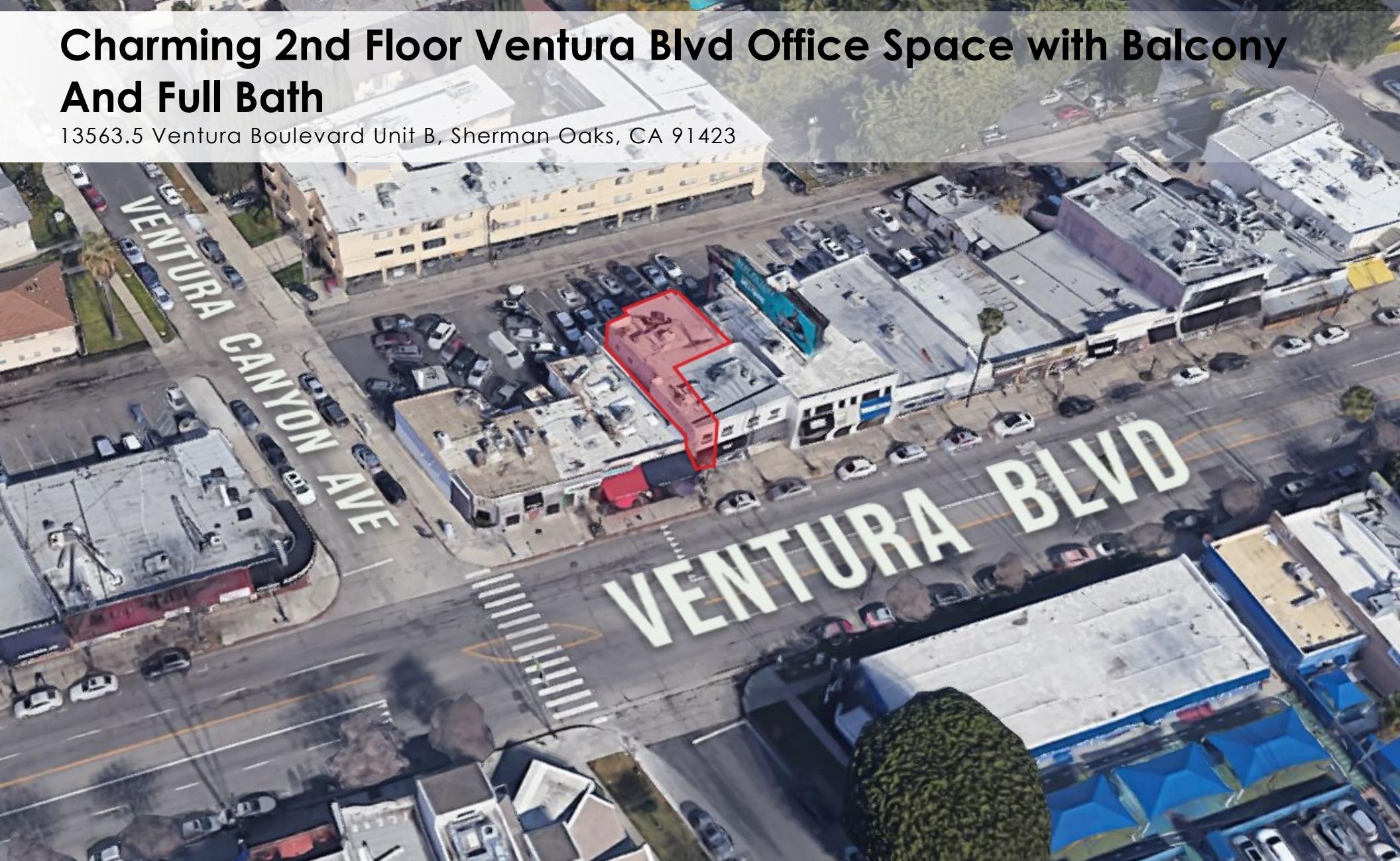


Charming 2nd Floor Ventura Blvd Office Space with Balcony And Full Bath

13563.5 Ventura Boulevard Unit B, Sherman Oaks, CA 91423



ALEYA COOLIDGE (818) 697-9361

aleyac@illicre.com · DRE#01407539

TODD NATHANSON (818) 514-2204

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Please follow us at:



17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #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 are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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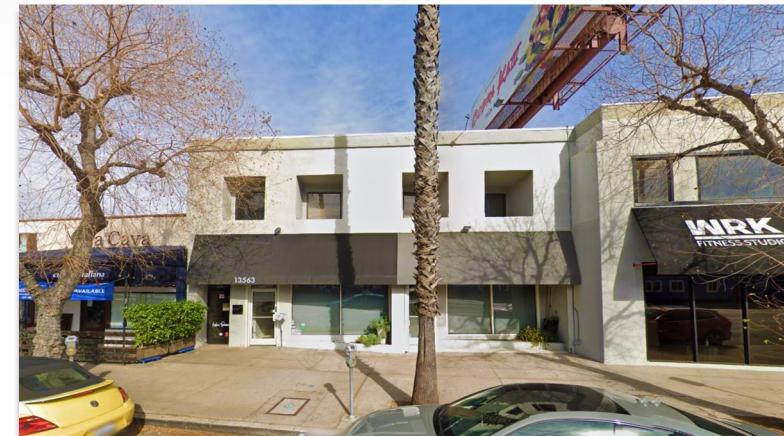
PROPERTY FEATURES

- Charming, bright spacious 2nd floor walk-up office
- Full bathroom, breakroom, conference room, and three large offices with reception entry area and lovely outdoor balcony for lunches etc.
- Upscale modern look and feel
- Ideal for a high end boutique or financial/investment consulting office

AREA AMENITIES

- Near 101/405 interchange
- Easy free access
- Ventura Blvd. Address
- Across the street from a preschool
- Next to beloved neighborhood restaurants and cafes

| DEMOS | 1 mile | 3 mile | 5 mile |
|----------------|----------------------|-----------|-----------|
| Population | 25,803 | 192,207 | 544,162 |
| Avg. HH Income | \$133,626 | \$123,842 | \$111,269 |
| Daytime Pop. | 21,443 | 159,064 | 446,524 |
| Traffic Count | ±53,352 cars per day | | |



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