



# ENCINO CROSSING

6345 Balboa Boulevard | Encino, CA 91316

SPEC SUITE BROCHURE

## ENCINO CROSSING

# PROPERTY HIGHLIGHTS

### New Improvements

Interior and Exterior

### On-site Cafe

Services Available

### Ceiling Height

12' in Select Suites

### Metro Orange Line Adjacent

Connects to Warner Center, Universal City and DTLA

### Subterranean Parking

\$125/Stall/Month

### On-site Car Wash

Services Available





## \$5 Million in Capital Improvements Completed From 2019-2021:

- HVAC Unit Replacements
- Full Window Replacements
- Elevator Modernizations
- Renovated Restrooms
- Exterior LED Lighting
- Corridor Renovations
- Monument Signage
- Exterior Landscape Upgrades
- Exterior Painting



ENCINO CROSSING

# SPEC SUITE AVAILABILITIES

## BUILDING 1

Ste	Size	Rate	Includes
<b>111</b>	2,509	\$2.45	8 Offices, Kitchen, Conference Room
<b>120</b>	2,468	\$2.45	3 Offices, Kitchen, Conference Room
<b>205</b>	2,152	\$2.45	5 Offices, Kitchen, Conference Room

## BUILDING 2

Ste	Size	Rate	Includes
<b>138</b>	1,804	\$2.45	5 Offices, Kitchen, Conference Room

## BUILDING 3

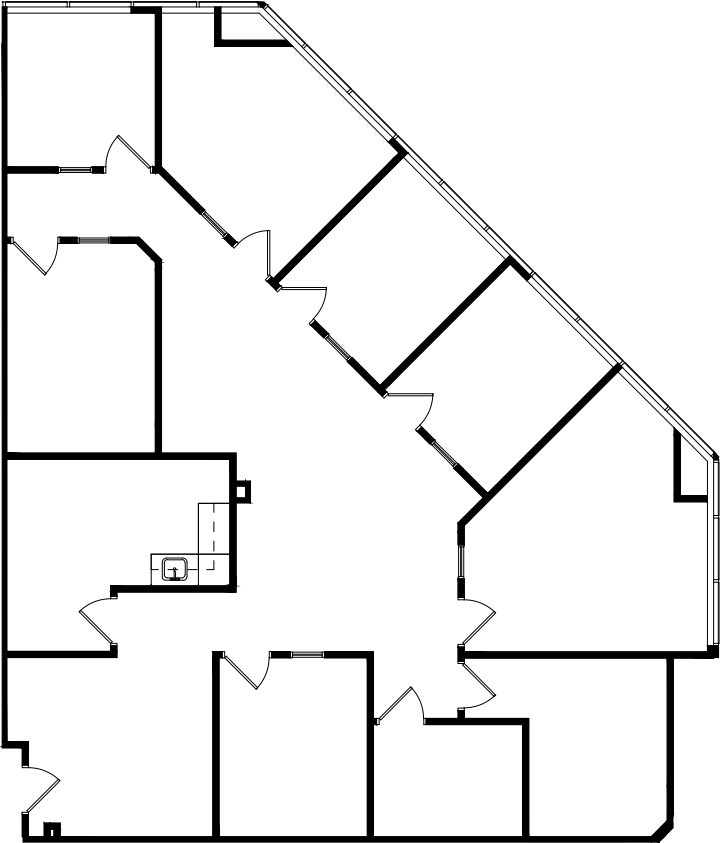
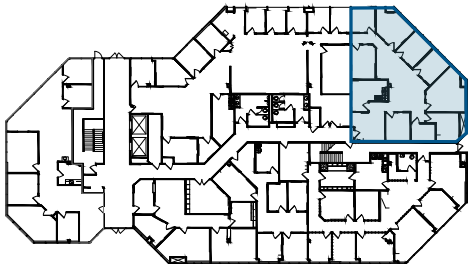
Ste	Size	Rate	Includes
<b>150</b>	1,337	\$2.45	1 Office, Kitchen, Open Area
<b>272</b>	2,115	\$2.45	4 Offices, Kitchen, Open Area



**BUILDING 1 | FIRST FLOOR**

# Suite 111

**SPEC SUITE**  
SIZE: 2,509 RSF  
RATE: \$2.45



AVAILABILITIES

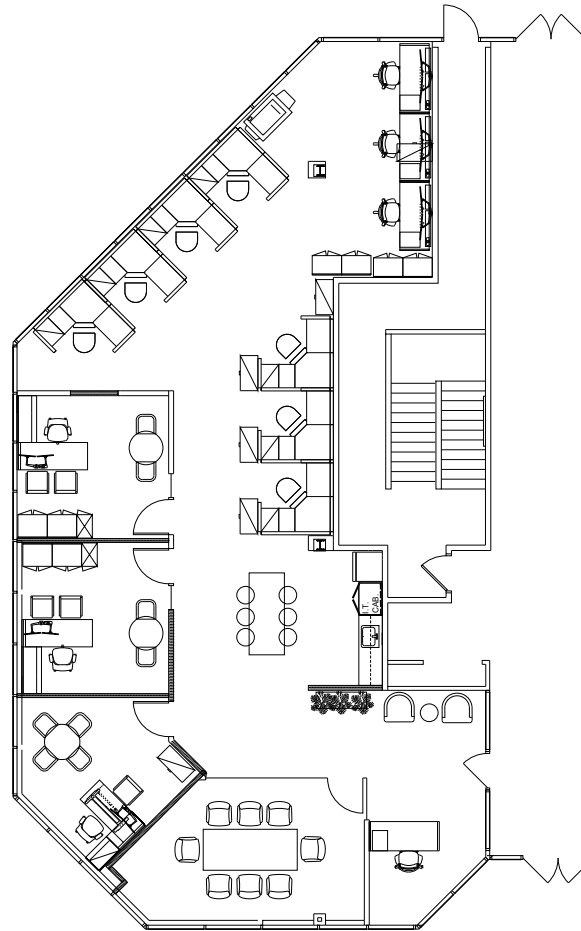
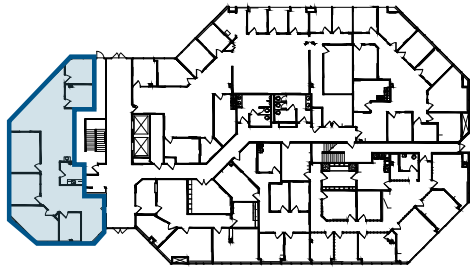
## BUILDING 1 | FIRST FLOOR

# Suite 120

### SPEC SUITE

SIZE: 2,468 RSF

RATE: \$2.45

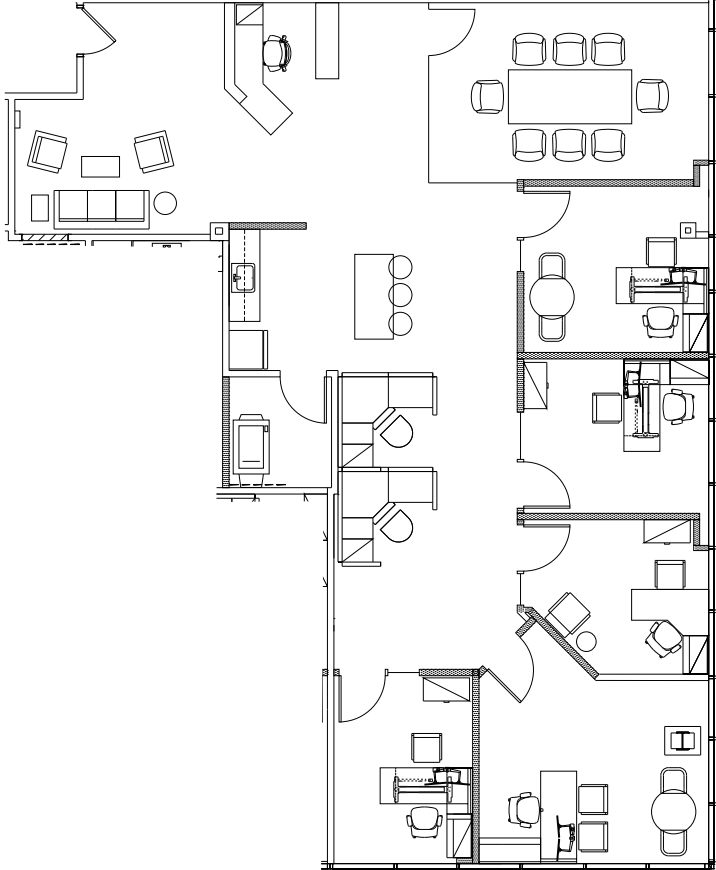
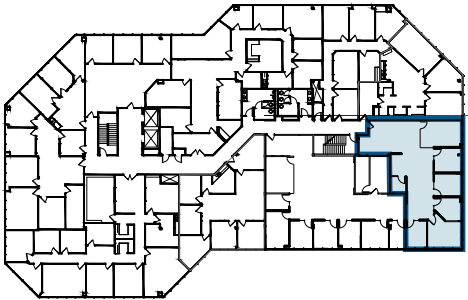


AVAILABILITIES

# BUILDING 1 | SECOND FLOOR

# Suite 205

**SPEC SUITE**  
SIZE: 2,152 RSF  
RATE: \$2.45



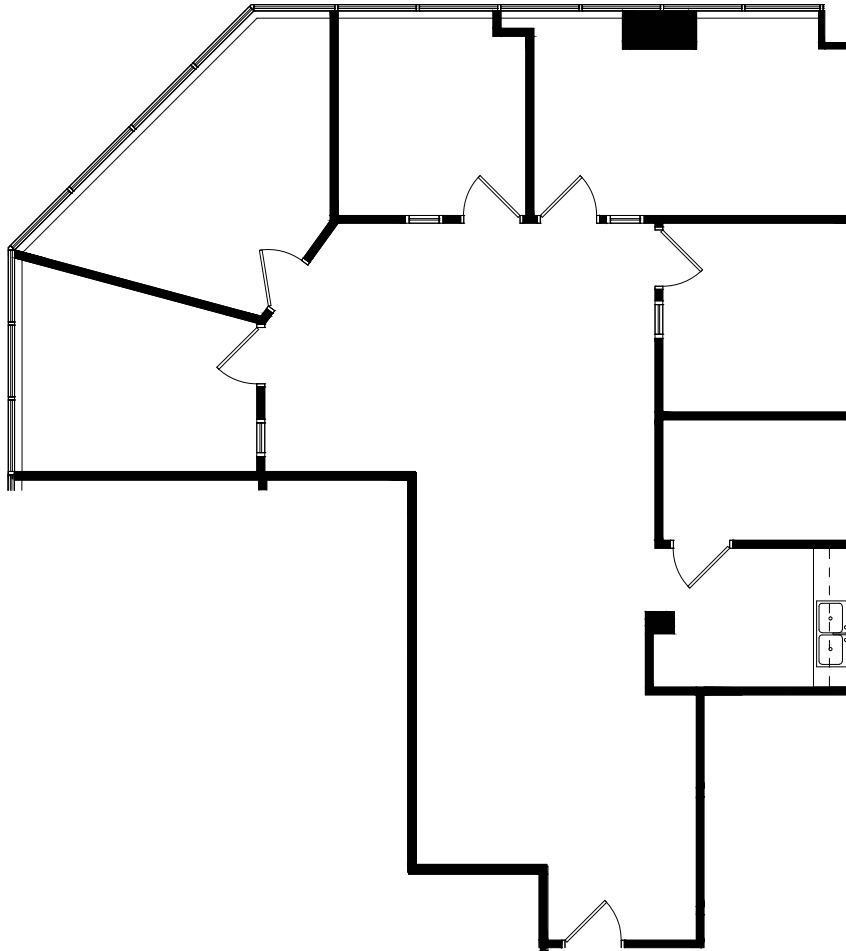
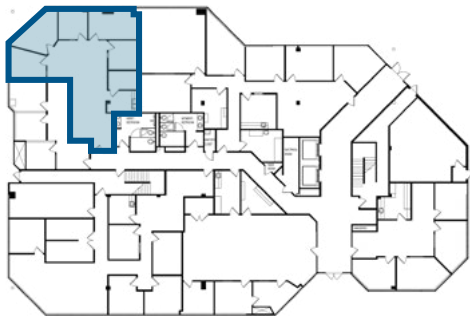
AVAILABILITIES



## BUILDING 2 | FIRST FLOOR

# Suite 138

**SPEC SUITE**  
SIZE: 1,804 RSF  
RATE: \$2.45



AVAILABILITIES

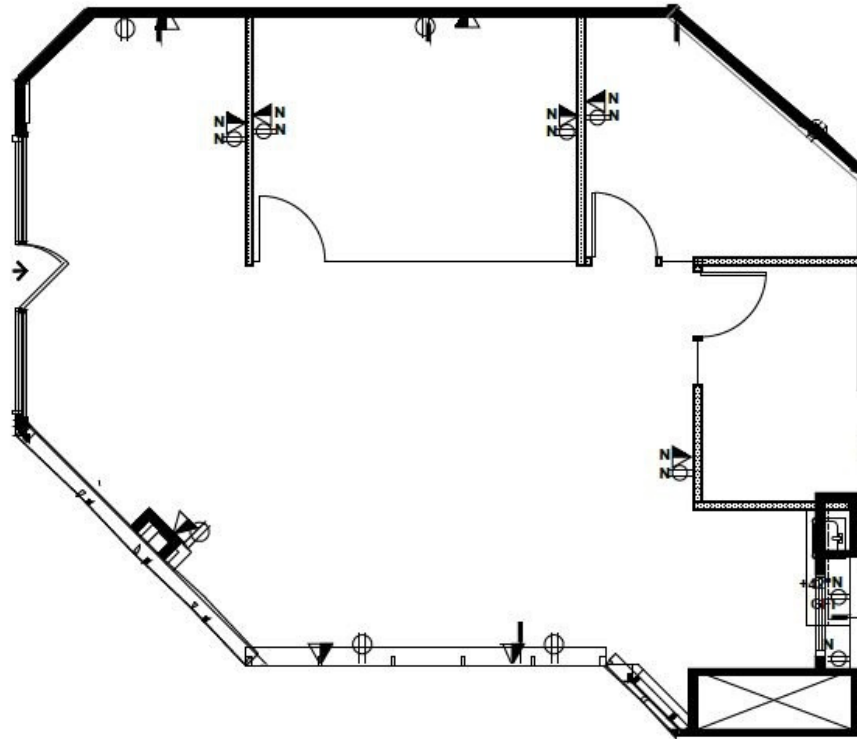
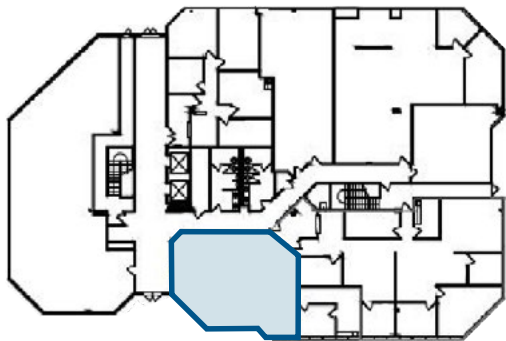
## BUILDING 3 | FIRST FLOOR

# Suite 150

### SPEC SUITE

SIZE: 1,337 RSF

RATE: \$2.45



AVAILABILITIES

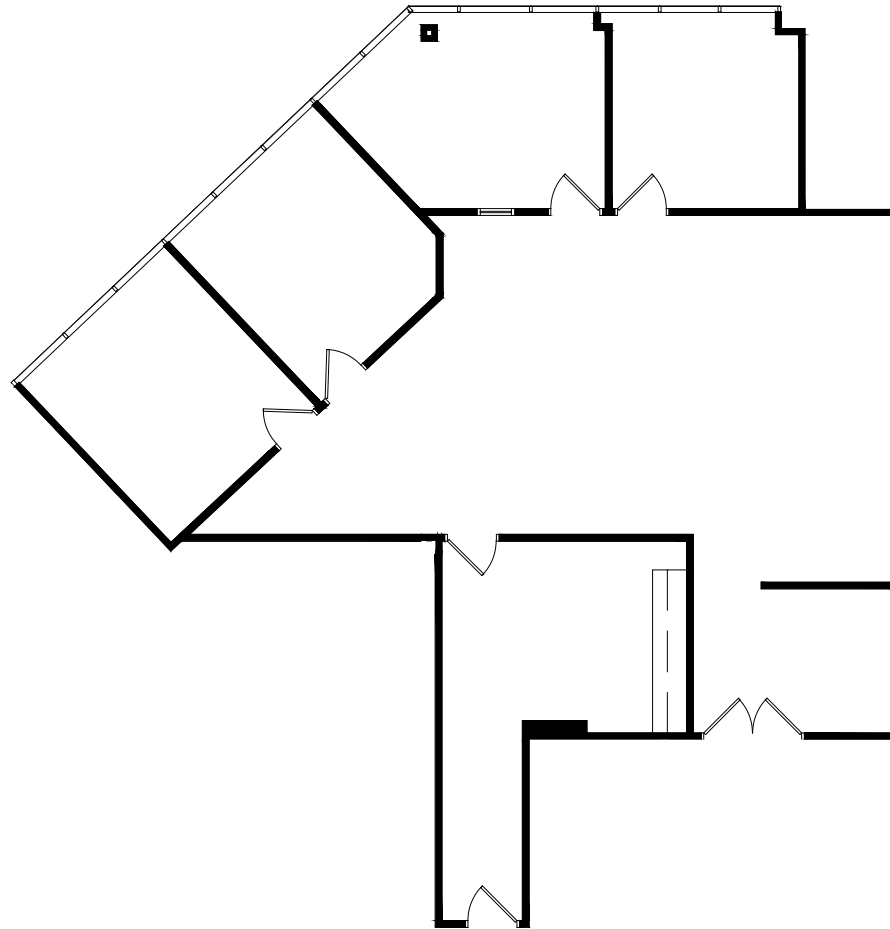
## BUILDING 3 | SECOND FLOOR

# Suite 272

### SPEC SUITE

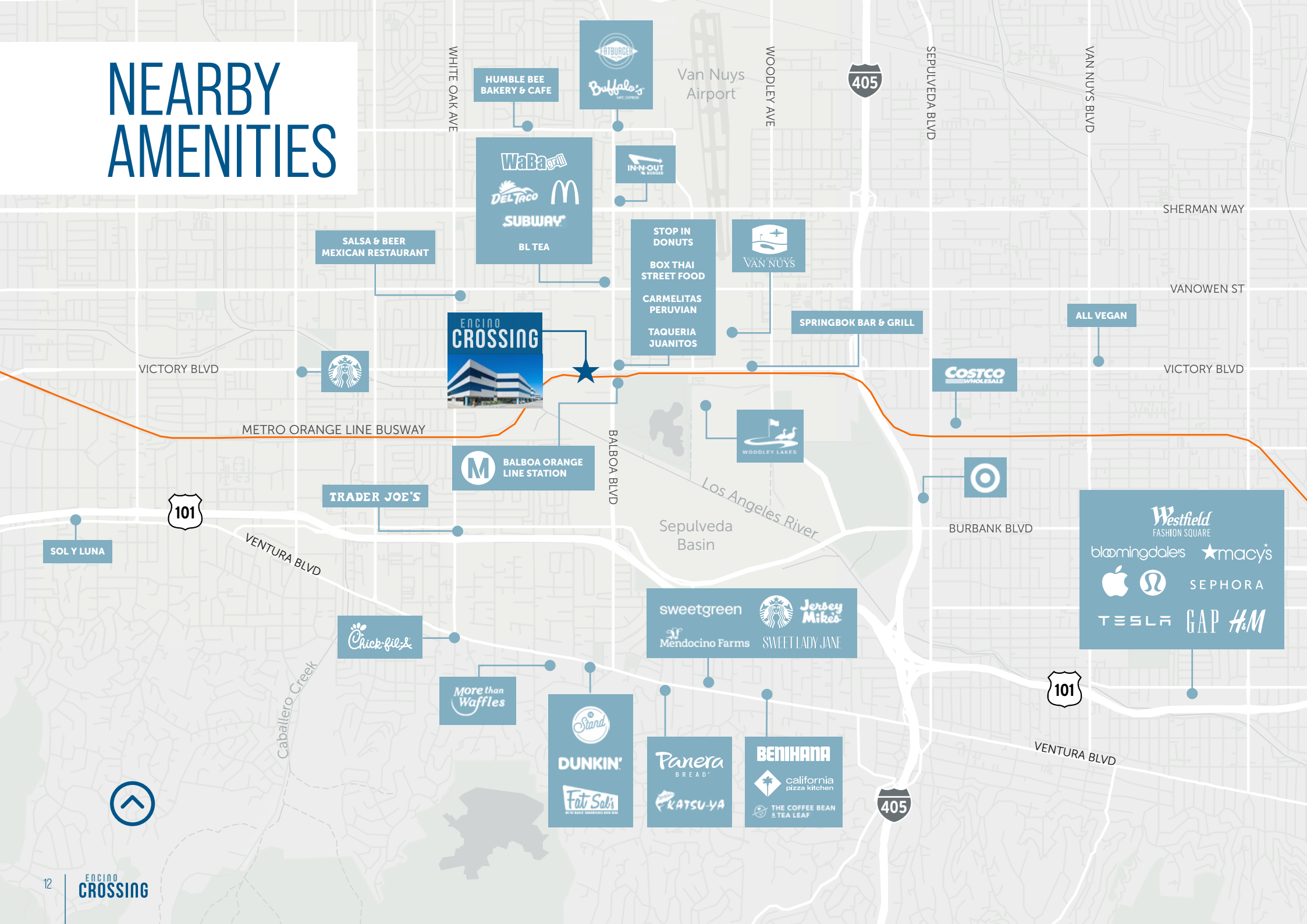
SIZE: 2,115 RSF

RATE: \$2.45



AVAILABILITIES

# NEARBY AMENITIES



HUMBLE BEE BAKERY & CAFE



Van Nuys Airport



SALSA & BEER MEXICAN RESTAURANT

STOP IN DONUTS  
BOX THAI STREET FOOD  
CARMELITAS PERUVIAN  
TAQUERIA JUANITOS



SHERMAN WAY

VANOWEN ST

VICTORY BLVD



SPRINGBOK BAR & GRILL

ALL VEGAN

VICTORY BLVD

METRO ORANGE LINE BUSWAY



BALBOA BLVD



Los Angeles River

Sepulveda Basin



BURBANK BLVD



SOL Y LUNA

VENTURA BLVD

TRADER JOE'S



More than Waffles



VENTURA BLVD





## Integrated Advisory Services Team

**Caitlin Hoffman**  
caitlin.hoffman@colliers.com  
+1 818 334 1850  
Lic. No. 01935762

**Matthew Heyn**  
matt.heyne@colliers.com  
+1 818 334 1860  
Lic. No. 01306148

**Dalton Saberhagen**  
dalton.saberhagen@cbre.com  
+1 818 251 3613  
Lic. No. 01971713



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s).

© 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.