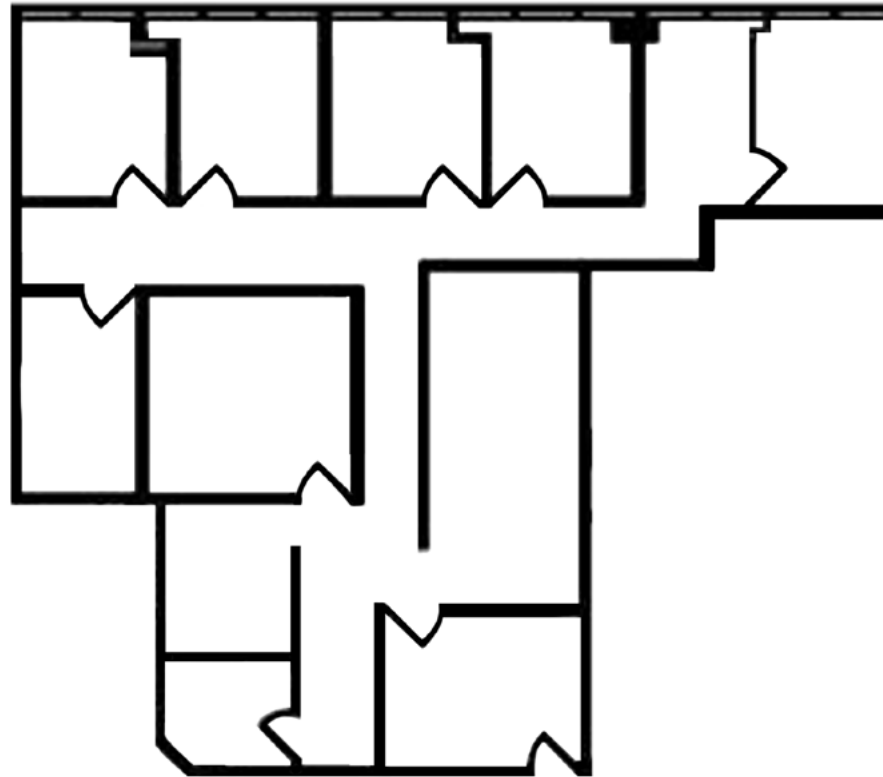
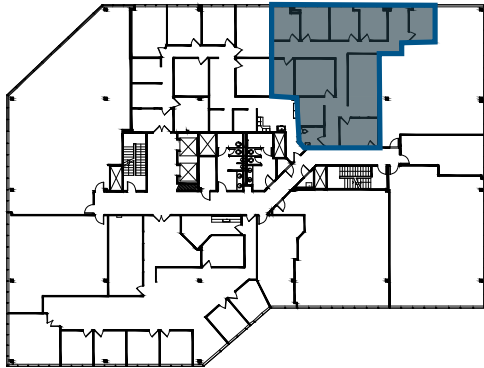
AVAILABILITIES

## BUILDING 3 | THIRD FLOOR

# Suite 363

SIZE:  $\pm$ 2,381 RSF

RATE: \$2.45



AVAILABILITIES



## BUILDING 4 | FIRST FLOOR

# Suites 180 & 199

### SUITE 180

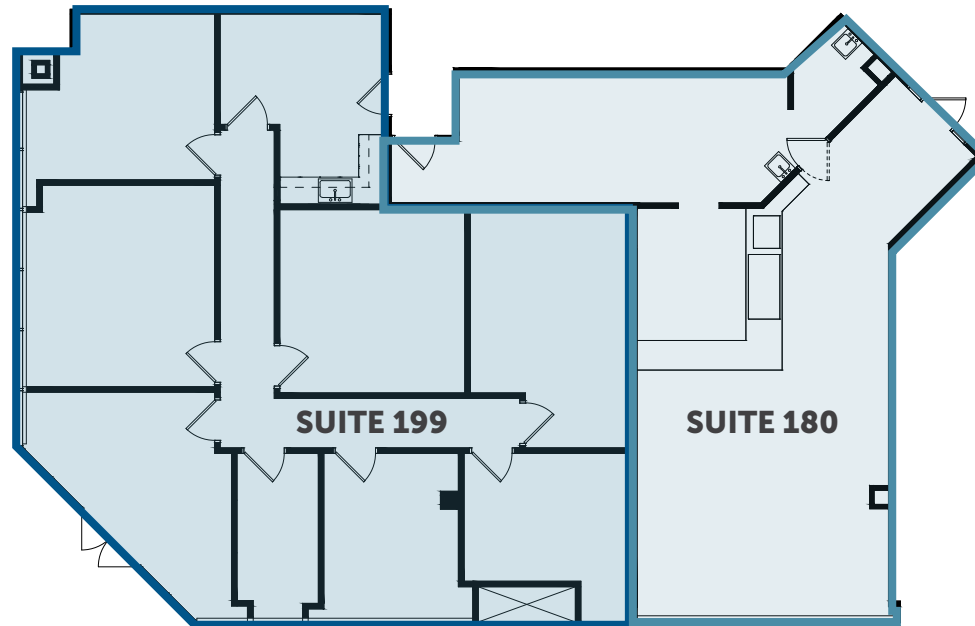
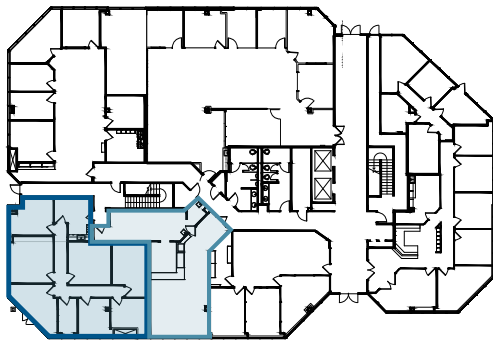
SIZE:  $\pm 1,199$  RSF

RATE: \$2.45

### SUITE 199

SIZE:  $\pm 2,103$  RSF

RATE: \$2.45



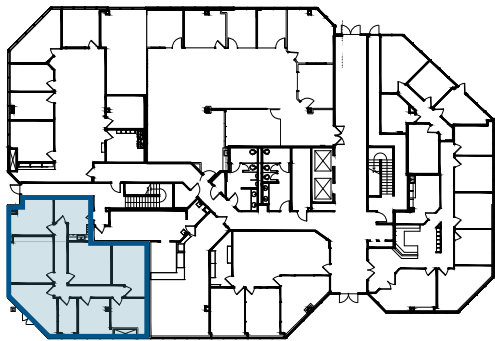
AVAILABILITIES

## BUILDING 4 | FIRST FLOOR

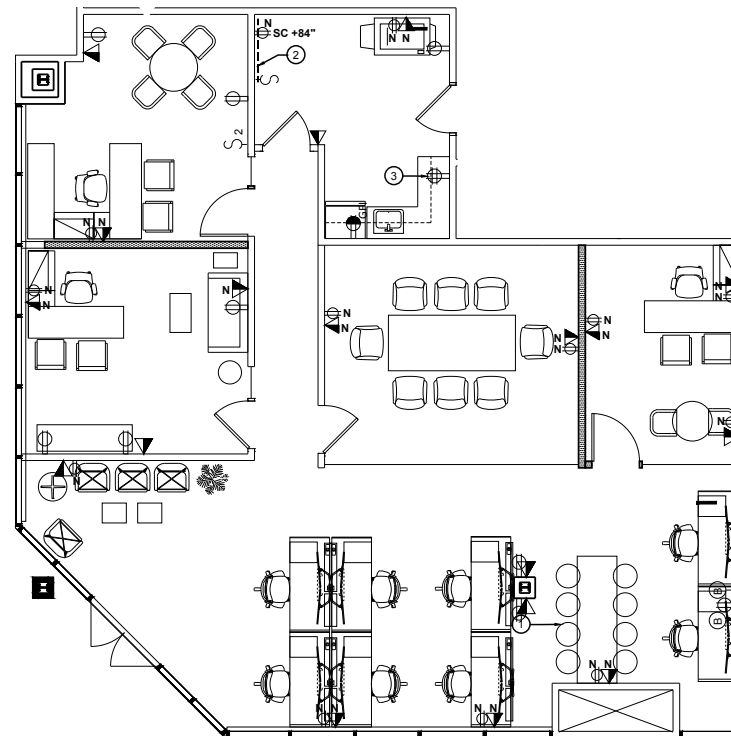
# Suite 199

SIZE:  $\pm 2,103$  RSF

RATE: \$2.45



HYPOTHETICAL FLOOR PLAN



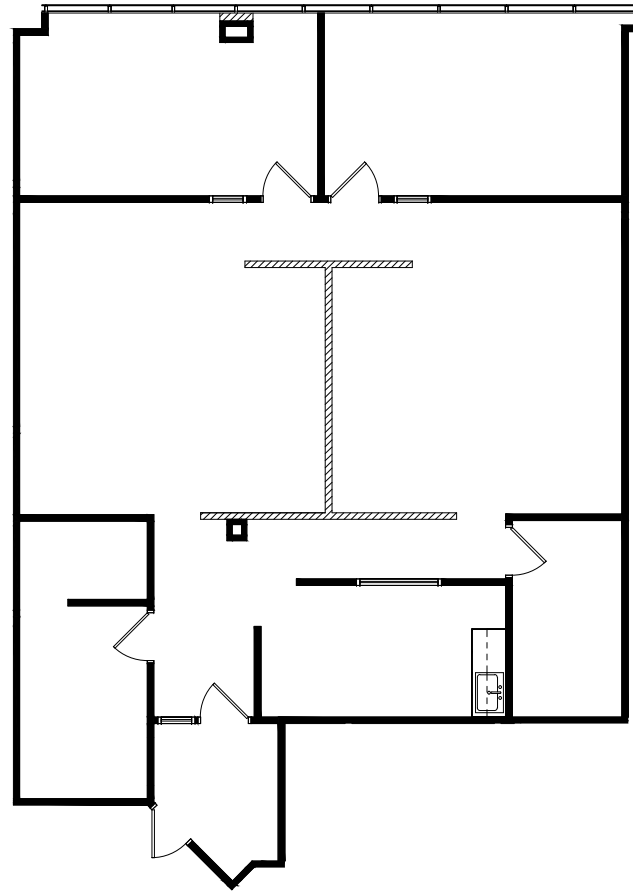
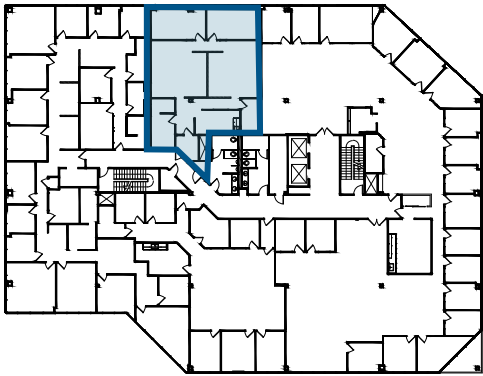
AVAILABILITIES

## BUILDING 4 | SECOND FLOOR

# Suite 288

SIZE: ±2,117 RSF

RATE: \$2.45



AVAILABILITIES

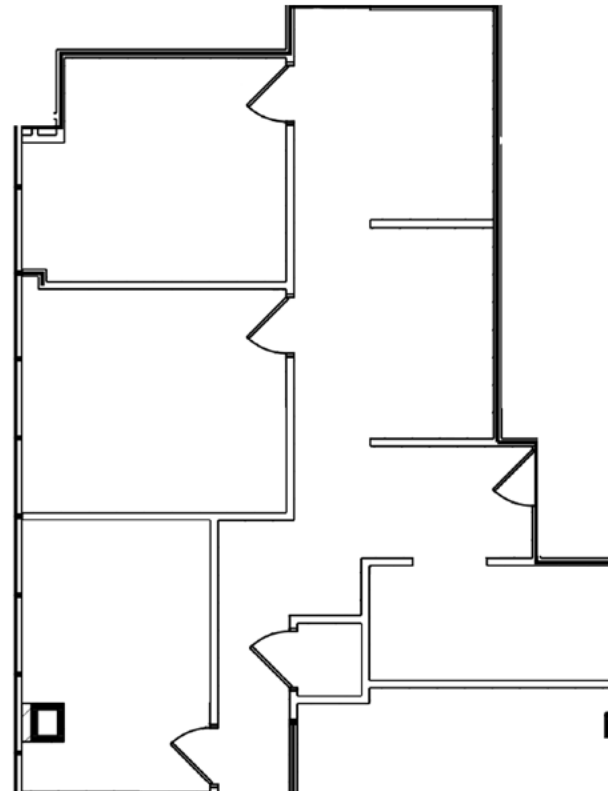
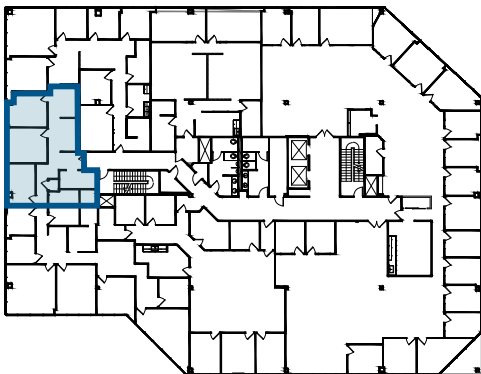


## BUILDING 4 | SECOND FLOOR

# Suite 293

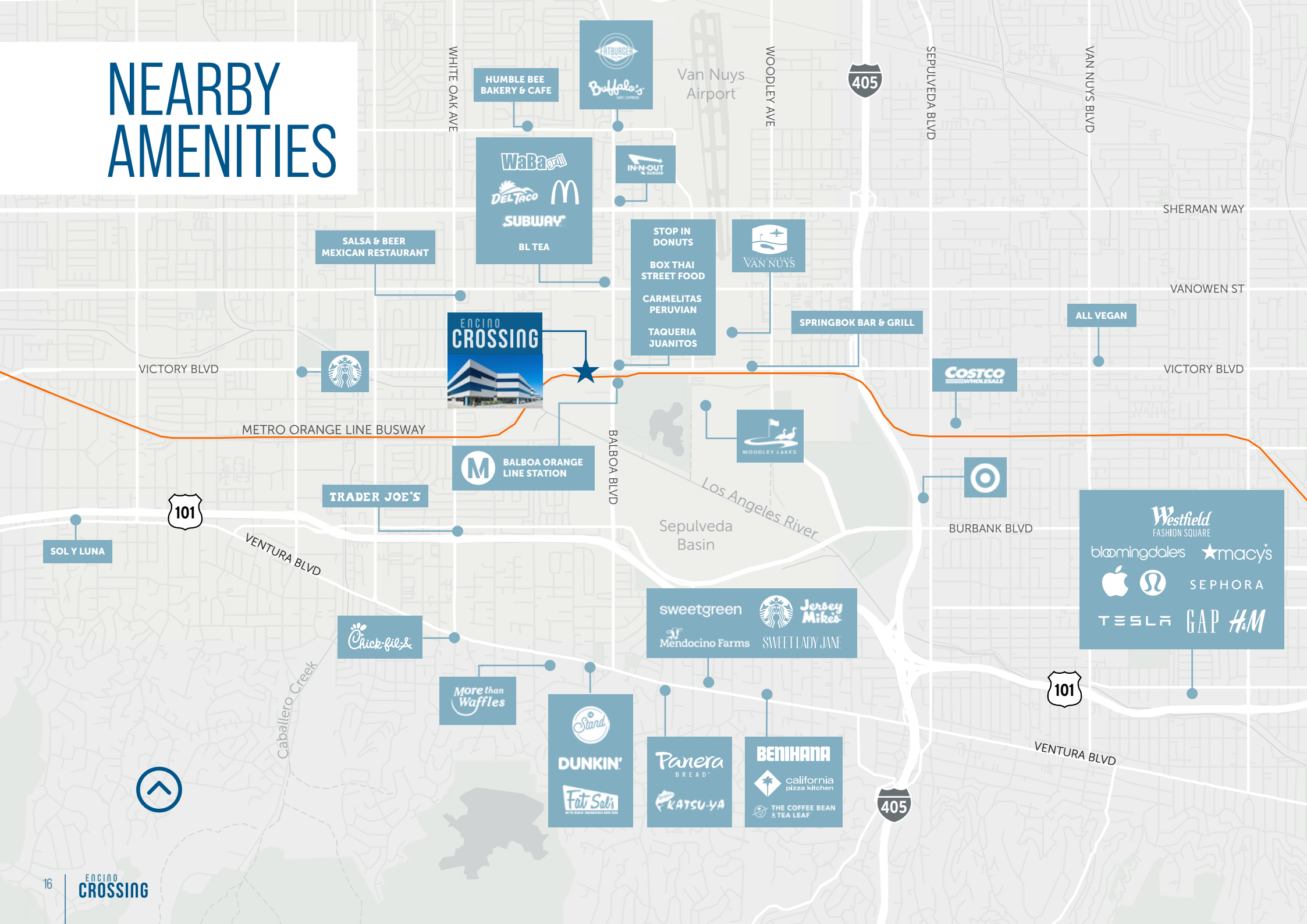
SIZE: ±1,345 RSF

RATE: \$2.45



AVAILABILITIES

## NEARBY AMENITIES





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