

FOR LEASE

Ash Joshi

CAPITAL REALTY
SOLUTIONS INC.

14852 Ventura Blvd, Suite 112,
Sherman Oaks, CA 91403

P: (818) 501-9898

C: (818) 458-6065

E: ash@capitalrealtysolutions.com

W: capitalrealtysolutions.com

Marketing Brochure

14852 Ventura Boulevard, Suite 210, Sherman Oaks, CA 91403

Immaculate & Turnkey Small Professional Office Suite

Landmark Location in Upscale Sherman Oaks

Move-In Ready - Plug & Play - Free Internet

Easy Freeway Access for HWY 405 & 101

Lease Rate \$2.85 PSF FSG - Easy to Tour

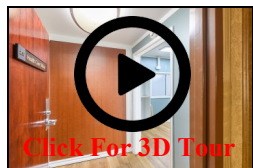
Signalized Corner on Prestigious Ventura Boulevard



Click For 3D Tour

Small Professional Office Suite For Lease





Property Highlights

14852 Ventura Boulevard, #210, Sherman Oaks, CA 91403

Address: 14852 Ventura Blvd, # 210,
Sherman Oaks, CA 91436

Premises: 1653 RSF - Suite 210

Load Factor: 12.24%

Availability: Immediate

Walk Score: 83

Zoning: C2-1VL

Use: General Office Use

APN: 2276-004-002

Lot: 394

Map Page 561-J4

FWY Access: Easy Access to 101 & 405

Appointment: Easy to Tour

- Newly Remodeled - Move In Ready.
- Excellent Ventura Boulevard Exposure.
- Free Internet - VOIP Phone - Plug & Play.
- Light Filtering Roller Shades on Windows.
- Smart Office
- First Floor Level - Light & Bright.
- On-site Parking.
- Close Proximity to Banks, Restaurants.
- Central Air & Heat including Efficient Mini Split AC.
- Terrific Site for Multiple Uses - C2 Zoning
- Security Cameras Monitoring Building Entrance.
- Controlled Access Entry with Access Codes.
- Drive By Only - Do Not Disturb Occupant!

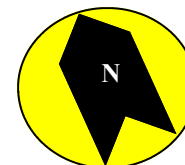


14852 Ventura Boulevard, Suite 210,
Sherman Oaks, CA 91403

Capital Realty Solutions Inc
14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Aerial Photo

(Not to Scale)



**FIGURE
1**

2276 4
SHEET I

SCALE 1" = 80'

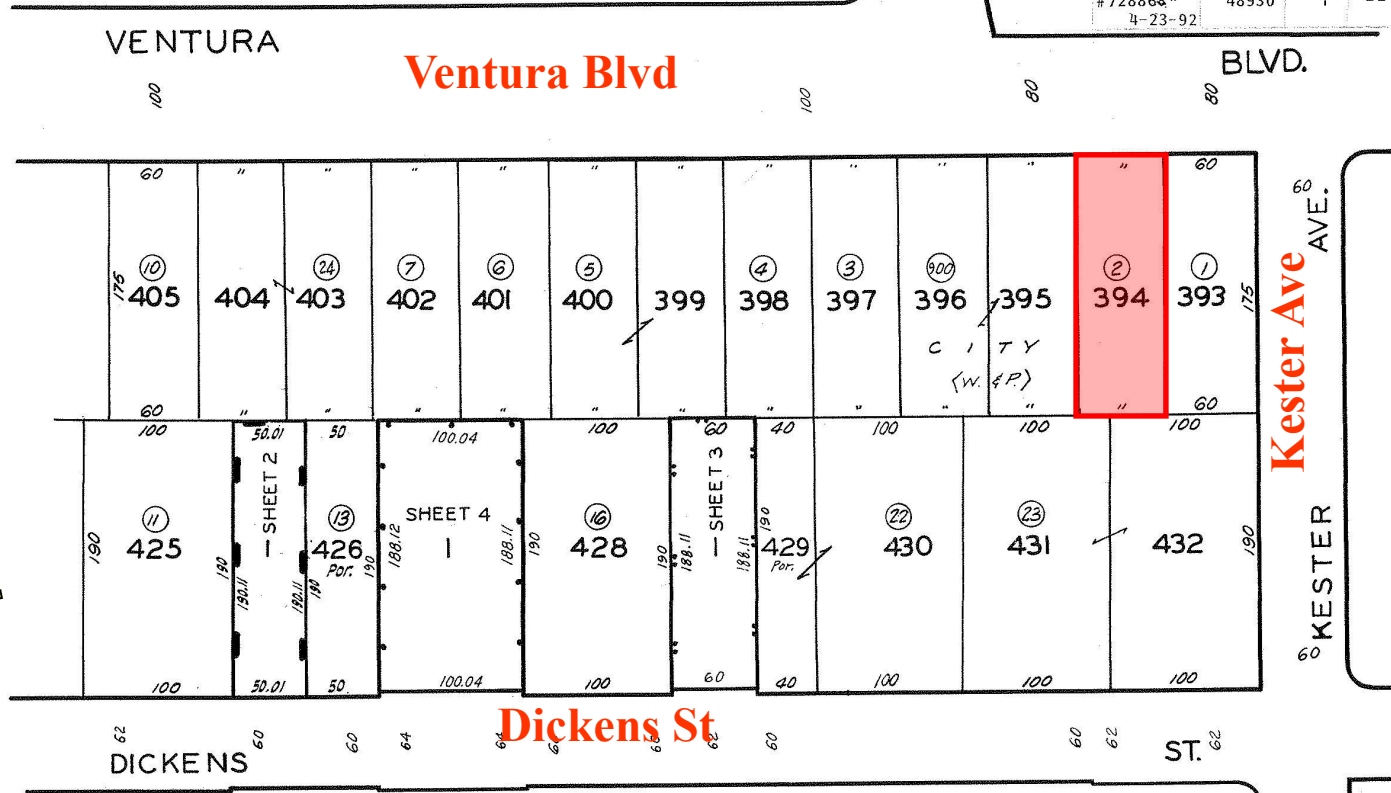
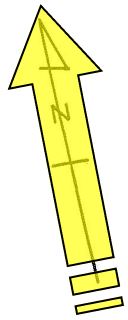
1995

*Diagrammatic depicts approximate dimensions.

The assessment of units in the following Condominium Plan O.R. M's includes all rights and interests in the common areas as set forth in deeds of record.

Condominium O.R.	Tract No.	Lot	Unit	Subdivision of Airspace
M4594-311	31520	1	--	Sheet 2
#1054366* 6-13-90	46794	1	--	Sheet 3
#728868* 4-23-92	48930	1	--	Sheet 4

Revised 2-14-58
4-9-64
730412408
740215302
740912002
87091401003001
88102601002001
50072599001001-03
92051305001001-03
92061195002001-03
950216



CODE 8849

TRACT NO. 5822
M.B. 66-64-65

CONDOMINIUM TRACT NO. 31520
M.B. 838-60-61

CONDOMINIUM TRACT NO. 46794
M.B. 1156-71-72

CONDOMINIUM TRACT NO. 48930
M.B. 1187-40-41

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

FOR PREV. ASSM'T. SEE:
2276-4

14852 Ventura Boulevard, Suite 210,
Sherman Oaks, CA 91403

Capital Realty Solutions Inc
14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Plat Map

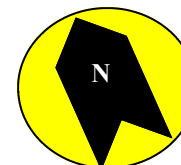
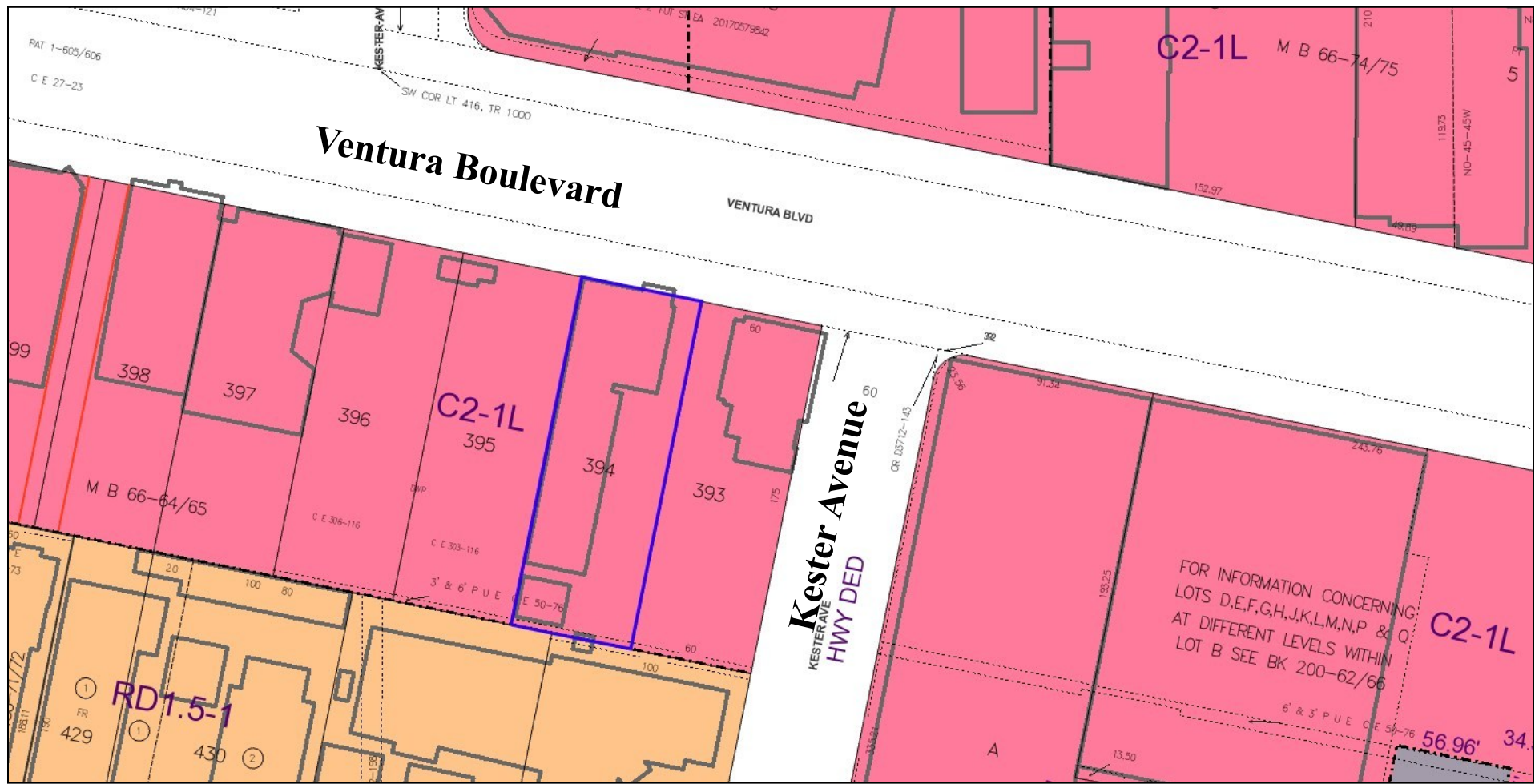


FIGURE
2

(Not to Scale)

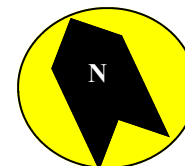


14852 Ventura Boulevard, Suite 210,
Sherman Oaks, CA 91403

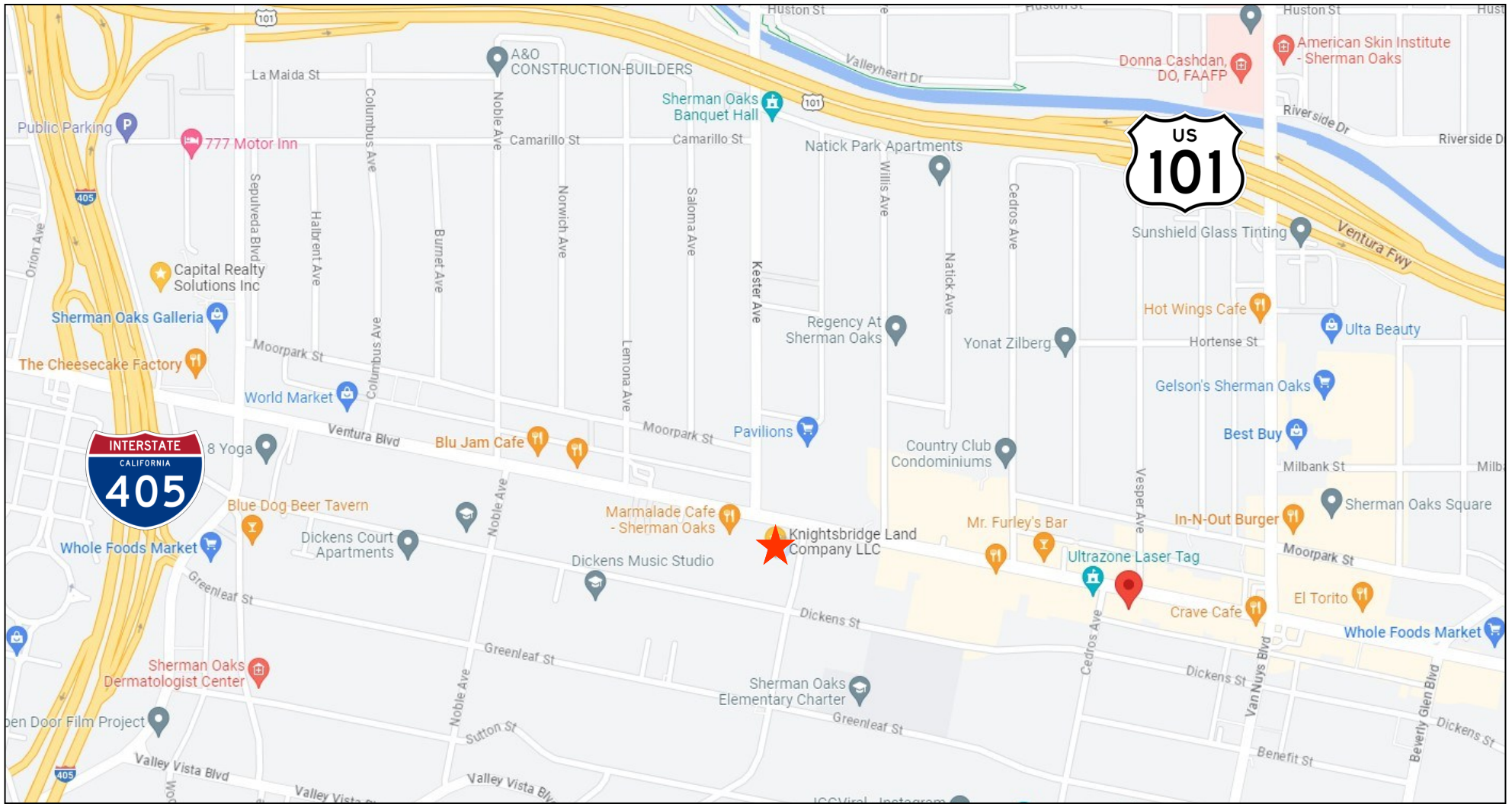
Capital Realty Solutions Inc
14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Generalized Zoning & Lot Dimensions ZIMAS - Zoning C2-1VL

(Not to Scale)



**FIGURE
3**



14852 Ventura Boulevard, Suite 210,
Sherman Oaks, CA 91403

Capital Realty Solutions Inc
14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Location Map

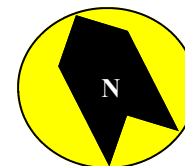
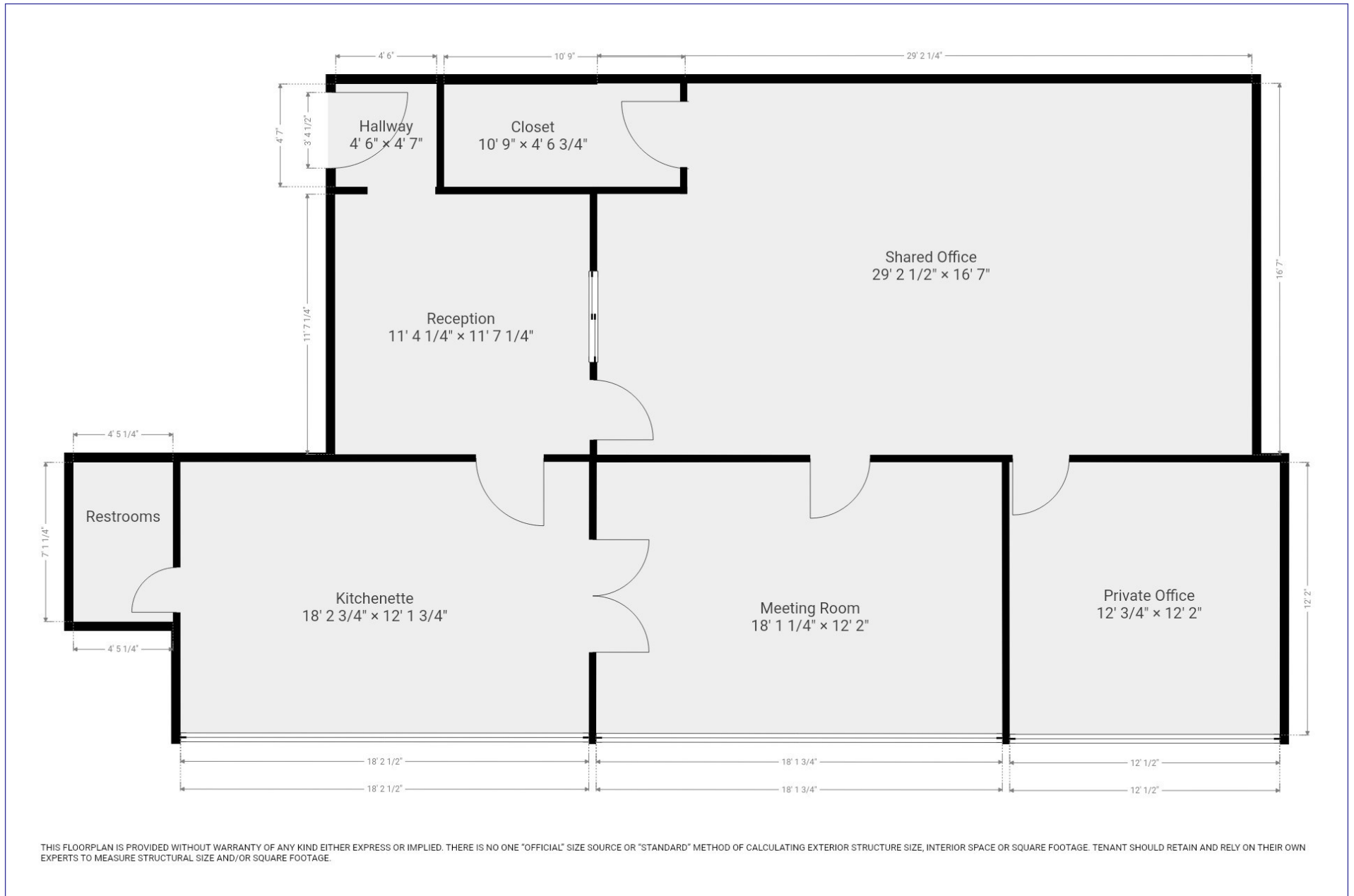


FIGURE
4

(Not to Scale)



14852 Ventura Boulevard, Suite 210,
Sherman Oaks, CA 91403

Capital Realty Solutions Inc
14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Floor Plan

(Not to Scale)

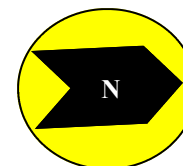


FIGURE
5



14852 Ventura Boulevard, Suite 210,
Sherman Oaks, CA 91403

Capital Realty Solutions Inc
14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Property Photographs

(Not to Scale)

FIGURE
6