

**Office Space Available for Sublease – Van Nuys, CA**  
**\$500 OFF first 3 month, offer expires 1/31/2025**

**Address:** 16600 Sherman Way, Unit 160, Van Nuys, CA 91406

**Available Until:** August 31, 2029

**Size:** 1,338 sq. ft.

**Parking:** 5 Assigned Spaces

**Utilities:** All Included

This **fully furnished, turnkey office suite** is ready for immediate move-in. The space features a professional layout with:

- **4 private offices**
- A welcoming **reception area**
- **5 workstations**, with space for 4 additional setups
- Modern furnishings including desks, chairs, conference table, wall art, and plants
- **VoIP phone system, Ring cameras, and alarm system**
- **2 fireproof filing cabinets**

Over **\$10,000 invested** in furniture and décor. The office is tastefully designed and ideal for professional services, insurance, finance, or small business operations.

**Highlights:**

- Prime Van Nuys location
- Move-in ready condition
- All utilities included — hassle-free setup
- Professionally decorated and well maintained

 **Contact for Details or to Schedule a Tour:**

**Ben Nami**

**818-640-545**

**BBNAMI@YAHOO.COM**