

# ENCINO CROSSING

BUILDINGS  
III & IV

6345 BALBOA BLVD.  
ENCINO, CA

WORK. ELEVATED.

2-Building Workplace Opportunity for Lease

CBRE



# The Spaces | Office Availability

## Building 3

SUITE	SIZE
150*	1,337 RSF
155	1,674 RSF
160*	2,961 RSF
168	1,322 RSF
257*	3,076 RSF
272*	2,115 RSF
273	1,833 RSF
350	4,020 RSF
360	1,714 RSF
363	2,381 RSF
372	1,303 RSF

\*Spec Suites



[View Building 3  
Floor Plans](#)

**Parking: 3.0/1,000**  
**\$125/Stall Unreserved**

**Contact Broker for  
Rental Rate**

## Building 4

SUITE	SIZE
180	1,199 RSF
288	2,117 RSF
292	1,345 RSF
382	1,992 RSF
3rd Floor	19,986 RSF



[View Building 4  
Floor Plans](#)



# Encino Crossing Has Arrived.



**Completed Capital Improvements (2019-2021) - \$5 Million:**

HVAC, Window, & Elevator Upgrades

Renovated Restrooms & Corridors

Exterior: LED Lighting, Painting, Landscape & Signage

# Rethink Your Workday.



**Arrive In Style.**  
On-Site Car Wash

**Prestigious Image.**

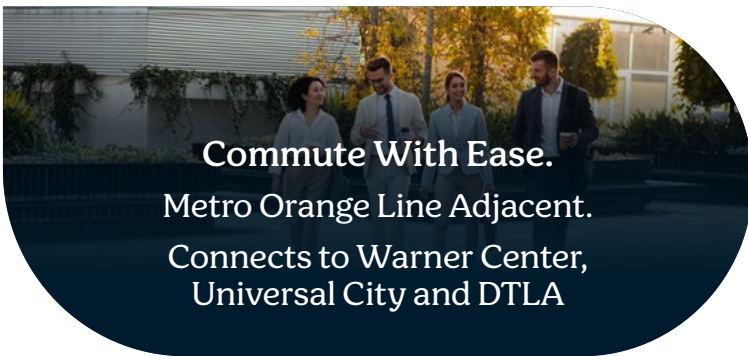
Encino is a Highly Sought-After Community Known for its Upscale Residences, Tree-Lined Streets, and Vibrant Atmosphere



**A Brand New Look.**  
New Interior and Exterior Improvements



**Elevated Workspaces.**  
12' Ceiling Height in Select Suites



**Commute With Ease.**  
Metro Orange Line Adjacent.  
Connects to Warner Center, Universal City and DTLA



**Park Securely.**  
Subterranean Parking \$125/ Stall/Month

**Fuel Your Day.**  
On-Site Café Right Where You Are



# The Perks.

Retail, dining and exceptional offices. Encino Crossing is where it all comes together.

Encino Crossing provides a seamless experience for your business, offering easy commutes via the 101 Freeway and Metro Orange Line, along with a diverse selection of dining and shopping options. Situated within the thriving San Fernando Valley, this location provides exciting opportunities for expansion.

## Within 2 Miles

205

Restaurants

11

Hotels

69

Banking  
Locations

10+

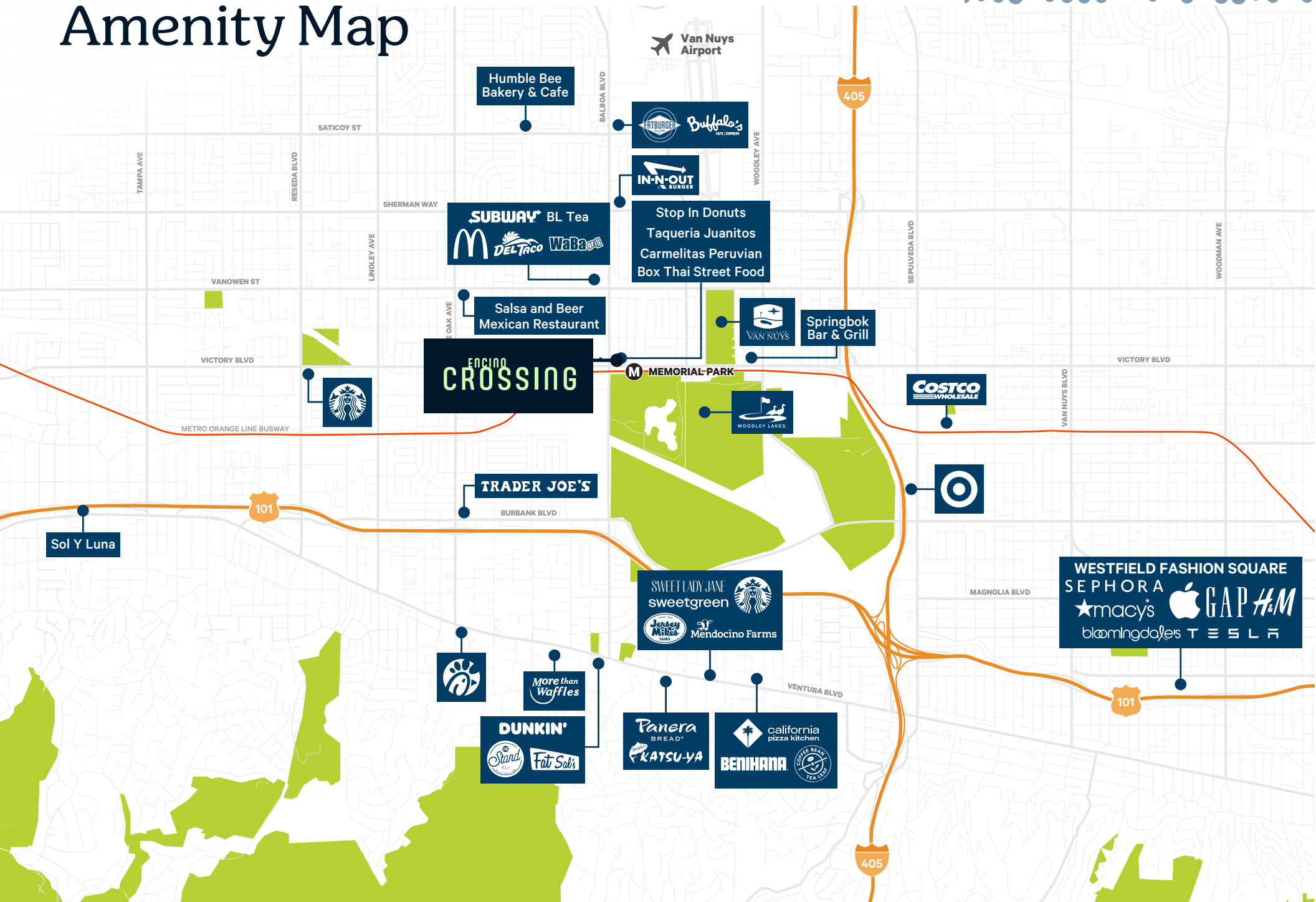
Grocery  
Stores

7

Health &  
Fitness Studios



# Amenity Map



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ENCINO, CA

BUILDINGS  
III & IV



For more information,  
please contact:

Office Occupier Experts:

**Dalton Saberhagen**

+1 818 268 0732

[dalton.saberhagen@cbre.com](mailto:dalton.saberhagen@cbre.com)

Lic. 01971713

**Rich Bright**

+1 818 251 3627

[rich.bright@cbre.com](mailto:rich.bright@cbre.com)

Lic. 01051634

**Ryan Bright**

+1 818 251 3628

[ryan.bright@cbre.com](mailto:ryan.bright@cbre.com)

Lic. 01922949

**CBRE**

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