



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

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

Principal
818.933.0305
sromick@lee-re.com
DRE 01323527

DAVID KAUFMAN

Associate
818.505.4677
dkaufman@lee-re.com
DRE 02109841

SYDNEY FRASER

Associate
818.288.4085
sfraser@lee-re.com
DRE 02149511



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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LEASING SUMMARY

SUITE	RSF	DETAILS
400	3,522	6 Exterior Offices, Conference Room, Kitchen, Large Bullpen, Waiting Room, Copy/Print Room
410	3,502	Corner Suite with Extensive Windowline; Shell Space; Build Out Options Available
425	1,172	2 Exterior Offices, 1 Interior Office, Kitchen, Small Bullpen
500	1,919	Spec Suite! 5 Exterior Offices, Glass Conference Room, Bullpen
535	2,136	4 Exterior Offices, 1 Interior Office, Conference Room, Kitchenette, Small Bullpen
540	2,188	4 Exterior Offices, Conference Room, Kitchen, Small Bullpen, Reception/Waiting Room, Storage
560	1,599	3 Exterior Offices, 2 Interior Offices, Kitchen, Reception/Waiting Room, Storage
630	1,187	2 Exterior Offices, 2 Interior Offices, Small Bullpen
650	1,852	4 Exterior Offices, 1 Interior Office, Kitchen, Restroom, Reception, Waiting Room
945	1,616	3 Exterior Offices, Kitchenette, Reception/Waiting Room
1040	1,994	Medical; 8 Plumbed Rooms, 1 Office, Kitchen, Restroom, Reception, Waiting Room, Storage
1145	1,888	4 Exterior Offices, 1 Interior Office, Kitchen, Bullpen
1160	1,578	4 Exterior Offices, 1 Conference Room, Kitchen, Reception/Waiting Room, Bullpen
1210	4,162	10 Exterior Offices, Conference Room, Kitchen, 2 Bullpens, Reception, Storage
1230	1,241	Medical/Dental; 5 Plumbed Rooms, 2 Offices, Waiting Room, Bullpen, Storage

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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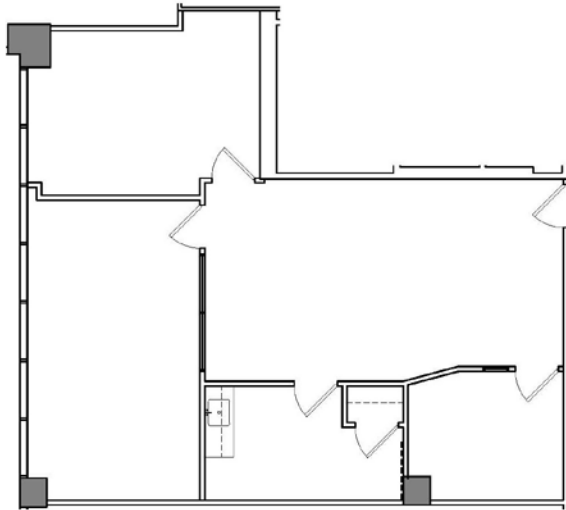
FLOOR PLANS

4th Floor

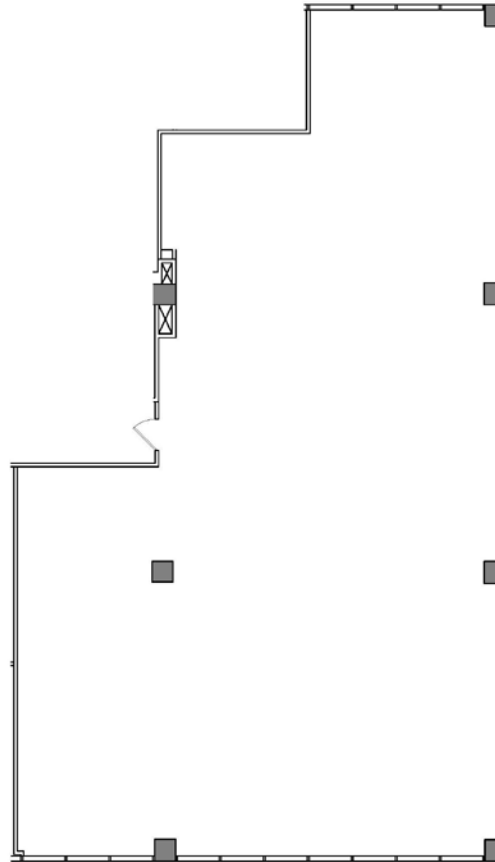
FOR LARGER SCALED
PLANS, CLICK HERE



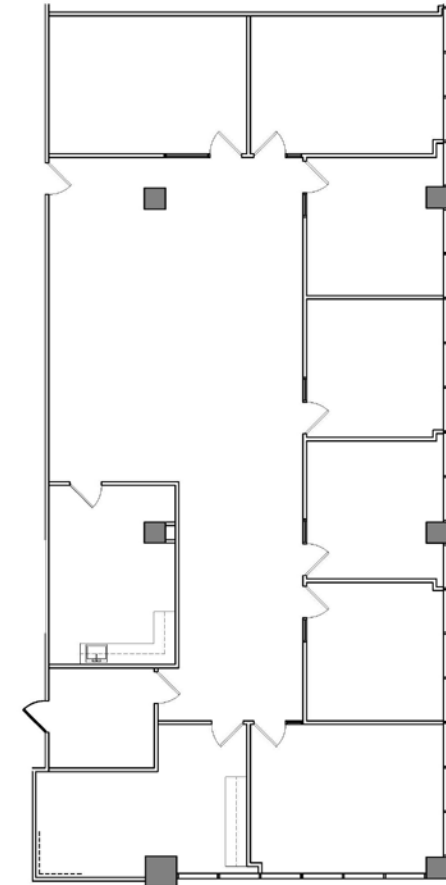
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425
1,172 RSF



410
3,502 RSF



400
3,522 RSF

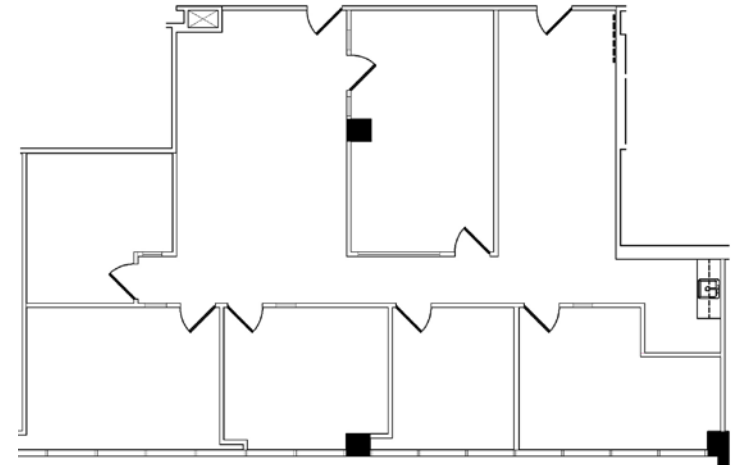
FLOOR PLANS

5th Floor

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PLANS, CLICK HERE

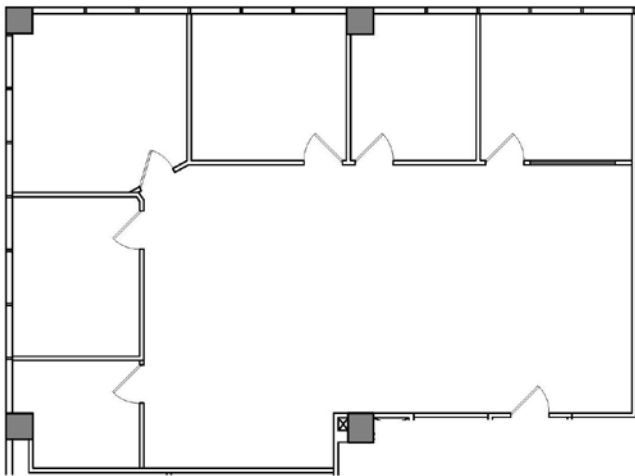


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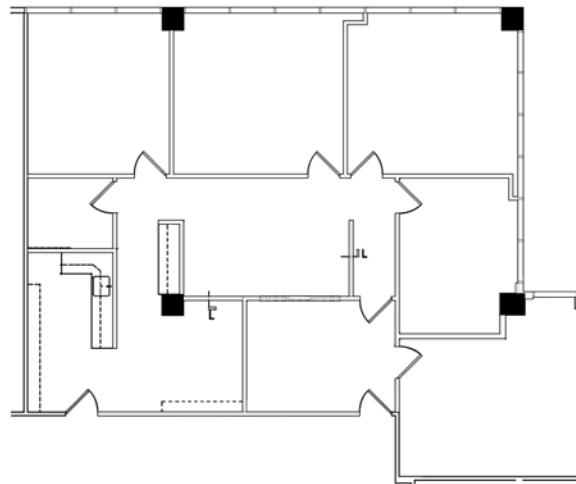
535

2,136 RSF



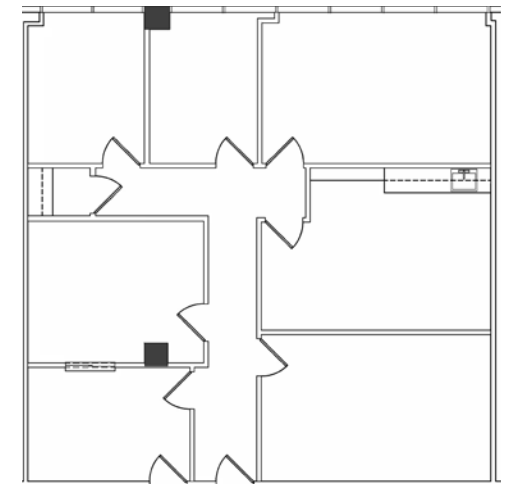
500

1,919 RSF



540

2,188 RSF



560

1,599 RSF

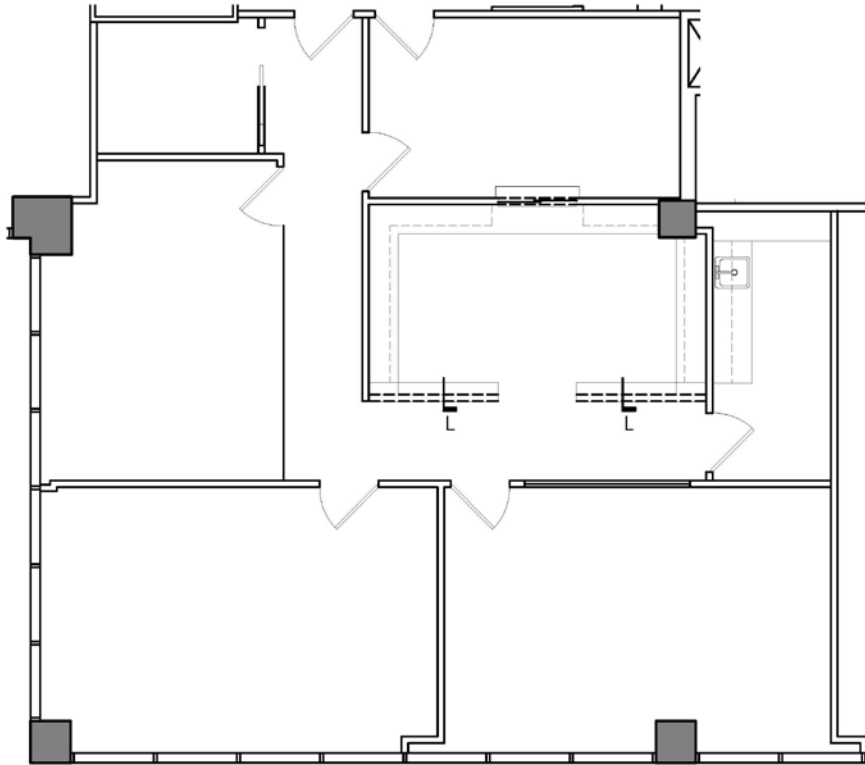
FLOOR PLANS

6th & 9th Floors

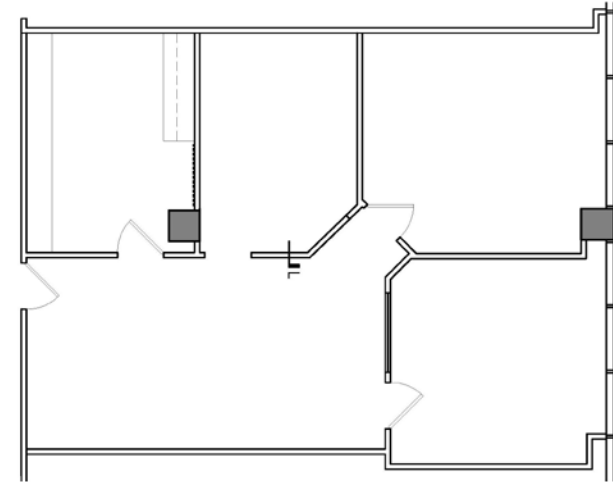
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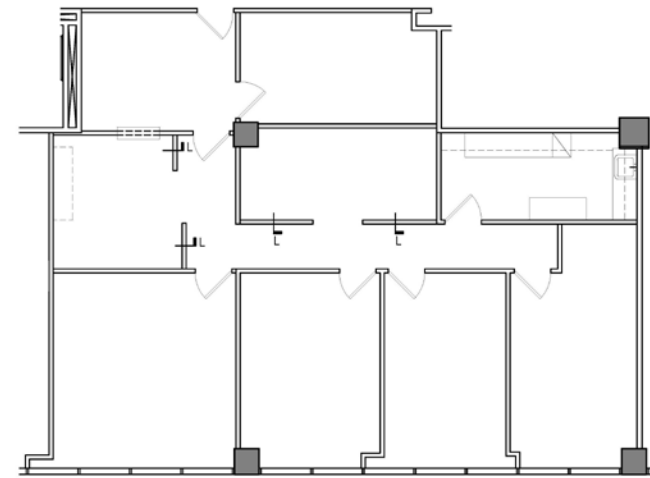
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945
1,616 RSF



630
1,187 RSF



650
1,852 RSF

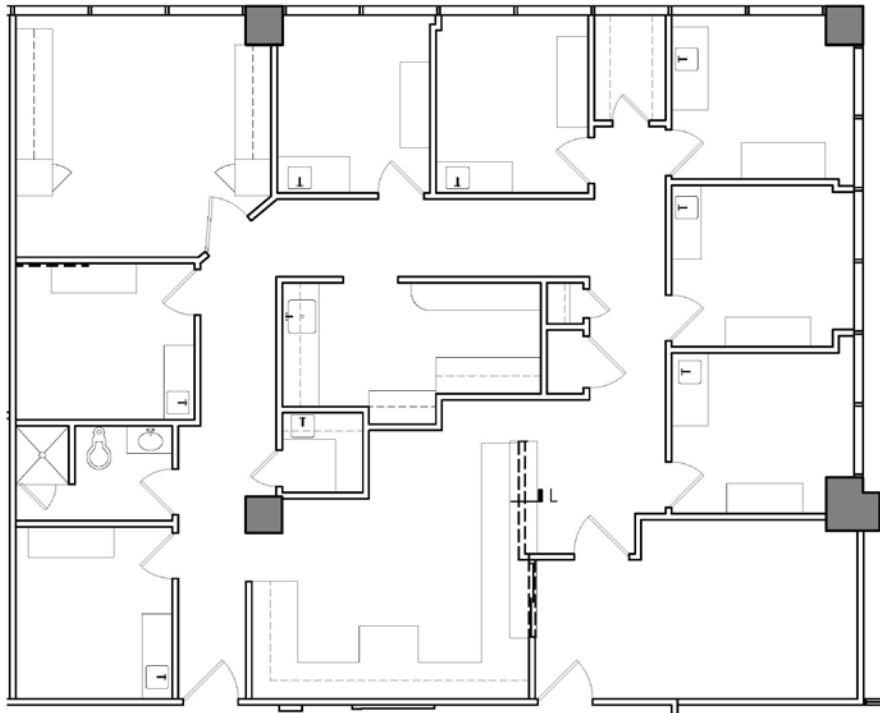
FLOOR PLANS

10th & 11th Floors

FOR LARGER SCALED
PLANS, CLICK HERE

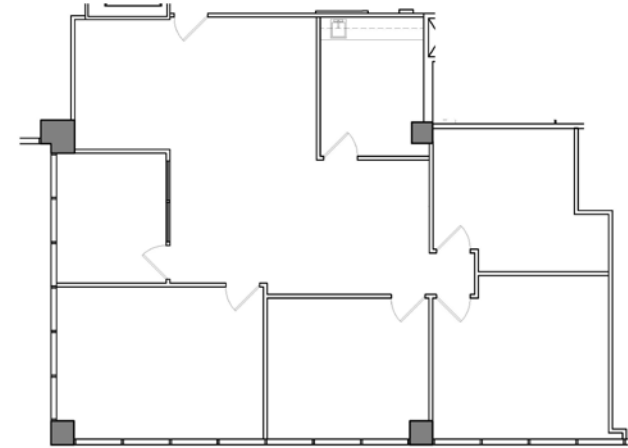


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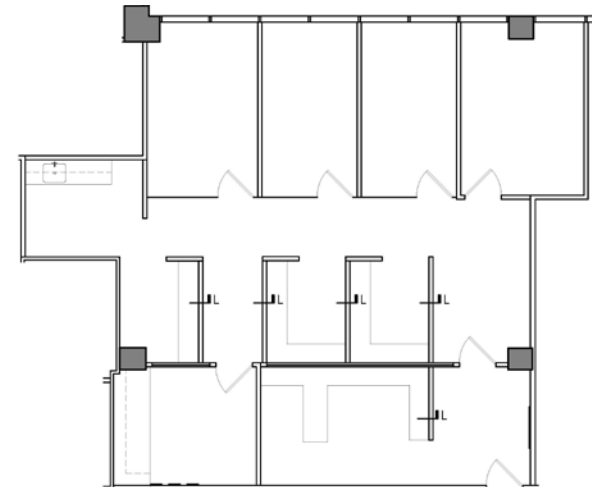
1040

1,994 RSF | MEDICAL



1145

1,888 RSF



1160

1,578 RSF

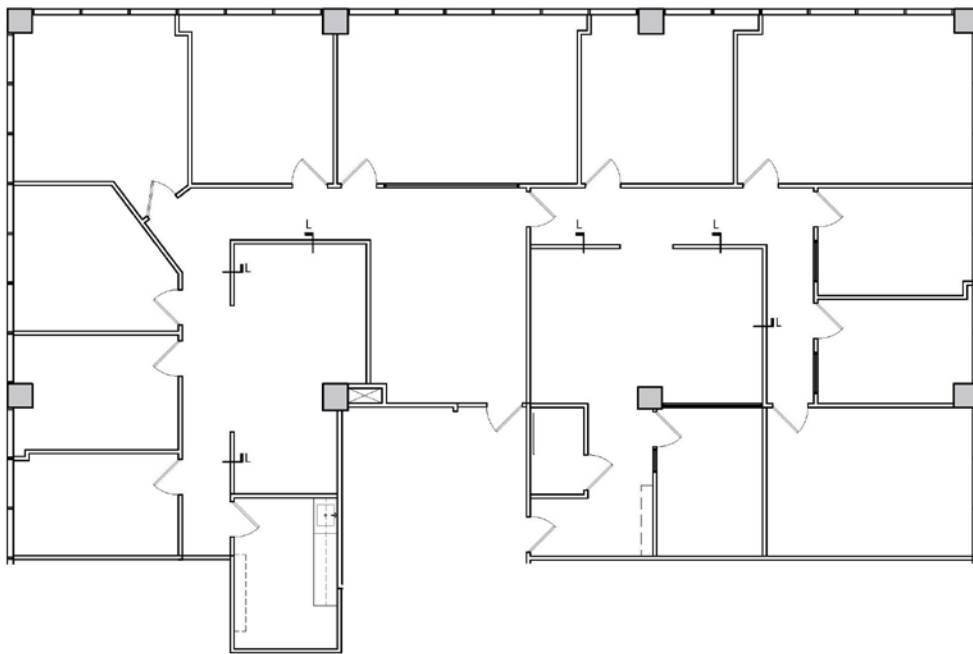
FLOOR PLANS

12th Floor

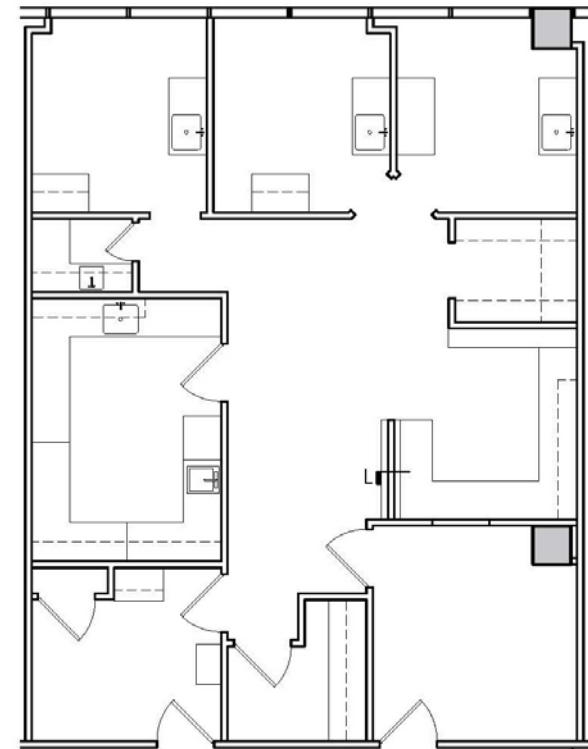
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PLANS, CLICK HERE



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1210
4,162 RSF



1230
1,241 RSF | MEDICAL

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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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