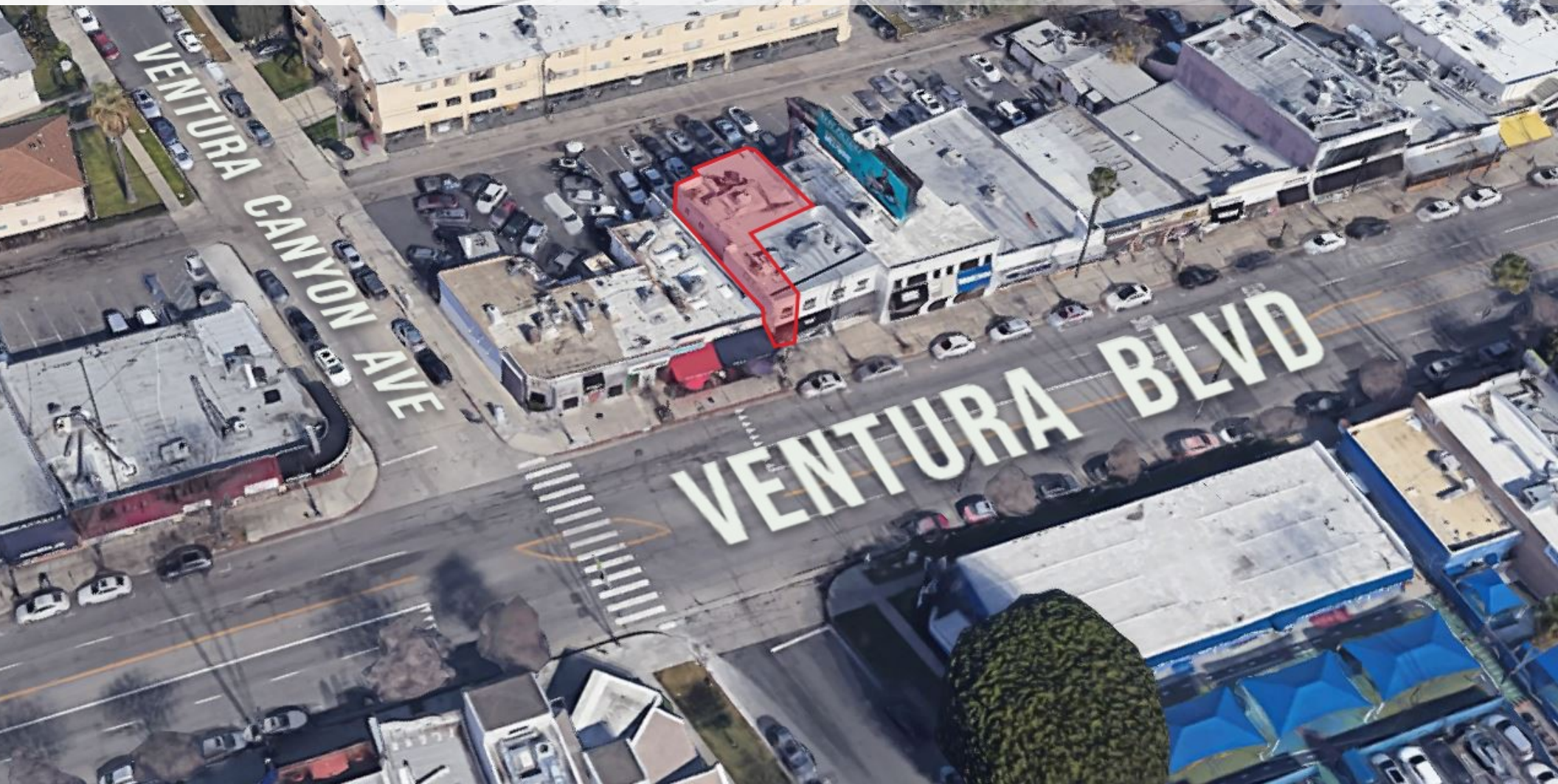


Charming 2nd Floor Ventura Blvd Office Space with Balcony And Full Bath

13563.5 Ventura Boulevard Unit B, Sherman Oaks, CA 91423



ALEYA COOLIDGE (818) 697-9361

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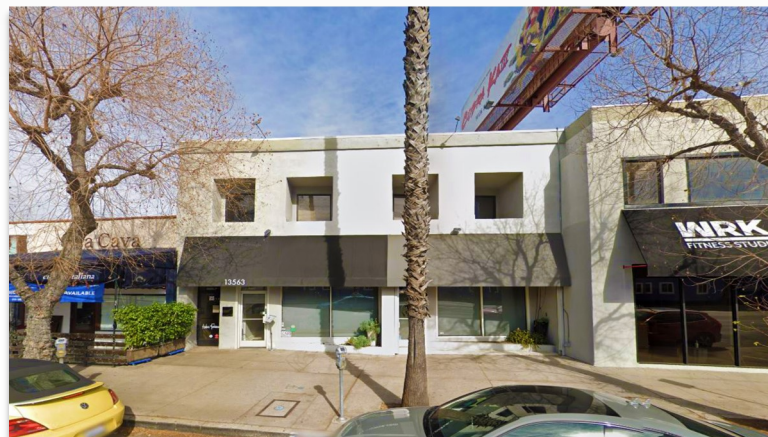
PROPERTY FEATURES

- 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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