

PRIME ENCINO - VENTURA BOULEVARD OFFICE OR MEDICAL SPACES FOR LEASE

17323 VENTURA BLVD, ENCINO, CA 91316



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**COMMERCIAL
ASSET GROUP**

PROPERTY HIGHLIGHTS

Asking Rent: **Negotiable, MG**

2nd Floor: **±4,894 RSF**

3rd Floor: **±4,380 RSF**

Divisible to ±1,900 RSF

Total: **±9,274 RSF**

Parking: **3.5/1,000 Market Rate,
Secured Parking Gate**

Built: **1987**

Renovated: **2019**

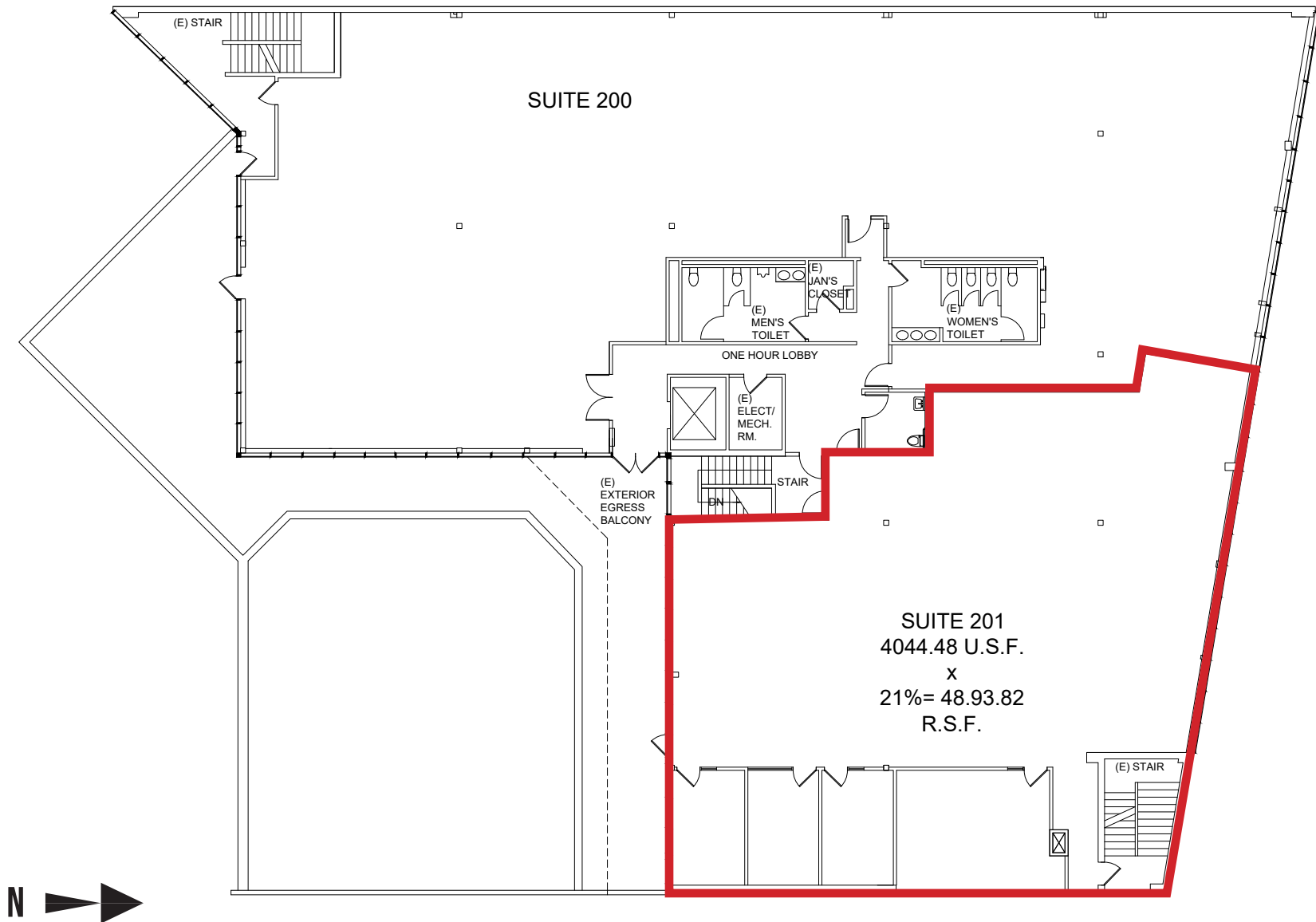
Solar Panels

**Back-Up Generator Servicing 100%
of the Building**

17323 Ventura Blvd is located in the heart of Encino Commons, “The Valley’s Miracle Mile.” Built in 1987, this stylish property offers exceptional features: over 90 parking spaces, more than 2,000 SF of private balcony space on the 2nd and 3rd floors, solar panels, electric vehicle charging stations, and a 100% building load backup generator. The 2nd and 3rd floors feature a balanced mix of private offices and open bullpen areas, a rare find along Ventura Boulevard. In addition, building has high-visibility signage options including on-building and a pylon sign facing Ventura Blvd.

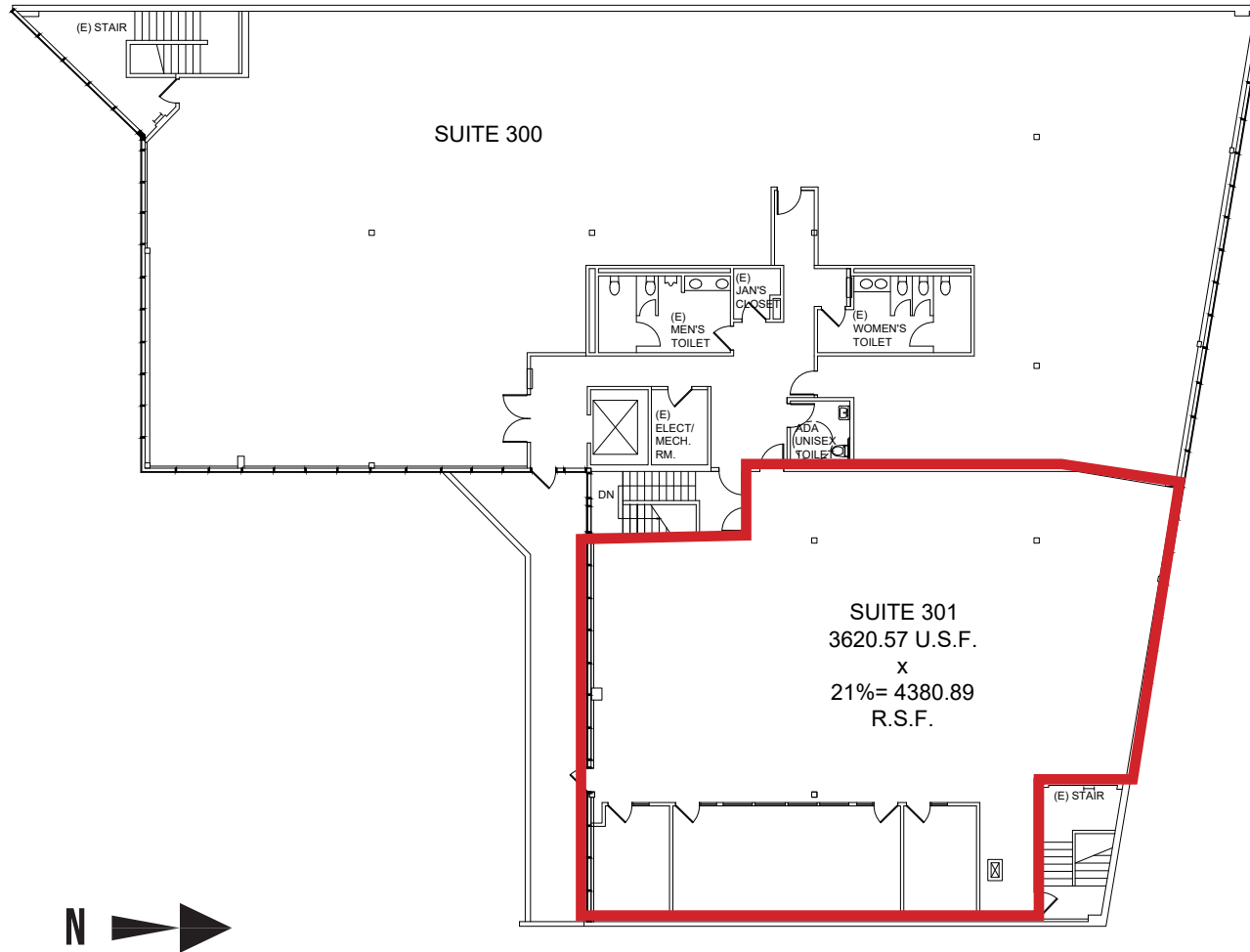
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VENTURA BLVD



THIRD FLOOR PLAN

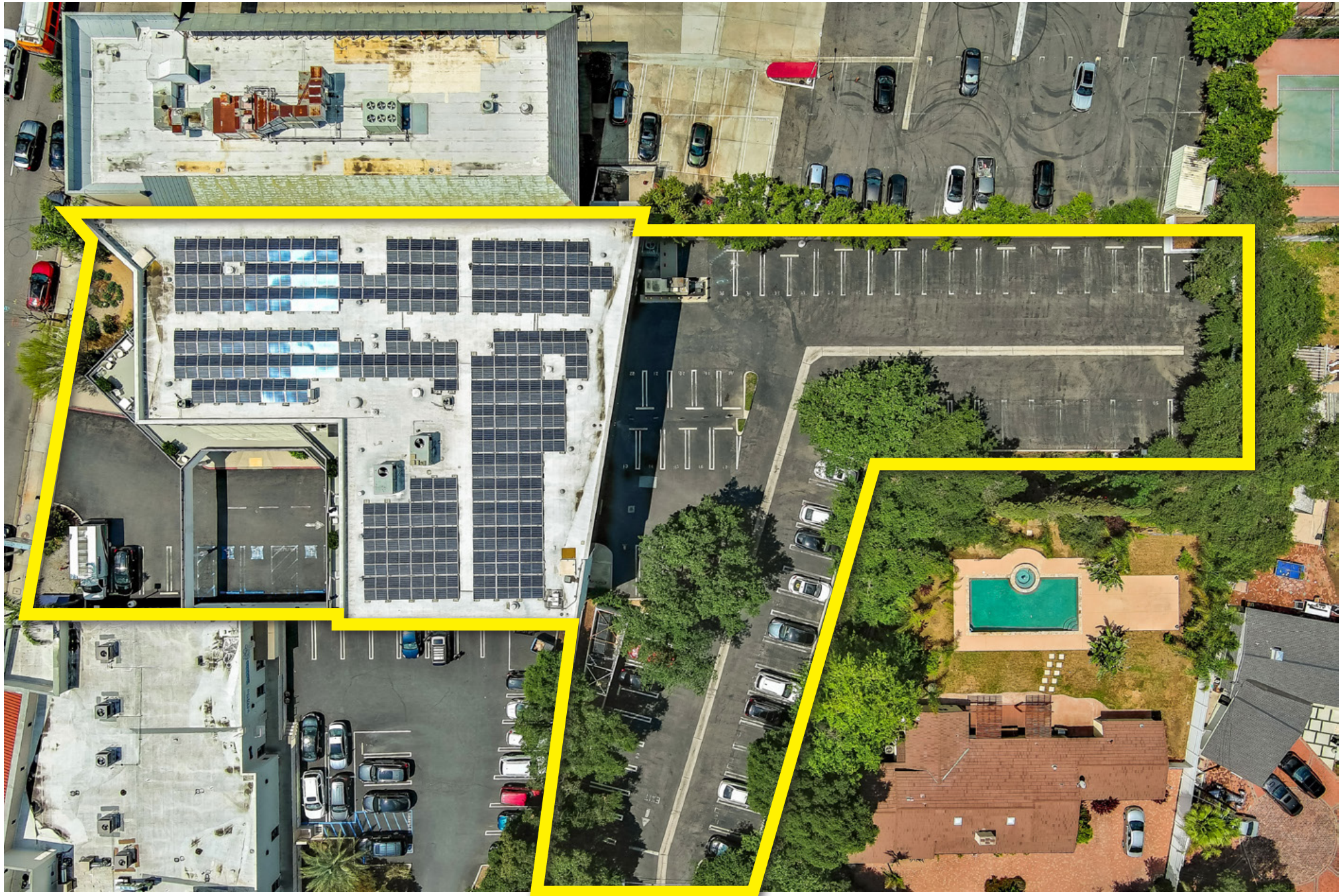
VENTURA BLVD



INTERIOR PHOTOS



SITE PLAN



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