

# The Atrium For Lease

16530 Ventura Blvd  
Encino, CA 91436



Colliers

Integrated Advisory  
Services Team

# THE ATRIUM

The Atrium is a contemporary ±163,170 RSF, six-story Class A garden office building with a lush, landscaped, skylit atrium. Its newly renovated lobby, common areas, and an on-site café create a blend of comfort and professionalism. Located in the heart of the Encino financial district, there is easy access to restaurants, shopping, banking and both the 101 and 405 freeways.

## Features & Amenities

- Asking Rate: \$2.25/SF FSG
- Parking Ratio: 3.00/1,000  
Reserved – \$170/mo  
Unreserved – \$105/mo
- Skylit Atrium
- The Nibble Nook (On-site Café)
- Renovated Lobby and Common Areas
- Easy Access to the 101 and 405 Freeways
- Close proximity to prime shopping and dining, including Sherman Oaks Galleria, Mendocino Farms, Sweetgreen, Katsu-ya, California Chicken Cafe, Emilio's Trattoria, Jersey Mike's, Shake Shack, Mizlala



## AVAILABILITIES

 Click Suite Number to View Floorplan

First Floor: **±20,470 RSF**

Second Floor: **±15,620 RSF**

Third Floor: **±24,197 RSF**

Fourth Floor: **±18,085 RSF**

Fifth Floor: **±12,530 RSF**

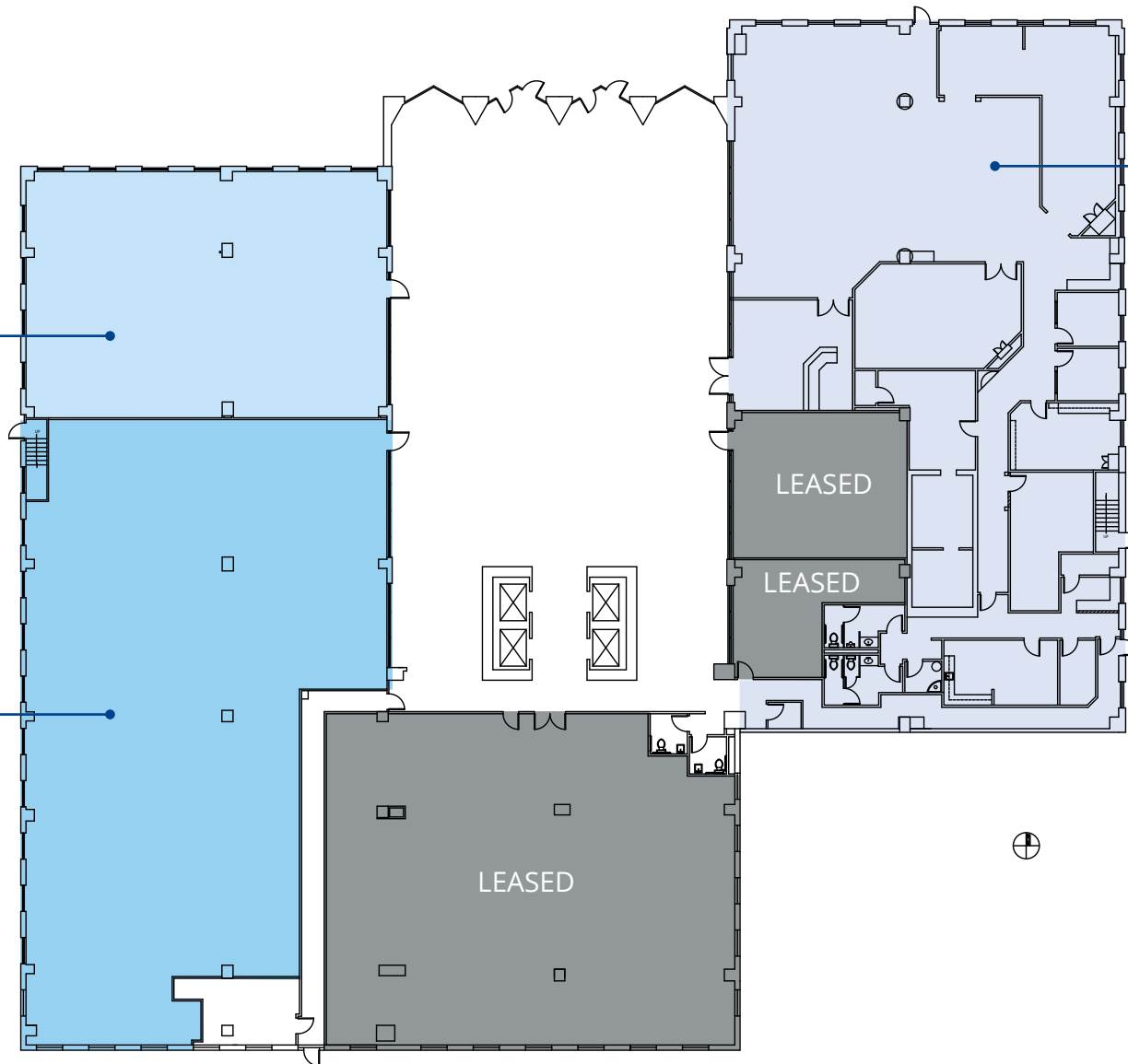
Sixth Floor: **±13,891 RSF**



**Suite 104\***  
±3,746 RSF

**Suite 106\***  
±7,748 RSF

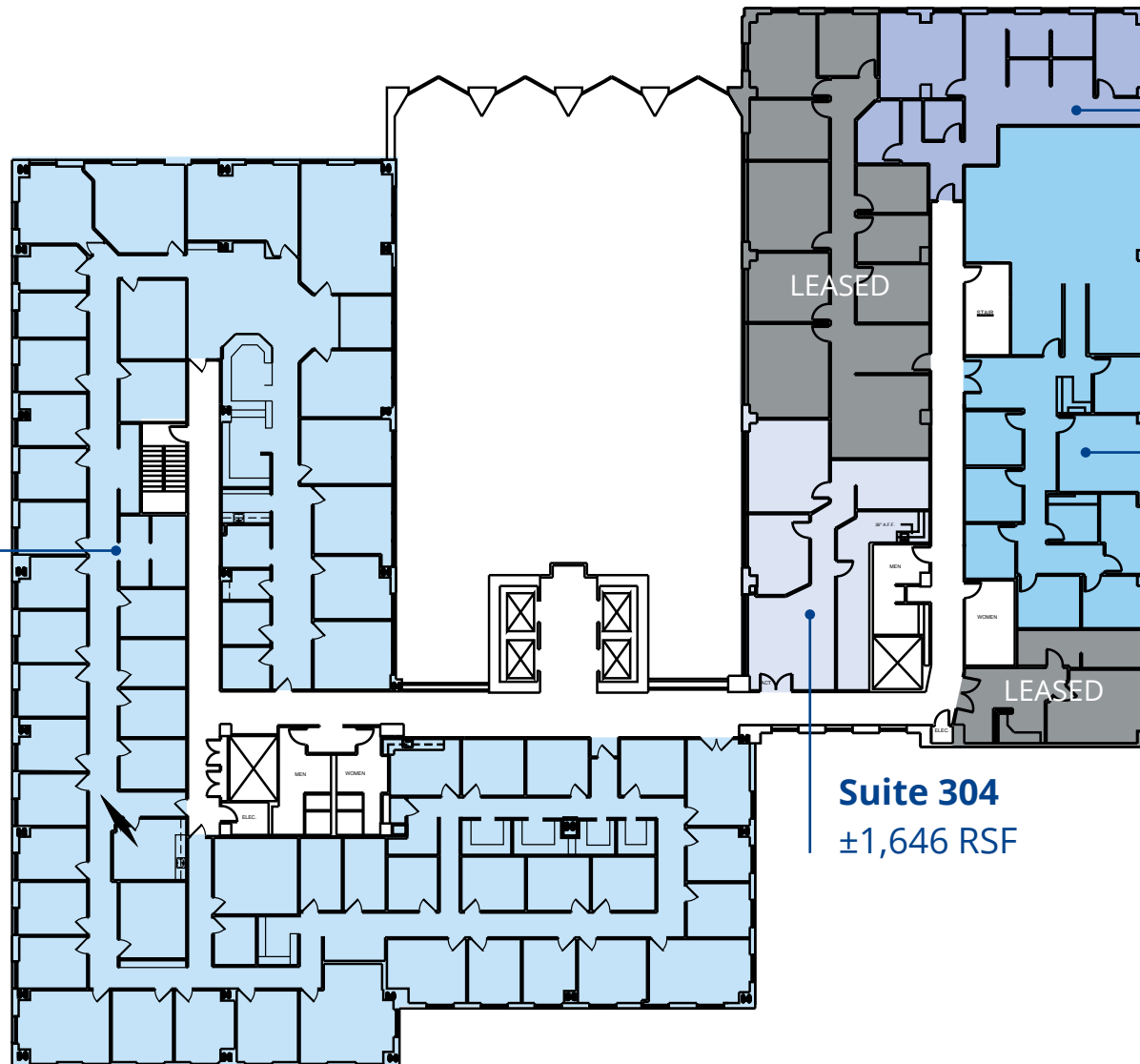
**Suite 101**  
±8,976 RSF



\*Suites 104 & 106 Contiguous to ±11,494 RSF



**Suite 305**  
±17,151 RSF

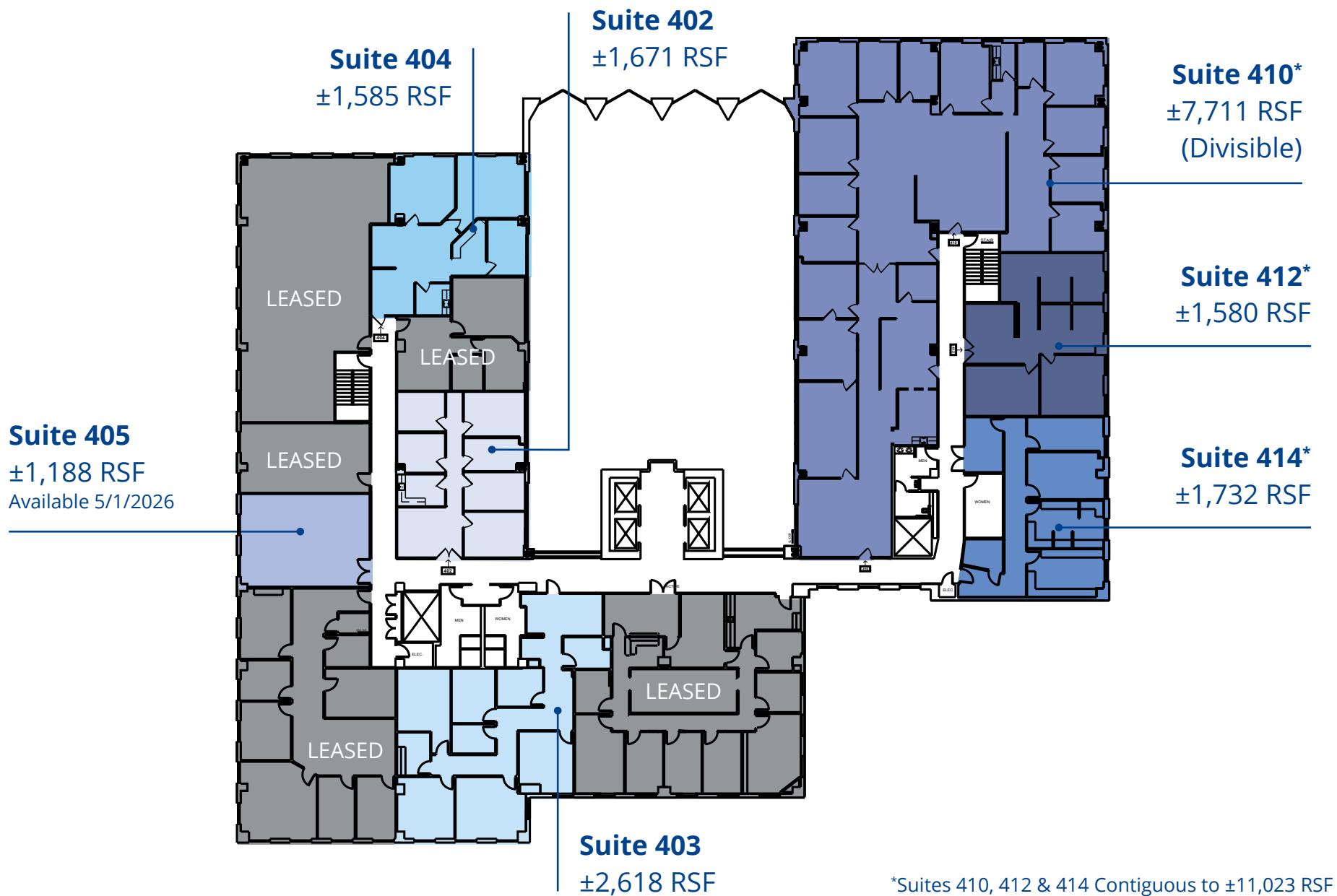


**Suite 312\***  
±1,676 RSF  
Available 9/1/2026

**Suite 308\***  
±3,724 RSF

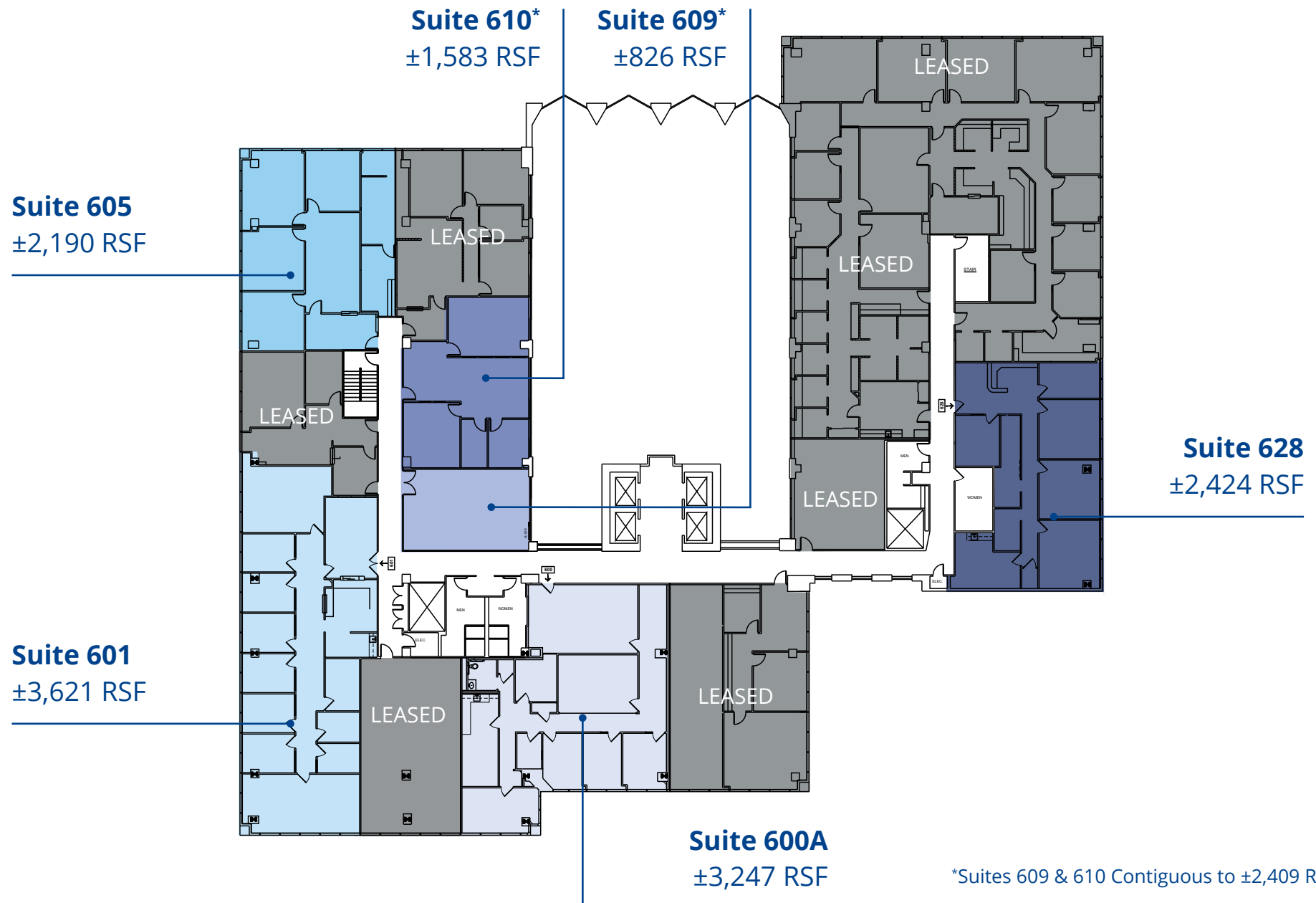
**Suite 304**  
±1,646 RSF

\*Suites 308 & 312 Contiguous to ±5,400 RSF

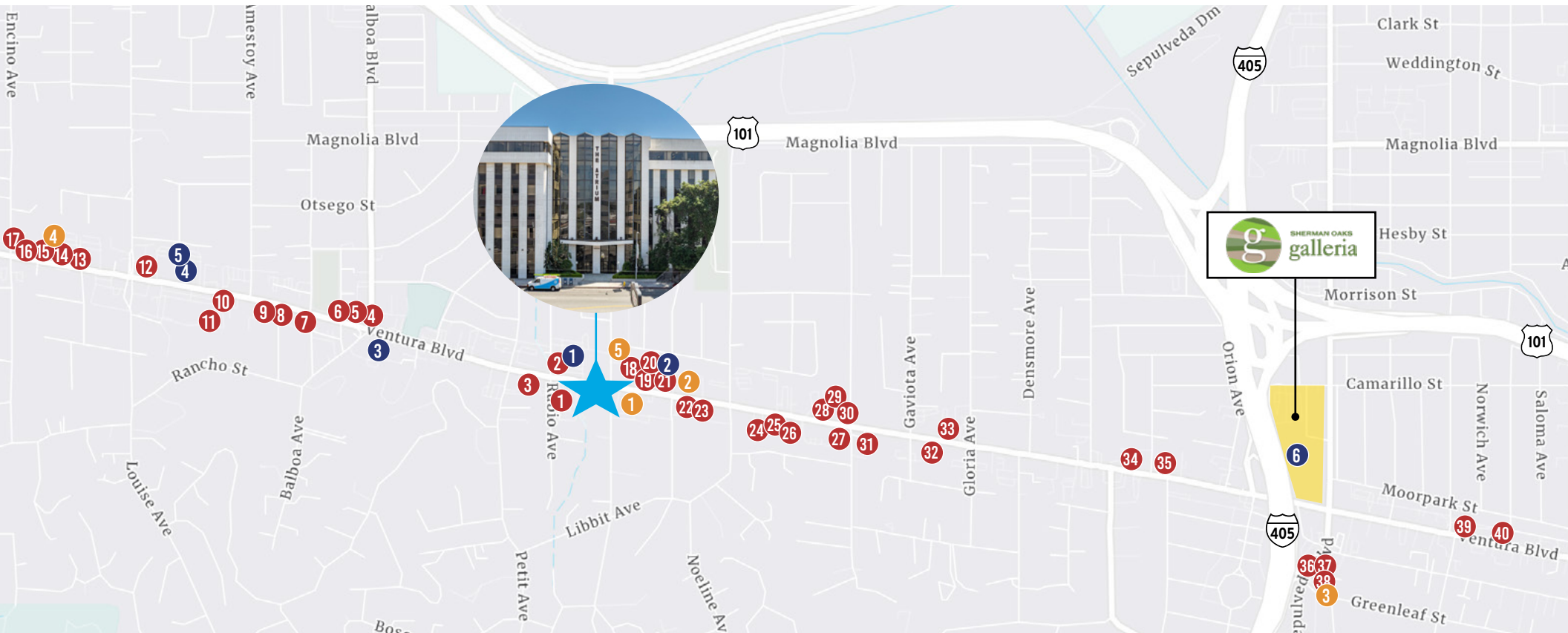


\*Suites 410, 412 & 414 Contiguous to ±11,023 RSF





# Amenities Map



## RESTAURANTS

- |                             |                       |                                |
|-----------------------------|-----------------------|--------------------------------|
| 1. Sushi Katsu-ya           | 11. More Than Waffles | 21. Sweet Lady Jane            |
| 2. Raising Cane's           | 12. Subway            | 22. Mendocino Farms            |
| 3. Panera Bread             | 13. Blaze Pizza       | 23. Jersey Mike's              |
| 4. Fat Sal's Deli           | 14. Pressed Juicery   | 24. Sadaf Restaurant           |
| 5. Alfred Coffee            | 15. Shake Shack       | 25. Emilio's Trattoria         |
| 6. The Gate Lounge          | 16. Mora Italiano     | 26. Benihana                   |
| 7. The Stand                | 17. Coral Tree Cafe   | 27. Davenport's Restaurant     |
| 8. Laidrey Coffee Roaster   | 18. Starbucks         | 28. Cabaret Tehran             |
| 9. Mulberry Street Pizzeria | 19. Sweetgreen        | 29. Sushi by Scrath            |
| 10. Paris Baguette          | 20. See's Candy       | 30. The Coffee Bean & Tea Leaf |

- |                             |
|-----------------------------|
| 31. Fresh Brother's Pizza   |
| 32. Pialon                  |
| 33. House of Galbi          |
| 34. California Chicken Cafe |
| 35. Le Pain Quotidien       |
| 36. Mizlala                 |
| 37. The Little Izaka-ya     |
| 38. Blue Dog Beer Tavern    |
| 39. Blu Jam Cafe            |
| 40. Topsy Cow               |

## GROCERY/CONVENIENCE

- |                 |           |
|-----------------|-----------|
| 1. Gelson's     | 4. Target |
| 2. Amazon Fresh | 5. CVS    |
| 3. Whole Foods  |           |

## FITNESS

- |                    |                    |
|--------------------|--------------------|
| 1. Zoo Culture Gym | 4. CorePower Yoga  |
| 2. [solidcore]     | 5. Planet Fitness  |
| 3. Equinox         | 6. 24 Hour Fitness |



## Matthew Heyn

Vice Chair

Lic. No. 01306148

+1 818 334 1860

[matt.heyne@colliers.com](mailto:matt.heyne@colliers.com)

## Caitlin Hoffman

First Vice President

Lic. No. 01935762

+1 818 334 1850

[caitlin.hoffman@colliers.com](mailto:caitlin.hoffman@colliers.com)



**Integrated Advisory  
Services Team**

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.