

SHERMAN OAKS OFFICE SPACE FOR SUBLLEASE

5805 Sepulveda Boulevard, Sherman Oaks, CA



PACIFIC PARTNERS
COMMERCIAL, INC.

Bruce A. Frasco
Senior Vice President
818.298.2900
bruce@ppc-re.com
License ID #00639403

For more information please contact:

The logo for Lee & Associates, featuring a stylized red 'L' and 'A' intertwined. To the right of the graphic, the text 'LEE & ASSOCIATES' is written in a bold, sans-serif font.
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.

Stacy Vierheilig-Fraser
Principal
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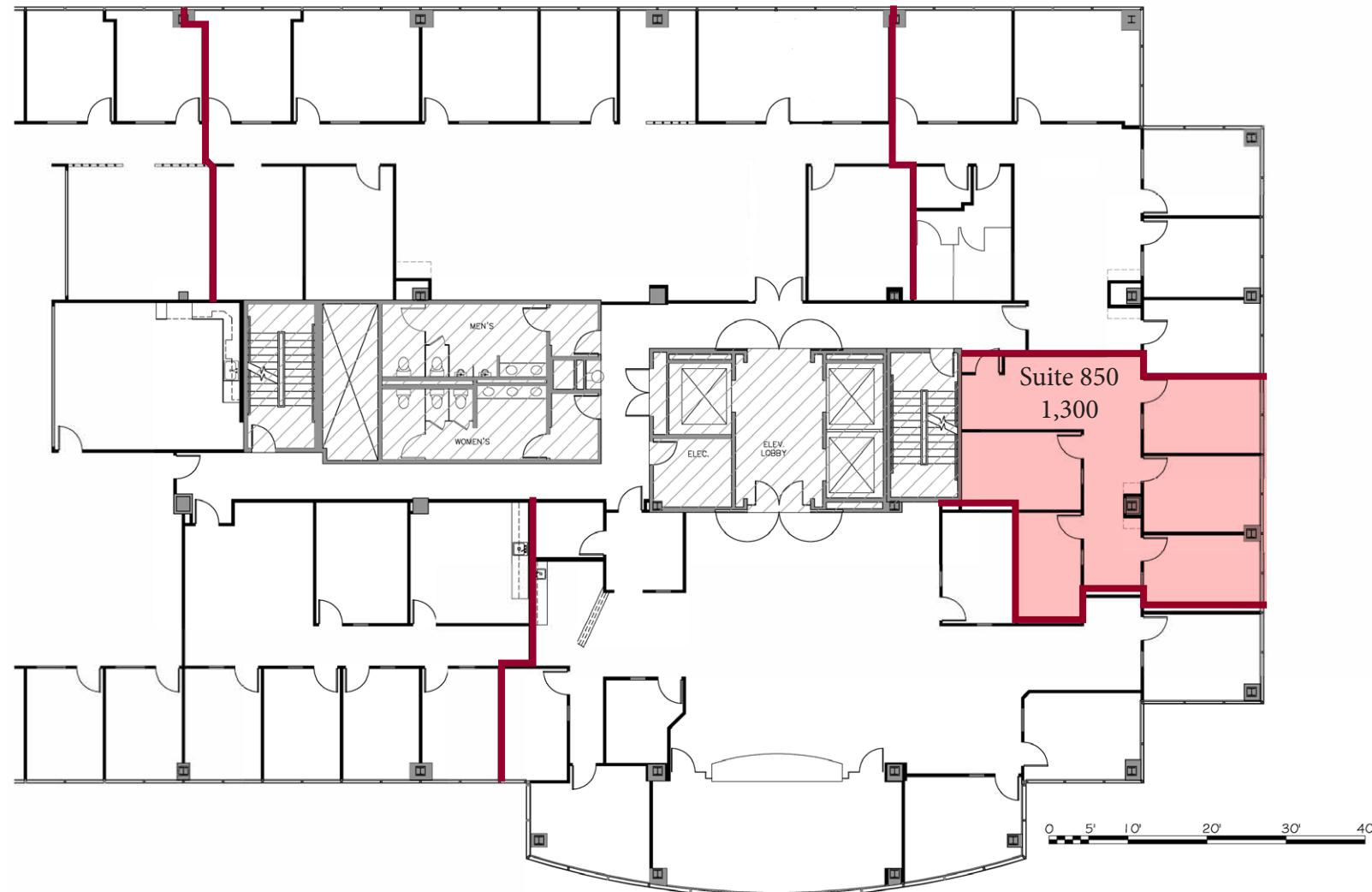
PROPERTY DETAILS

- **AVAILABLE:** Suite 850 | ±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

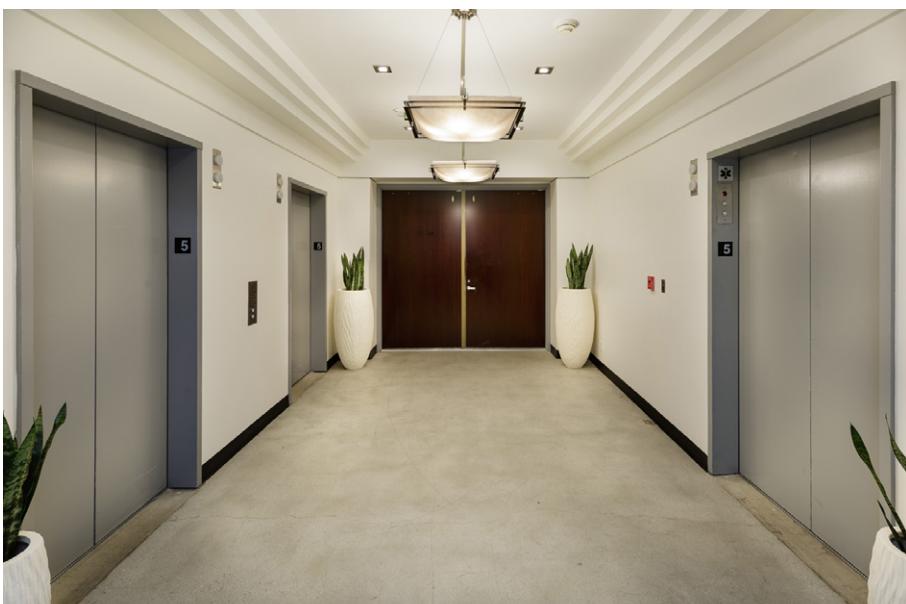
FLOOR PLAN Suite 800



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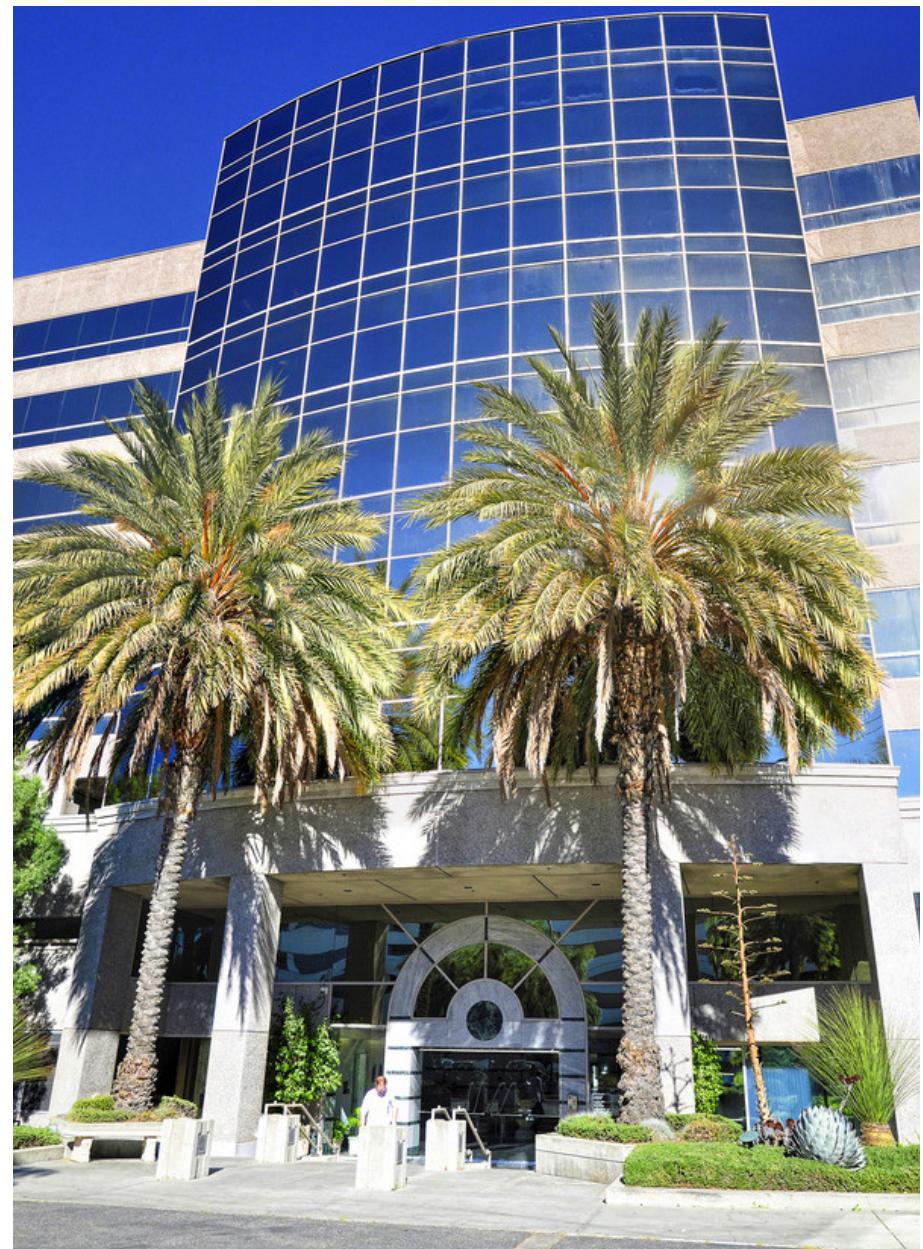
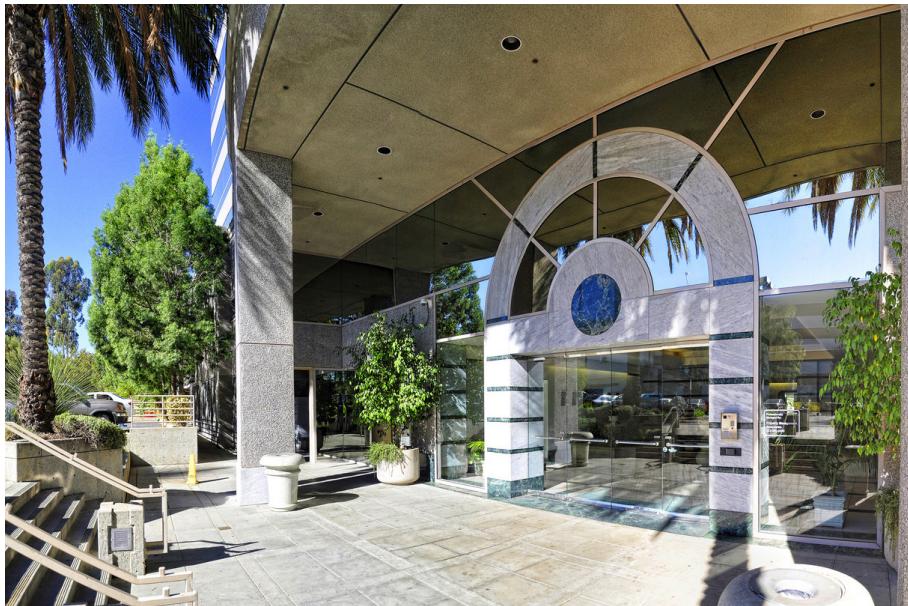
PROPERTY PHOTOS



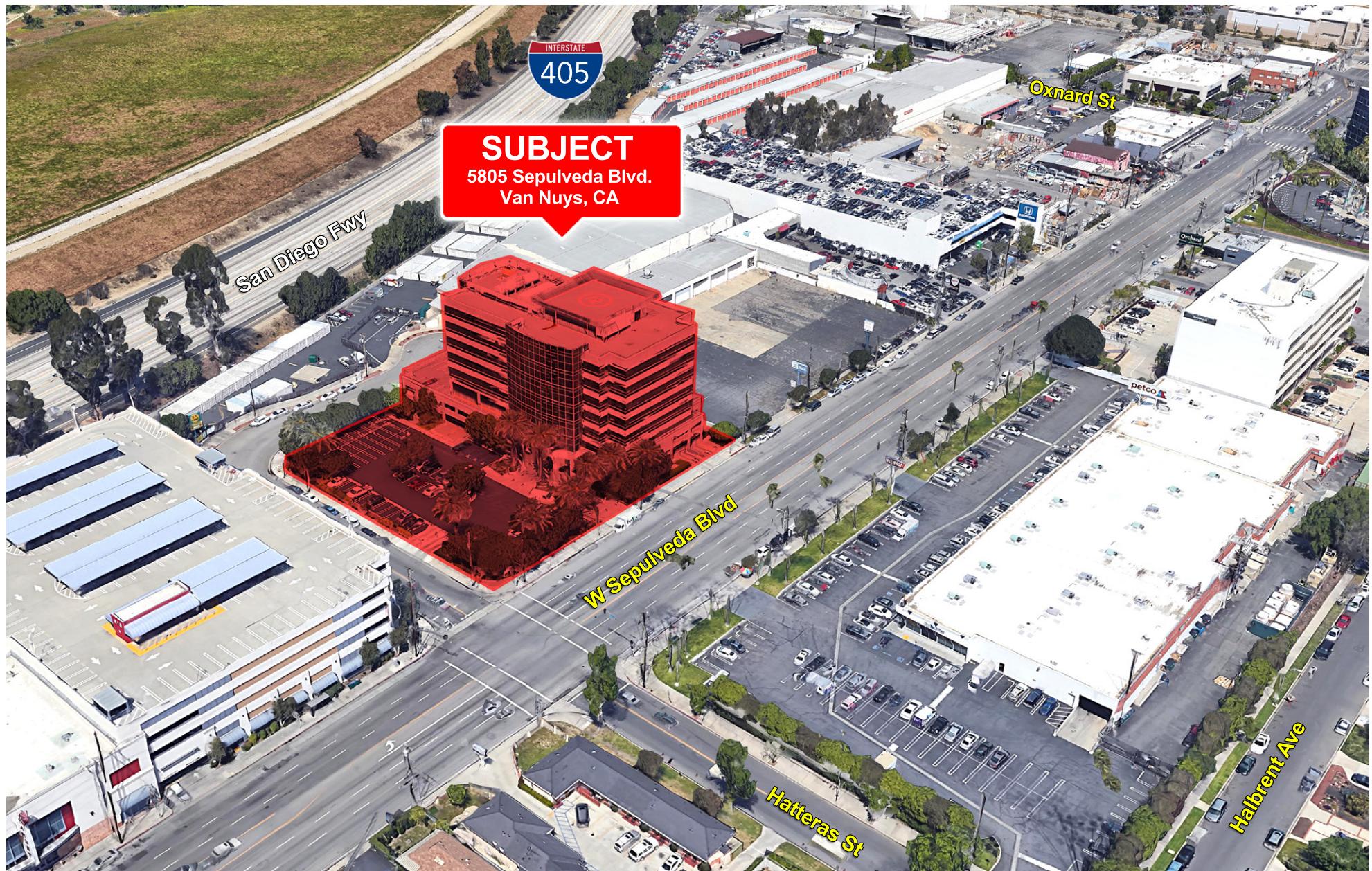
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PROPERTY PHOTOS



PROPERTY AERIAL



AMENITIES AERIAL



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