

# OFFICE SPACE FOR LEASE

14455 VENTURA BLVD | SHERMAN OAKS

TOM SPECKER  
818.223.4381  
tspecker@lee-re.com  
BRE# 01157107



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# 14455 VENTURA

## SPACE FEATURES

SUITE	SQ. FT.	RATE	TERM
200	9,950	\$2.80 MG*	7-10 YEARS

\*Tenant Pays for Utilities

- Free Parking; Free Surface Parking
- Extensive HVAC Throughout
- Very Low Load Factor

High End Creative Buildout with 12 window offices and 24 sound proofed Edit Bays.

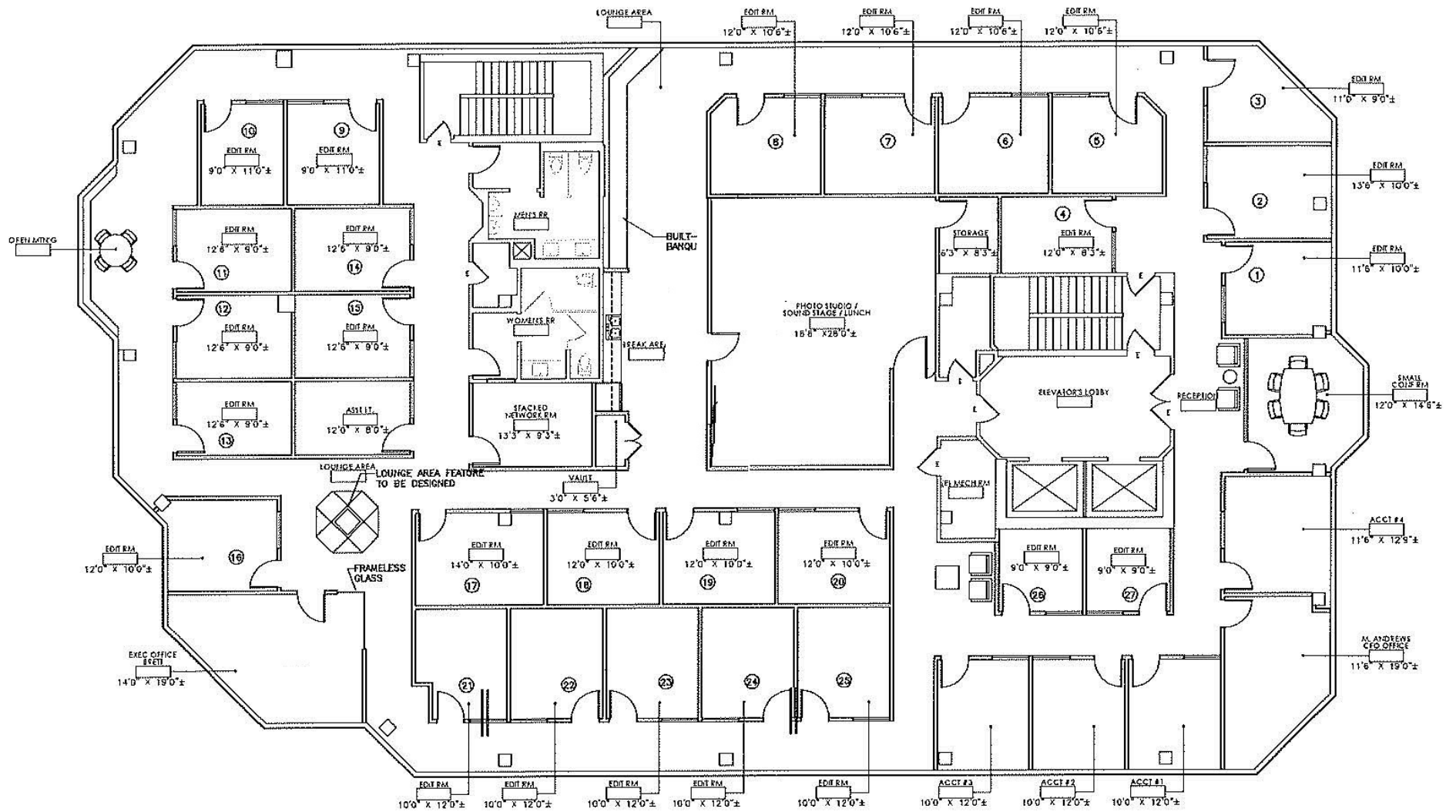


## PROPERTY LOCATION

- Located on amenity-rich Ventura Boulevard
- Minutes from the Hollywood Burbank Airport
- Convenient to the 405 & 101 Freeways
- Nearby off-site parking available
- Walkable Score: 97

# FLOORPLAN

## 2ND FLOOR



# AMENITIES MAP



FOR MORE INFORMATION PLEASE CONTACT:

TOM SPECKER  
818.223.4381  
tspecker@lee-re.com  
BRE# 01157107



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.