

FOR SALE  
**4565 SHERMAN OAKS AVE**  
SHERMAN OAKS, CA 91403



**5,110 SF AVAILABLE**

PRIME LOCATION - 405 @ 101 FREEWAY  
TURN-KEY OWNER USER BUILDING



## PROPERTY HIGHLIGHTS

**Building Size:** 5,110 RSF

**Sale Price:** \$4,600,000

**Price per SF:** \$900.20

**Zoning:** C4-1

**Parking:** 2.35/1,000



## PROPERTY FEATURES



GREAT OWNER-USER  
OFFICE PROPERTY

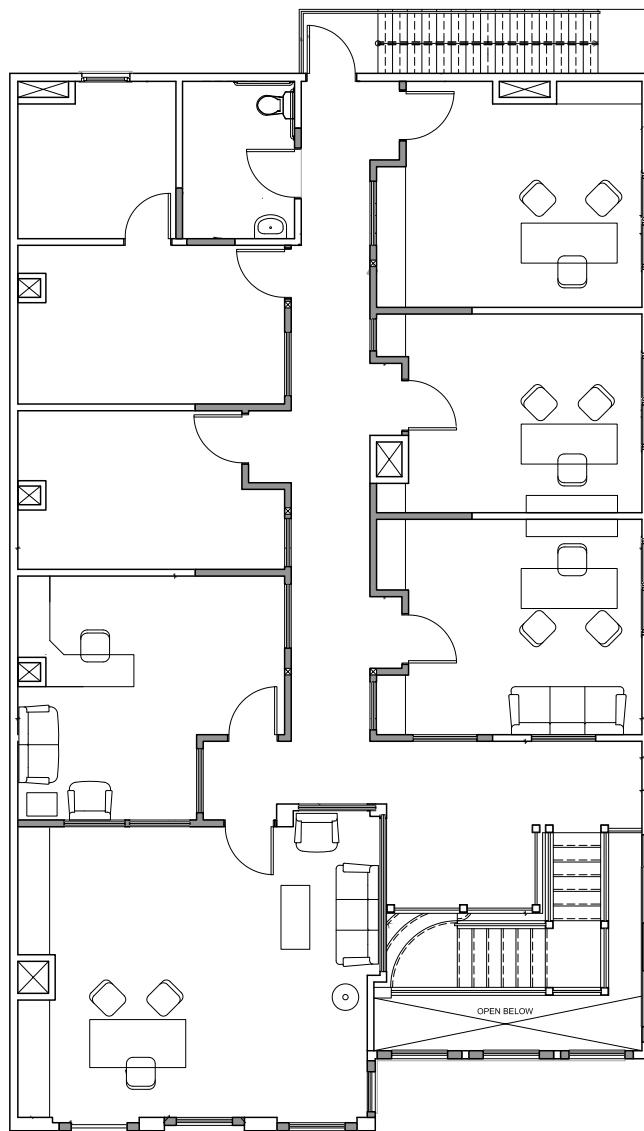


FURNITURE ARE  
INCLUDED

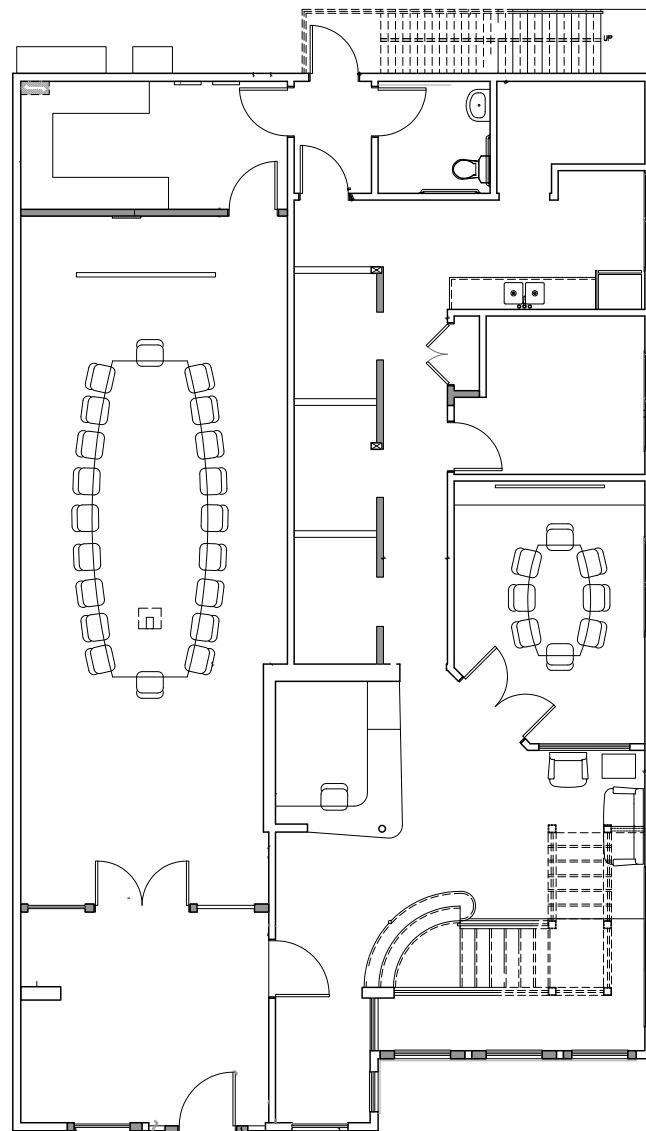


WALKING DISTANCE TO  
MANY AMENITIES

# FLOOR PLAN



2ND FLOOR



GROUND FLOOR



# AMENITY MAP



**31** RESTAURANTS

**1** GROCERY/MARKET

**4** FITNESS GYMS

**3** HOTELS





**For more information, please contact:**

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