

HIGH IMAGE OFFICE BUILDING FOR LEASE WITH CREATIVE ABOVE STANDARD CONTEMPORARY TECH BUILDOUT - FURNISHED TURN KEY SPACE

14958 VENTURA BOULEVARD, SHERMAN OAKS , CA 91403



CONTACT:

DEAN CUTLER (818) 514-0633 | dcutler@illicre.com | DRE# 00907933

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - BRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



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PROPERTY FEATURES

- Entertainment/ high tech / production space
- Former home of Bentley Ventures
- Incredible above standard buildout
- Full operating kitchen
- Exposed concrete and laminate floors
- Exterior covered patios
- Card access system with video camera security
- Covered parking (two levels)
- Office furnishing in place
- Building signage available
- Excellent window lined office plan
- PARKING: 3/1000 single covered reserved

AREA AMENITIES

- Convenient Sherman Oaks address
- Near 101/405 freeway interchange
- Walking distance to Starbucks and many popular eateries including Cheesecake Factory, Blue Jam Café, Mulberry Pizza, Marmalade, & Whole Foods Market.

AREA AMENITIES

- Approx. 8,350 SF - 17,100 SF | \$3.25 MG



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RECEPTION AREA



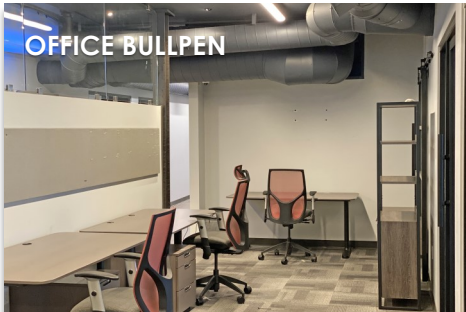
OFFICE BULLPEN



OFFICE BULLPEN



PRIVATE OFFICES



OFFICE BULLPEN



EXECUTIVE OFFICE



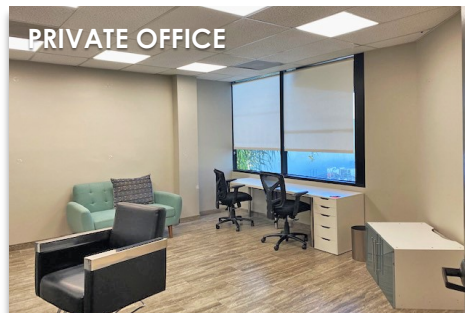
PRIVATE OFFICE



OFFICE BULLPEN



UPSCALE KITCHEN



PRIVATE OFFICE



UPSCALE RESTROOMS



COVERED SINGLE STALL PARKING

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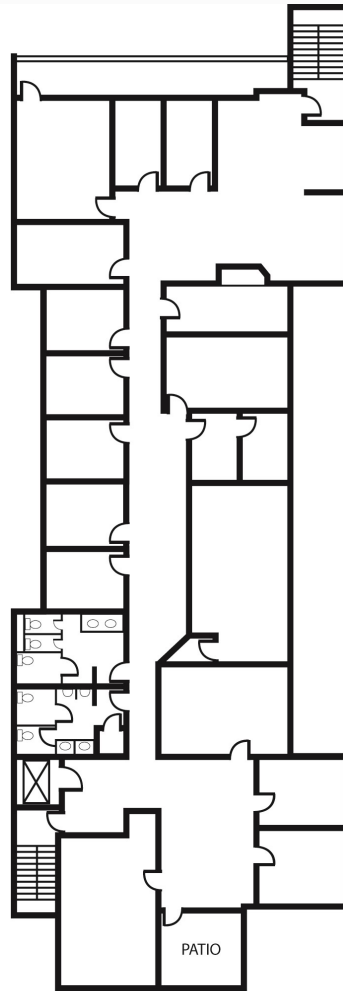
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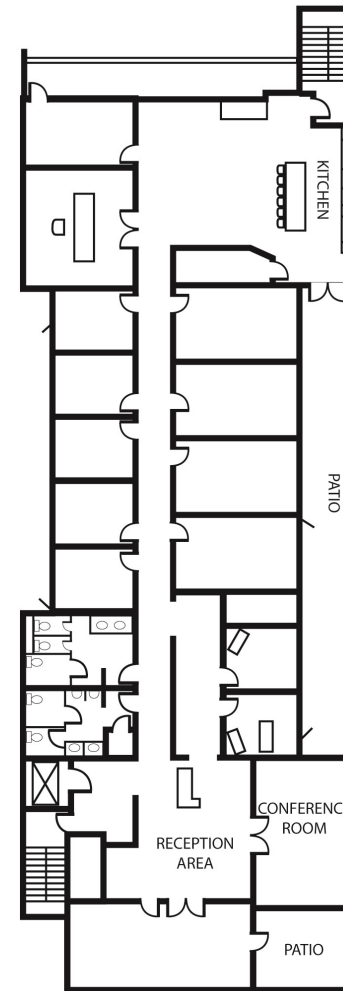


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SECOND FLOOR



FIRST FLOOR

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