

OFFERING MEMORANDUM

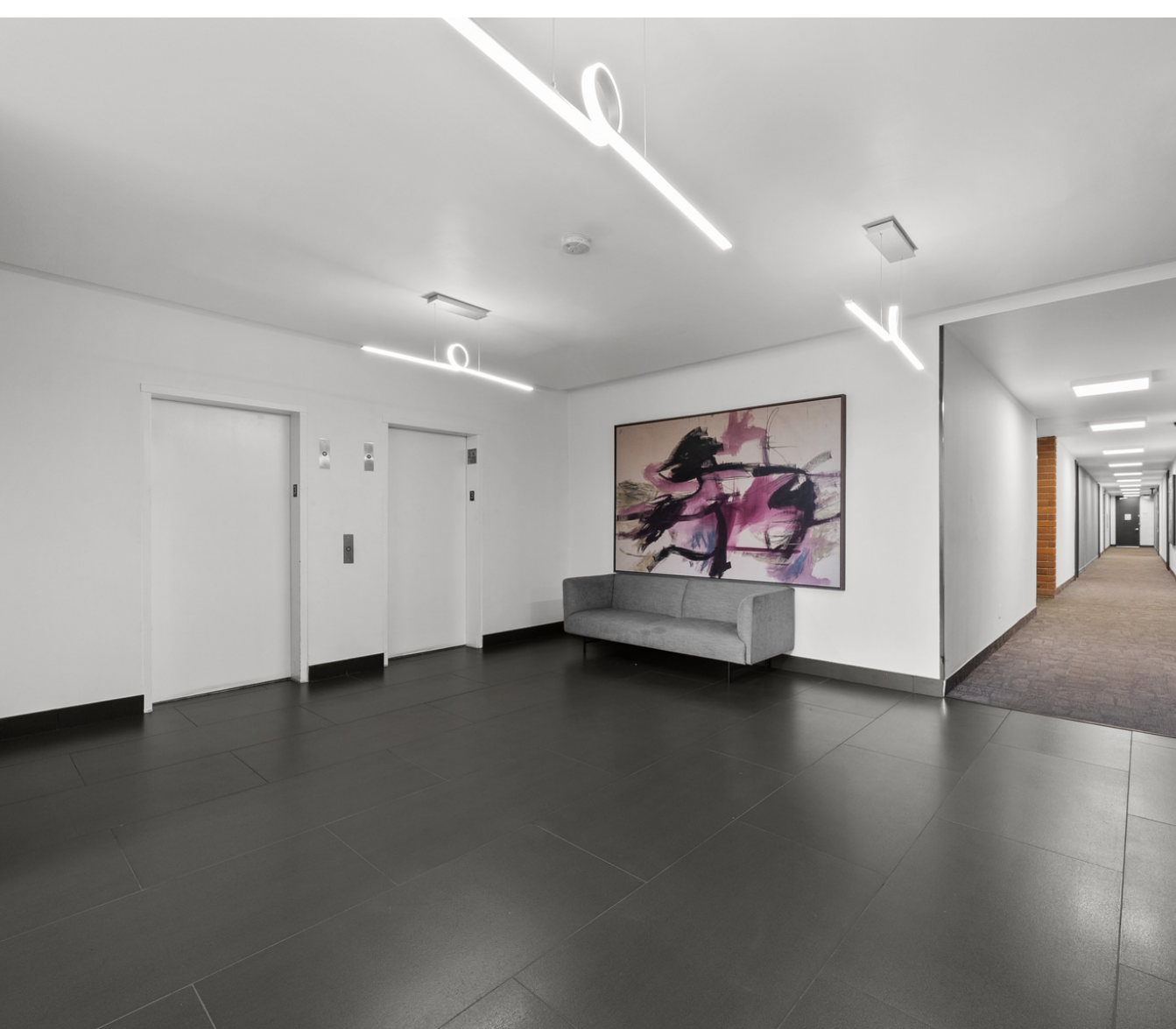


SITE DESCRIPTION

IKON Properties is proud to present 17835 Ventura Boulevard, Encino, CA 91316. This exclusive medical office building offers 48,590 square feet of leasable space across three stories, providing businesses with a prime location in the heart of Encino's thriving commercial district.

Strategically positioned along Ventura Boulevard, this medical office building offers high visibility and easy accessibility, with direct access to the 101 Ventura Freeway. Tenants benefit from ample on-site parking (2.5 spaces per 1,000 SF), an attractive courtyard, on-site property management, and signage opportunities for businesses looking to establish a strong presence in the market.

This Medical Office Building currently features a variety of flexible leasing opportunities, ranging from 605 SF to over 6,700 SF, accommodating businesses of all sizes. With its prime location, modern amenities, and professional environment, this property is ideal for medical offices, professional services, and corporate headquarters. Don't miss this exceptional leasing opportunity! Contact IKON Properties today to schedule a tour and secure your space.



PROPERTY HIGHLIGHTS

- Prime medical office building with established healthcare tenants.
- Just 1.5 miles from Encino Hospital Medical Center.
- Located on Ventura Blvd with direct 101 Freeway access.
- More than 100 surface parking spaces makes visits easy and convenient.
- Clean, well-kept environment with on-site management.
- Steps from public transit and major national tenants.

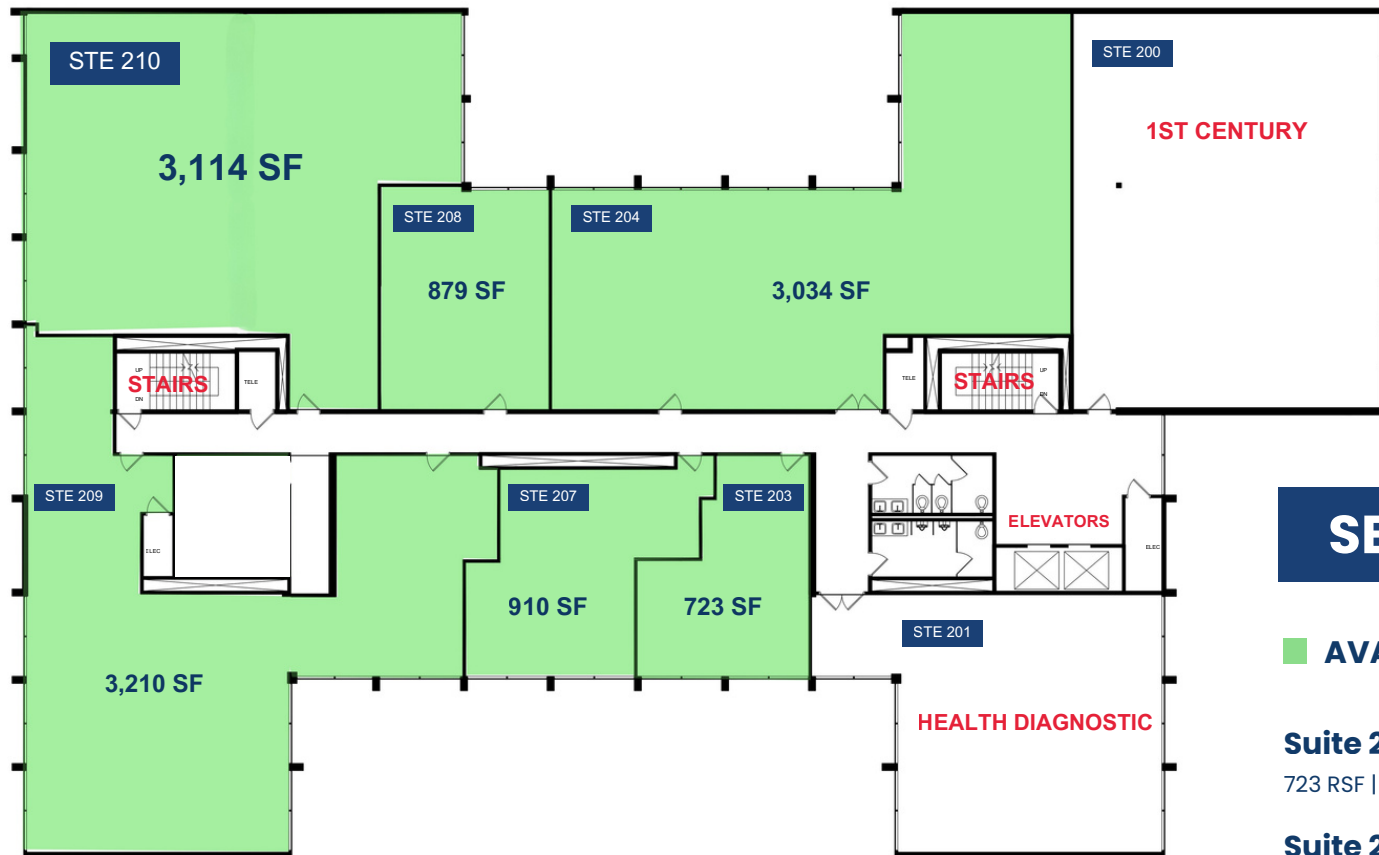
PROPERTY TYPE
Medical Office

AVAILABLE SPACE
48,590 SF

LOT
53,143 SF

YEAR BUILT
1972

ZONING
LARA



2ND FLOOR PLAN

SECOND FLOOR

 AVAILABLE

Suite 203

723 RSF | Available

Suite 204

3,034 RSF | Available

Suite 207

910 RSF | Available

Suite 208

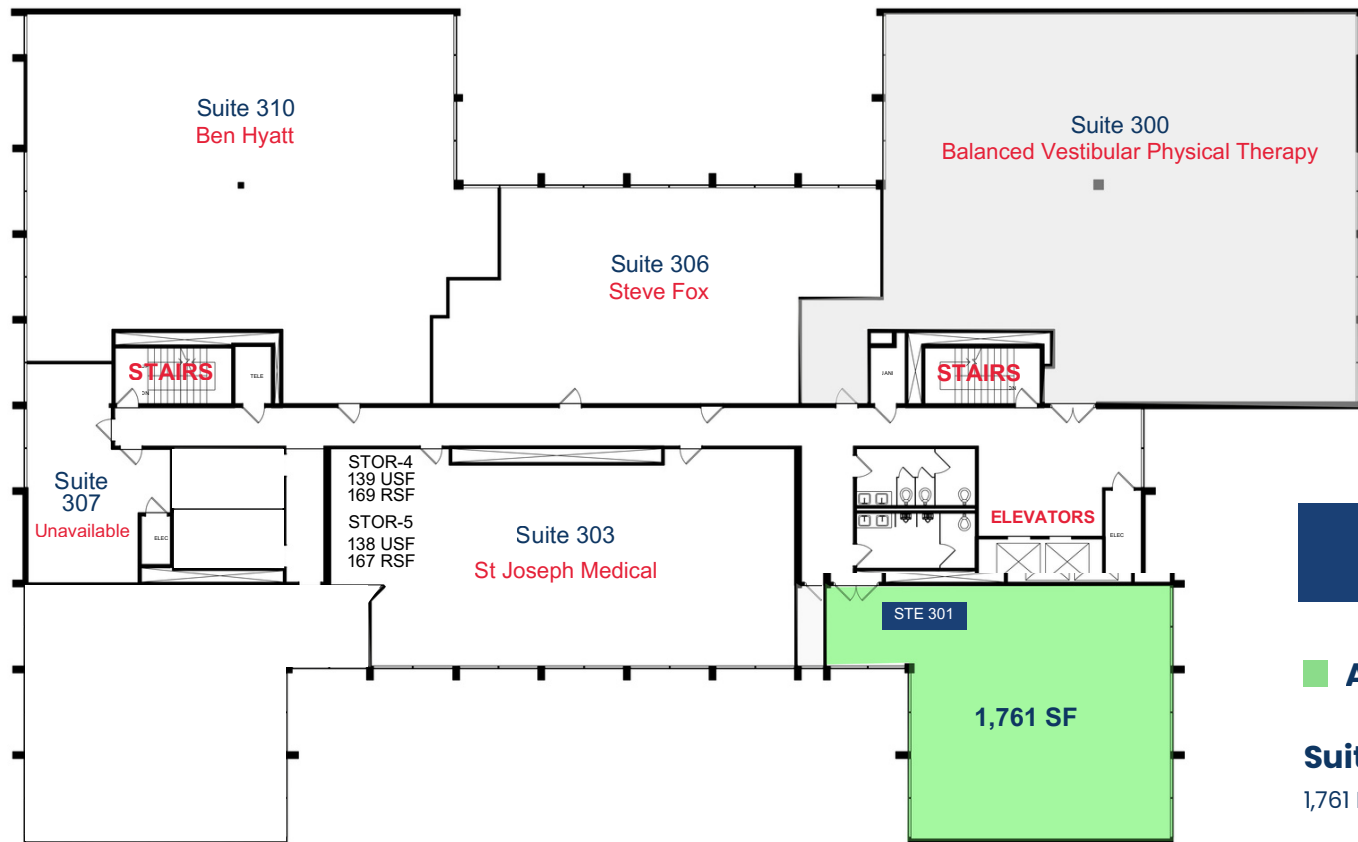
879 RSF | Available

Suite 209

3,210 RSF | Available

Suite 210

3,114 RSF | Available



3RD FLOOR PLAN

THIRD FLOOR

 AVAILABLE

Suite 301

1,761 RSF | Available

PROPERTY PHOTOS

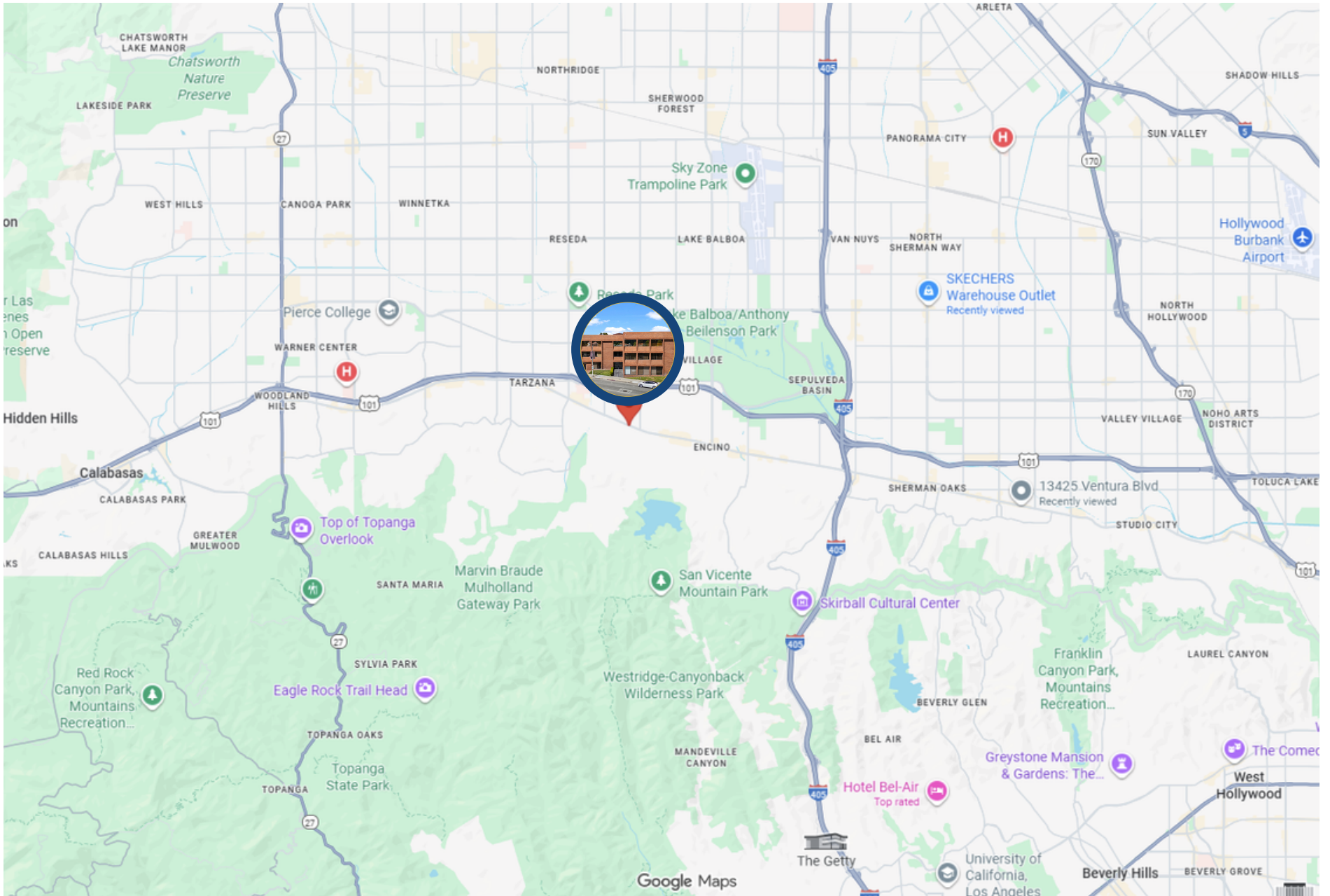


PROPERTY PHOTOS





LOCATION MAP





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