

# SHERMAN OAKS OFFICE SPACE FOR SUBLEASE

5805 Sepulveda Boulevard, Sherman Oaks, CA



PACIFIC PARTNERS  
COMMERCIAL, INC.

**Bruce A. Frasco**  
Senior Vice President  
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LEE &  
ASSOCIATES

Corporate ID #01191898

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.

For more information please contact:

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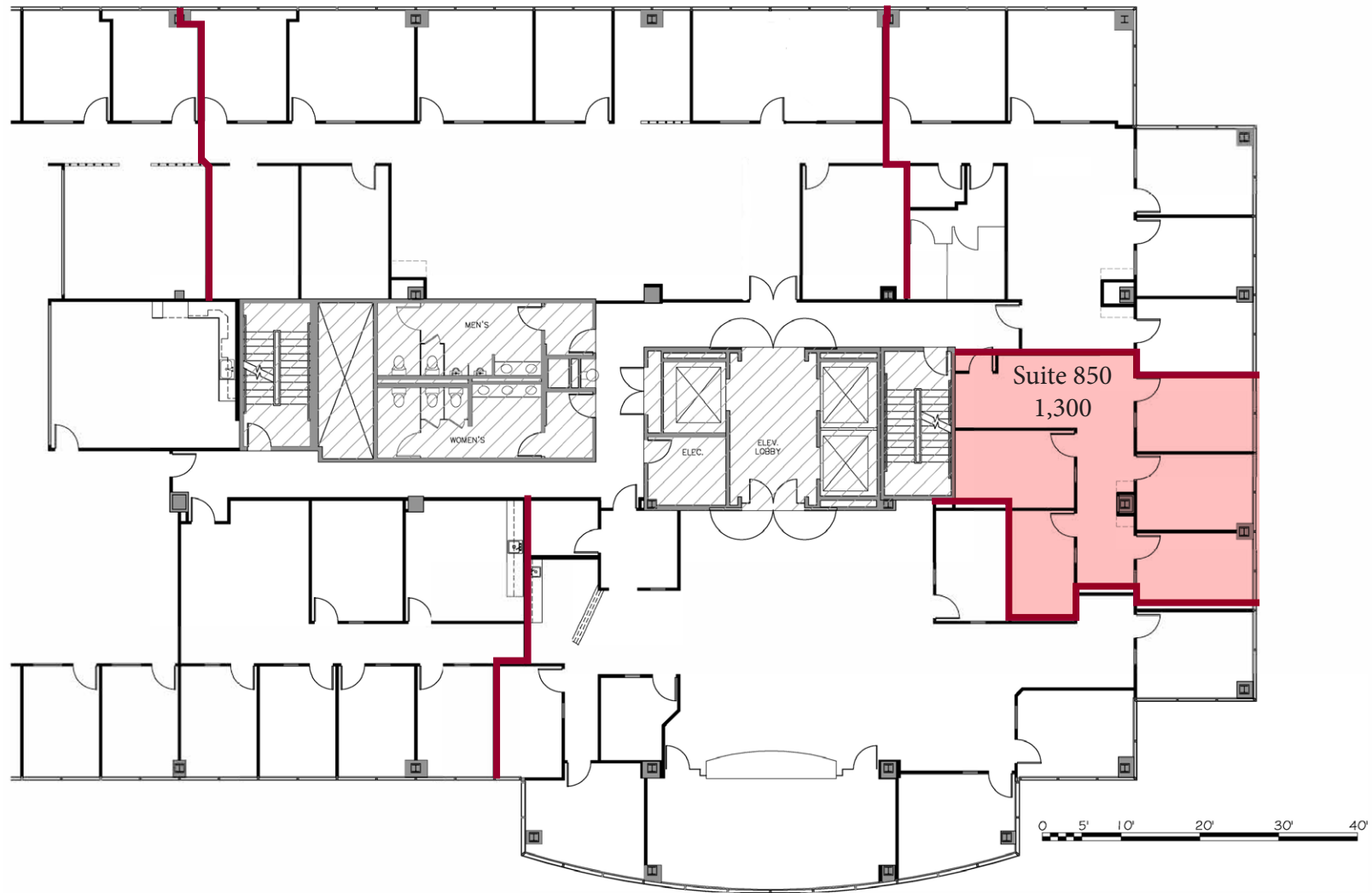
## PROPERTY DETAILS

- **AVAILABLE:** Suite 850 |  $\pm 1,300$  RSF
- **ASKING RATE:** \$2.35 FSG
- **TERM:** Thru 4/30/2025; longer term if possible
- **PARKING:** 3/1,000 SF Rates Range from \$95-120 per car.

## PROPERTY HIGHLIGHTS

- Adjacent to 405 Freeway - 4 way off-on ramp on Burbank Boulevard
- Short walking distance to Metro Orange Line and all services
- Near all public transportation and shopping
- Panoramic views of the Los Angeles River & Sepulveda Wildlife Reserve
- State Enterprise Zone Medical Use Permitted

FLOOR PLAN Suite 800





PROPERTY PHOTOS

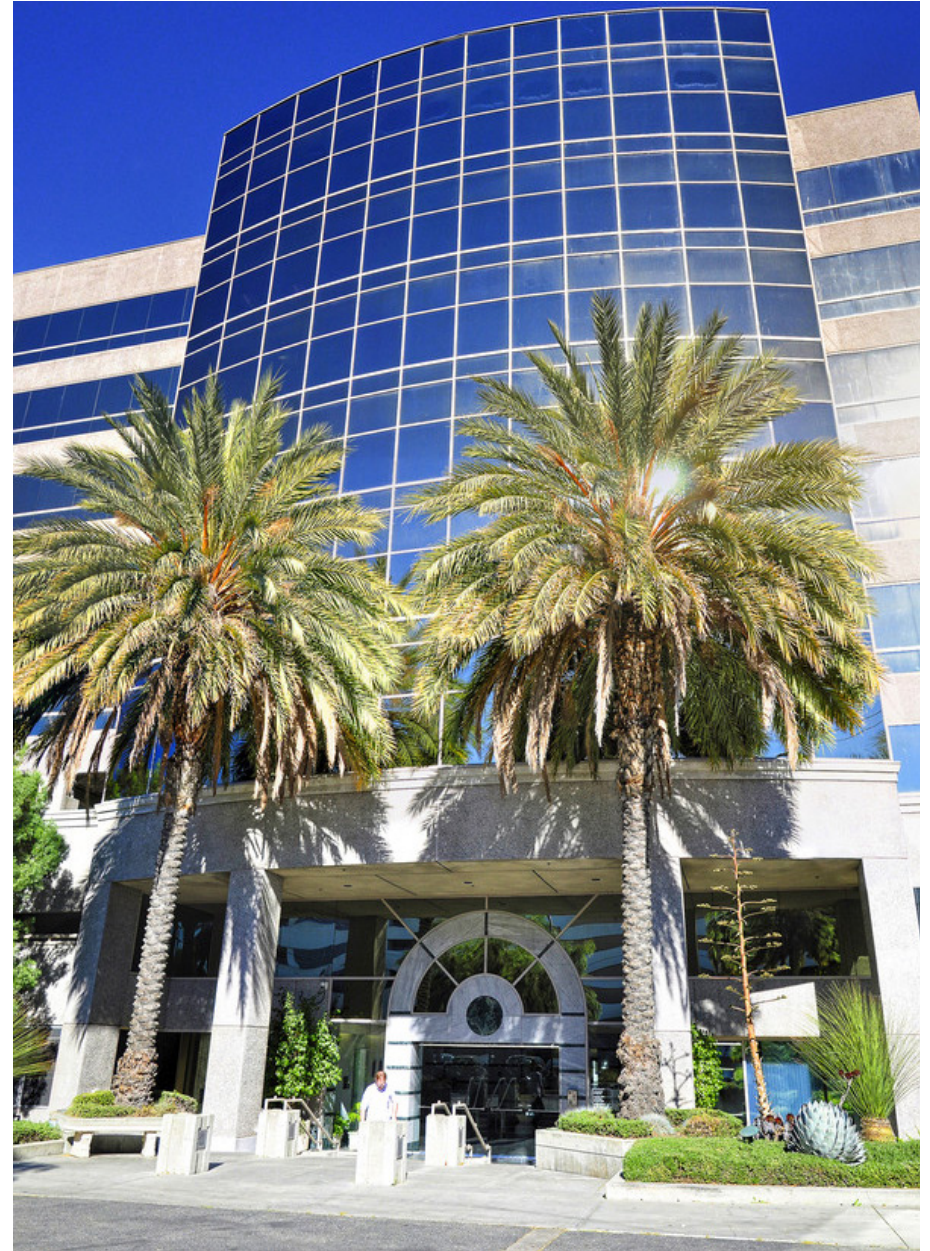




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## PROPERTY PHOTOS





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## PROPERTY AERIAL





## AMENITIES AERIAL



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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