

# PRIME ENCINO - VENTURA BOULEVARD OFFICE OR MEDICAL SPACES FOR LEASE

17323 VENTURA BLVD, ENCINO, CA 91316



**DANIEL CHIPRUT**

CO-PRINCIPAL

CAG

P: 310.800.7955

E: [DANIEL@CAGRE.COM](mailto:DANIEL@CAGRE.COM)

LIC. 01808709

**ADAM FUNK**

MANAGING DIRECTOR

CAG

P: 310.666.0124

E: [AFUNK@CAGRE.COM](mailto:AFUNK@CAGRE.COM)

LIC. 02129715

**STEVEN SALAS**

SENIOR MANAGING DIRECTOR

NEWMARK KNIGHT FRANK

D: 310.508.0660

E: [STEVEN.SALAS@NGKF.COM](mailto:STEVEN.SALAS@NGKF.COM)

LIC. 01232955



**COMMERCIAL  
ASSET GROUP**



# PROPERTY HIGHLIGHTS

An aerial photograph of a modern, multi-story office building. The building has a light-colored facade and a large glass-walled section. The roof is covered with numerous solar panels. A parking lot with several cars is visible in the foreground. The building is surrounded by trees and other structures in the background.

Asking Rent: **\$3.25 - \$3.50 PSF/Mo, Modified Gross**

2nd Floor: **±4,894 RSF**

3rd Floor: **±4,380 RSF**

Parking: **3.5/1,000 Market Rate, Secured Parking Gate**

Built: **1987**

Renovated: **2019**

**Solar Panels**

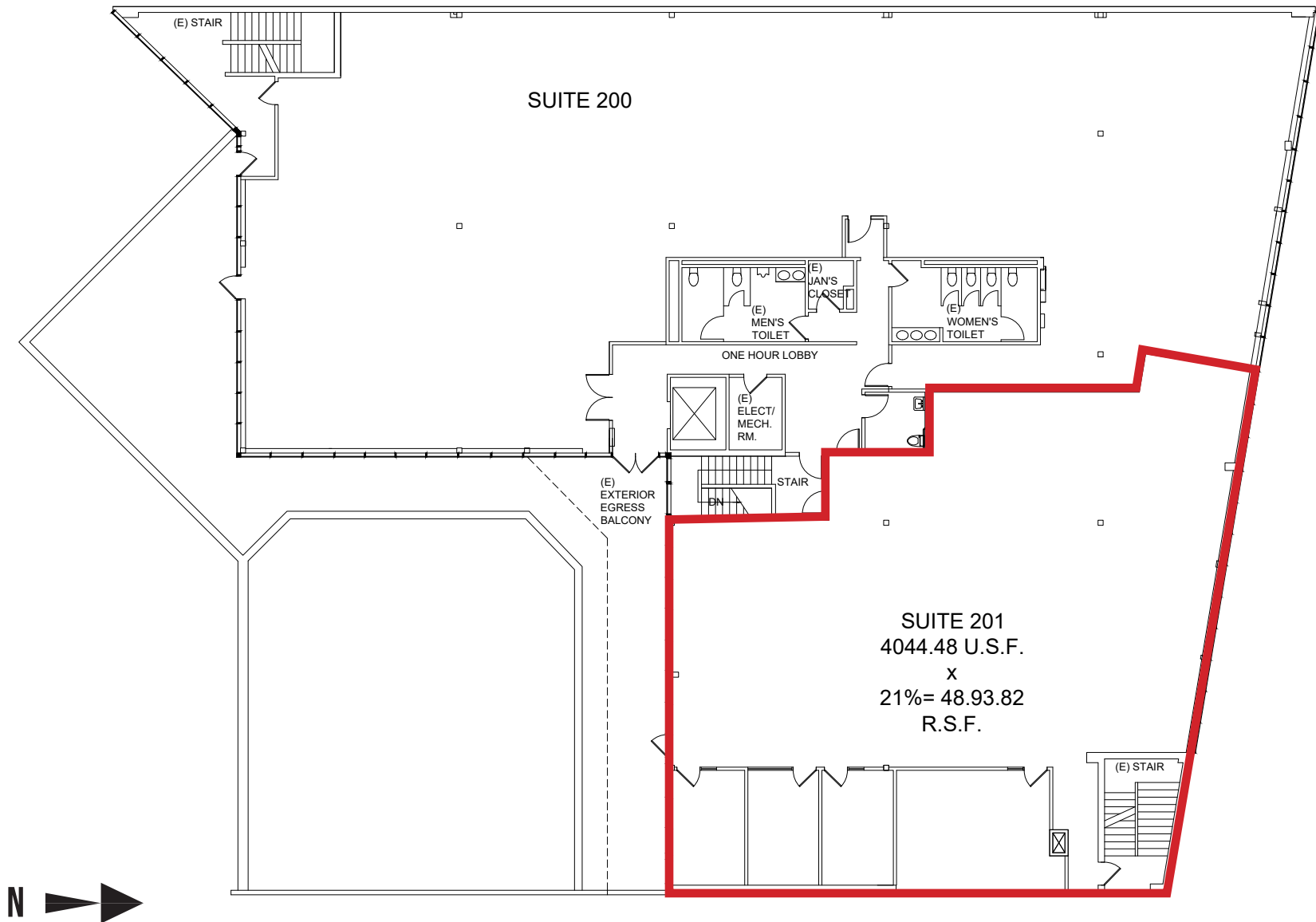
**Back-Up Generator Servicing 100% of the Building**

17323 Ventura Blvd is located in the heart of Encino Commons, "The Valley's Miracle Mile." Built in 1987, this stylish property offers exceptional features: over 90 parking spaces, more than 2,000 SF of private balcony space on the 2nd and 3rd floors, solar panels, electric vehicle charging stations, and a 100% building load backup generator. The 2nd and 3rd floors feature a balanced mix of private offices and open bullpen areas, a rare find along Ventura Boulevard. In addition, building has high-visibility signage options including on-building and a pylon sign facing Ventura Blvd.

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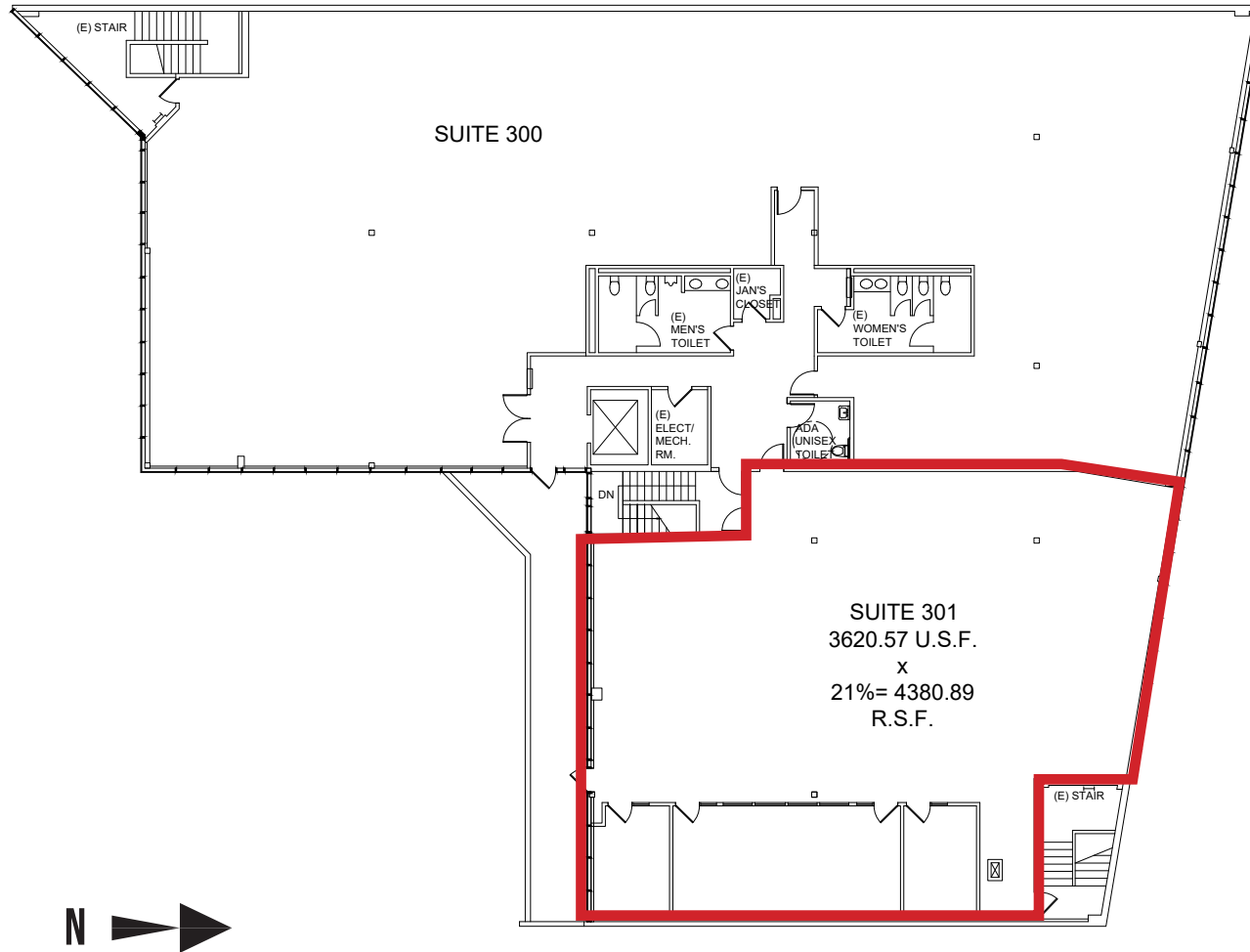
# SECOND FLOOR PLAN

VENTURA BLVD



# THIRD FLOOR PLAN

VENTURA BLVD





# INTERIOR PHOTOS

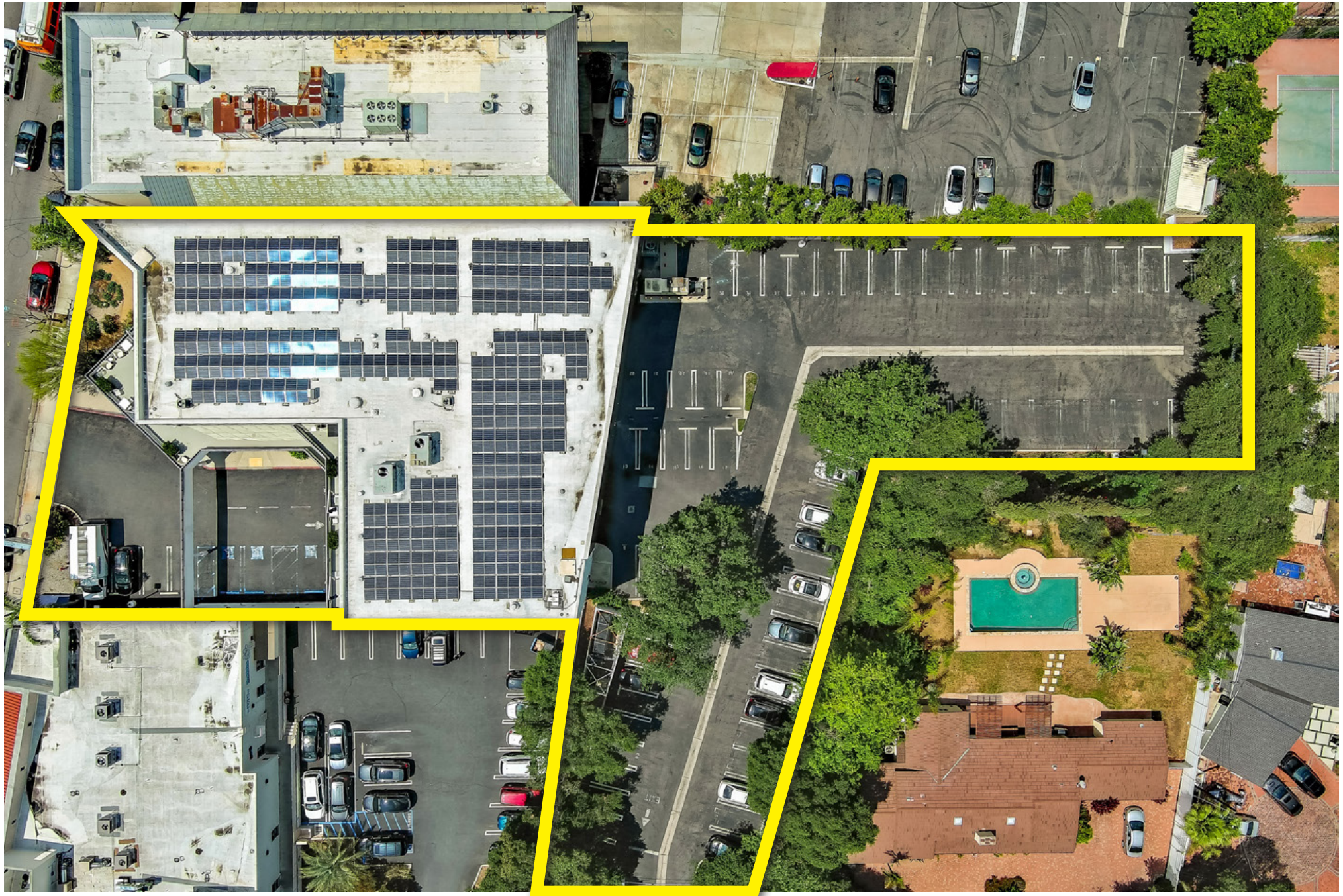
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# SITE PLAN

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# NEIGHBORING TENANTS



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CAG

P: 310.800.7955  
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E: STEVEN.SALAS@NGKF.COM  
LIC. 01232955

### COMMERCIAL ASSET GROUP

190 N. CANON DRIVE, STE 300  
BEVERLY HILLS, CA 90210  
P: 310.275.8222 F: 310.275.8223  
CAGRE.COM LIC: 01876070