



ENCINO CROSSING

6345 Balboa Boulevard, Buildings 1 & 2 | Encino, CA 91316

MEDICAL 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

AVAILABILITIES

BUILDING 1

Ste	Size	Rate	Comment
105	±932 RSF	\$2.45	Contiguous to ±3,441 RSF Brand new spec suite
111	±2,509 RSF	\$2.45	
110	±1,467 RSF	\$2.45	
120	±2,468 RSF	\$2.45	Brand new spec suite
200	±3,527 RSF	\$2.45	Contiguous to ±6,497 RSF
218	±914 RSF	\$2.45	
222	±2,056 RSF	\$2.45	
205	±2,152 RSF	\$2.45	Brand new spec suite
213	±3,485 RSF	\$2.45	
310	±4,747 RSF	\$2.45	

BUILDING 2

Ste	Size	Rate	Comment
138	±1,804 RSF	\$2.45	Contiguous to ±5,013 RSF Brand new spec suite
140	±3,209 RSF	\$2.45	
142	±690 RSF	\$2.45	
227	±2,490 RSF	\$2.45	
230	±1,793 RSF	\$2.45	Contiguous to ±9,124 RSF
240	±2,354 RSF	\$2.45	
242	±1,360 RSF	\$2.45	
245	±1,127 RSF	\$2.45	
340	±3,162 RSF	\$2.45	

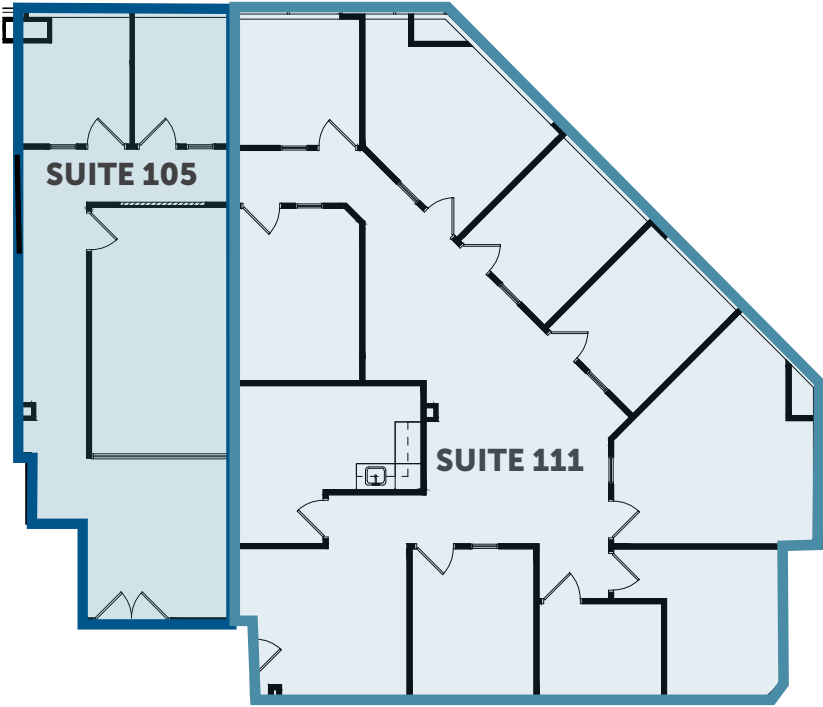
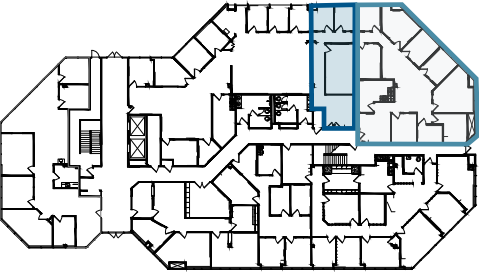




BUILDING 1 | FIRST FLOOR

Suites 105 & 111

SUITE 105	SPEC SUITE SUITE 111
SIZE: ±932 RSF	SIZE: ±2,509 RSF
RATE: \$2.45	RATE: \$2.45
CONTIGUOUS TO ±3,441 RSF	



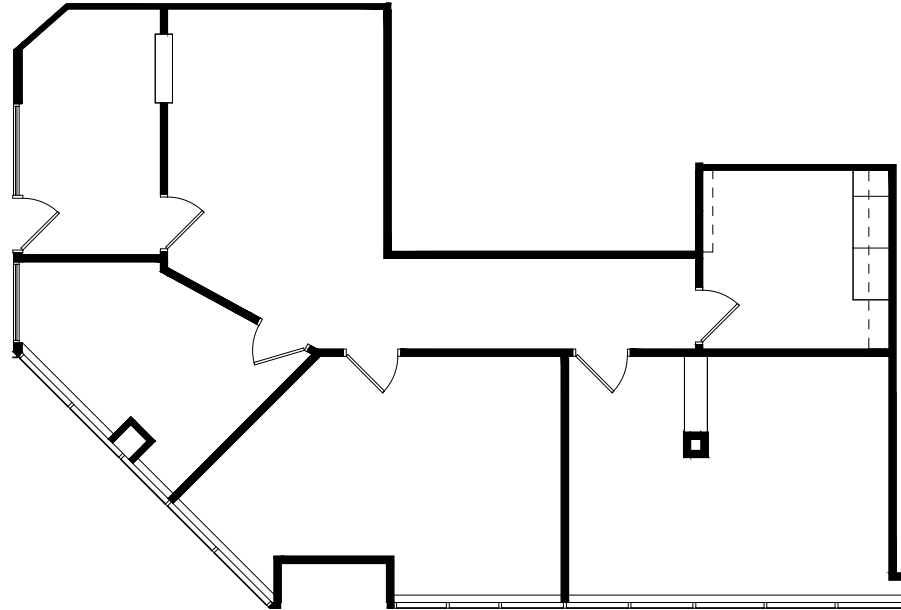
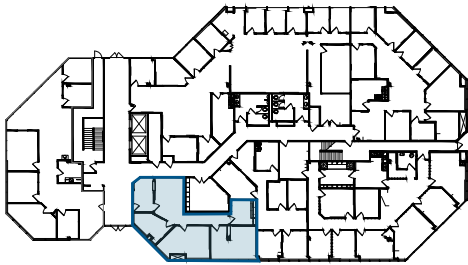
AVAILABILITIES

BUILDING 1 | FIRST FLOOR

Suite 110

SIZE: ±1,467 RSF

RATE: \$2.45



AVAILABILITIES

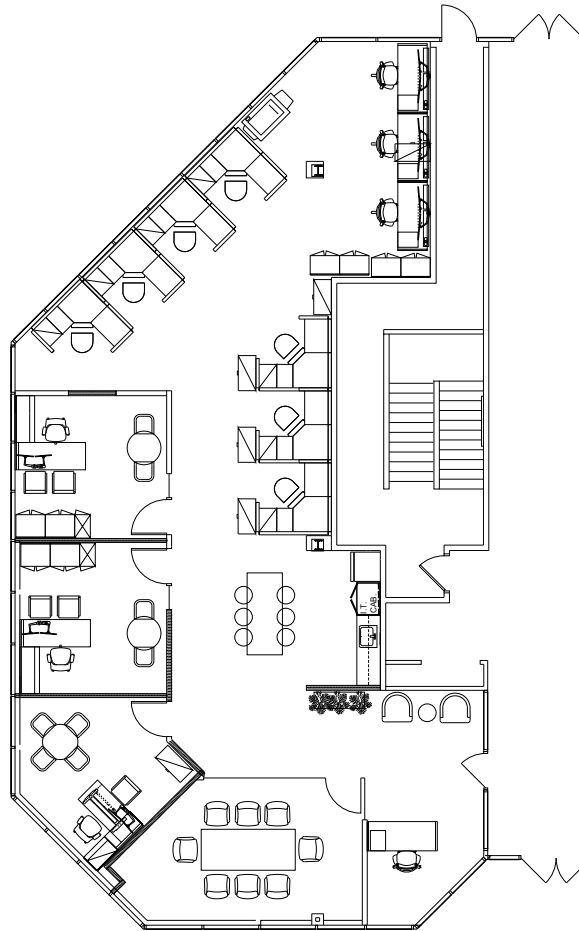
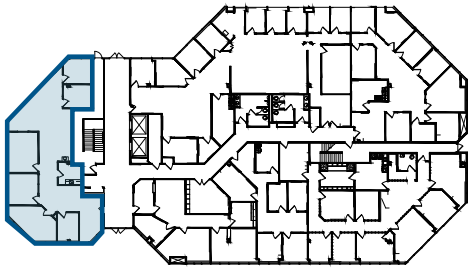
BUILDING 1 | FIRST FLOOR

Suite 120

SPEC SUITE

SIZE: $\pm 2,468$ RSF

RATE: \$2.45



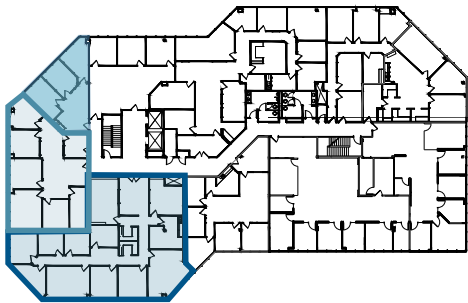
AVAILABILITIES

BUILDING 1 | SECOND FLOOR

Suites 200, 218 & 222

RATE: \$2.45

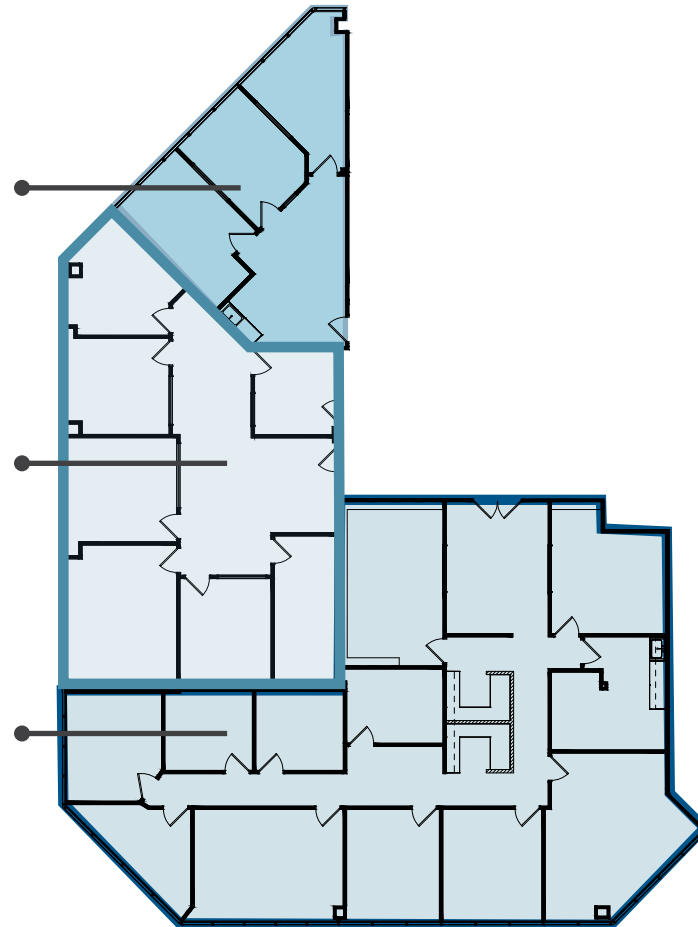
CONTIGUOUS TO $\pm 6,497$ RSF



SUITE 218
SIZE: ± 914 RSF

SUITE 222
SIZE: $\pm 2,056$ RSF

SUITE 200
SIZE: $\pm 3,527$ RSF



AVAILABILITIES

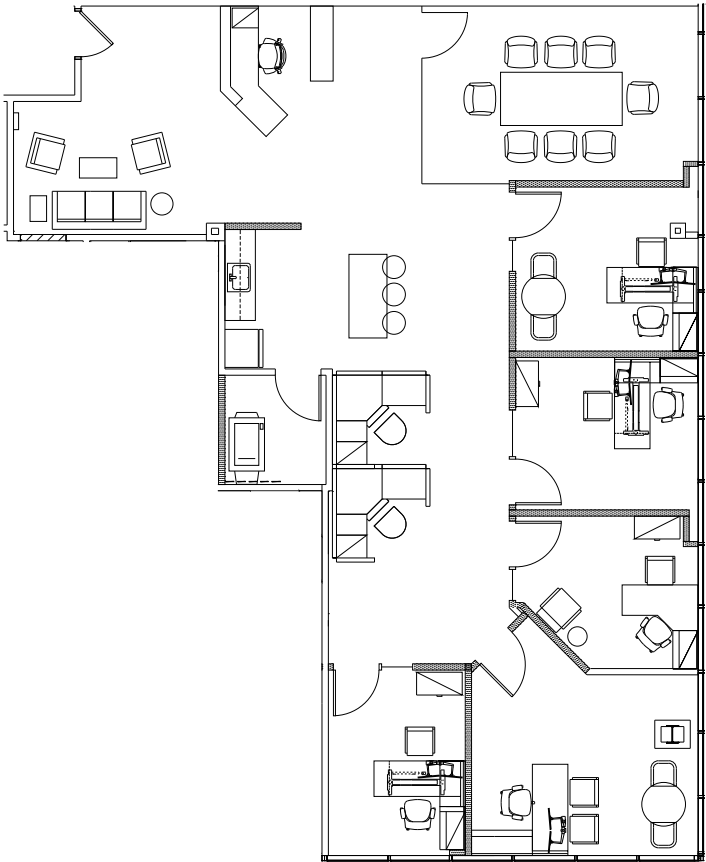
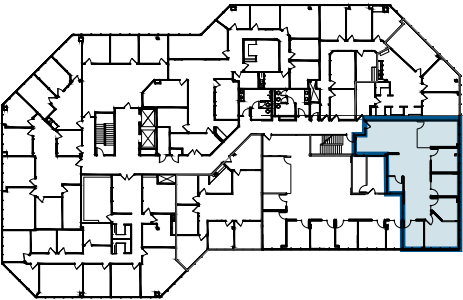
BUILDING 1 | SECOND FLOOR

Suite 205

SPEC SUITE

SIZE: ±2,152 RSF

RATE: \$2.45

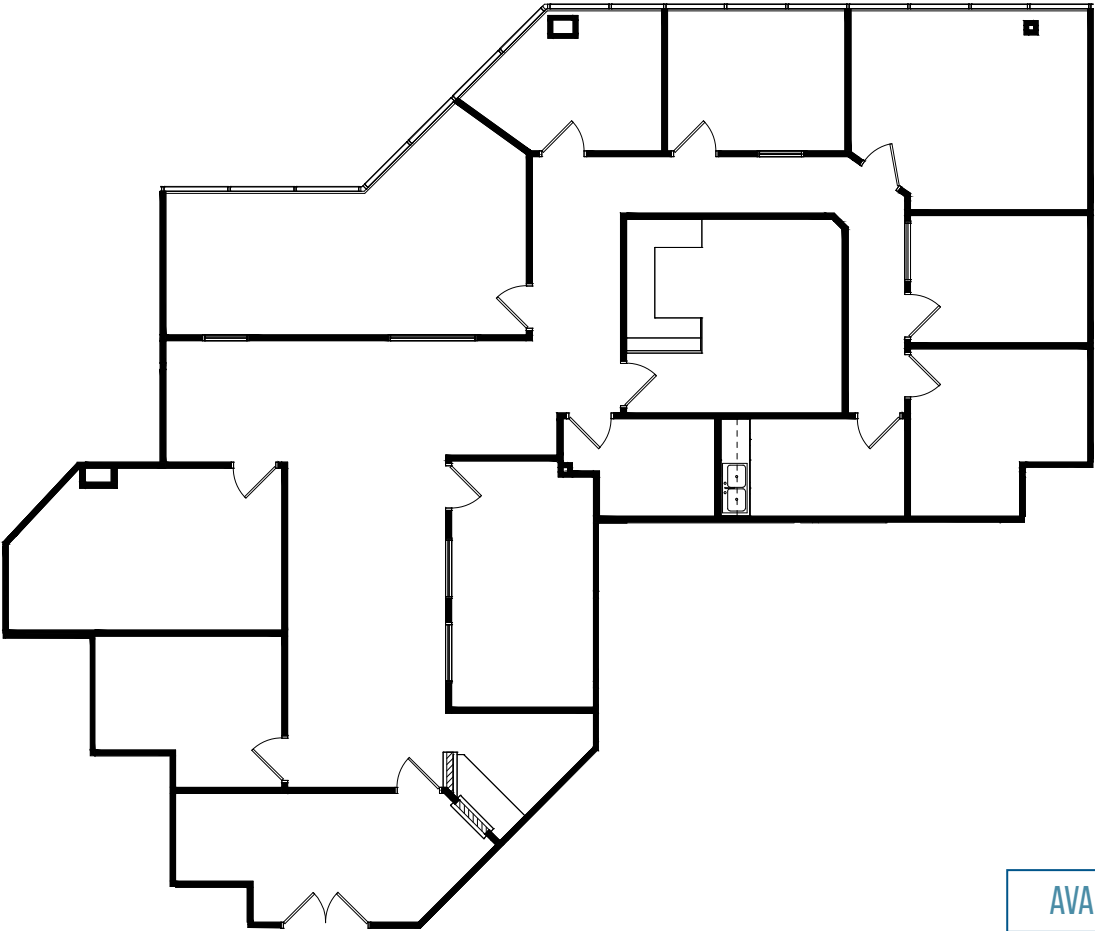
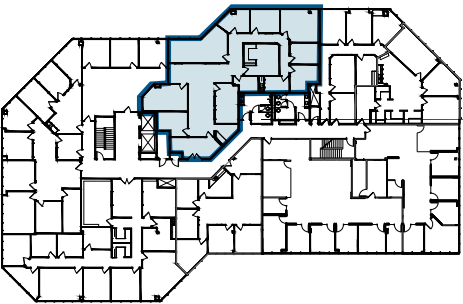


AVAILABILITIES

BUILDING 1 | SECOND FLOOR

Suite 213

SIZE: ±3,485 RSF
RATE: \$2.45



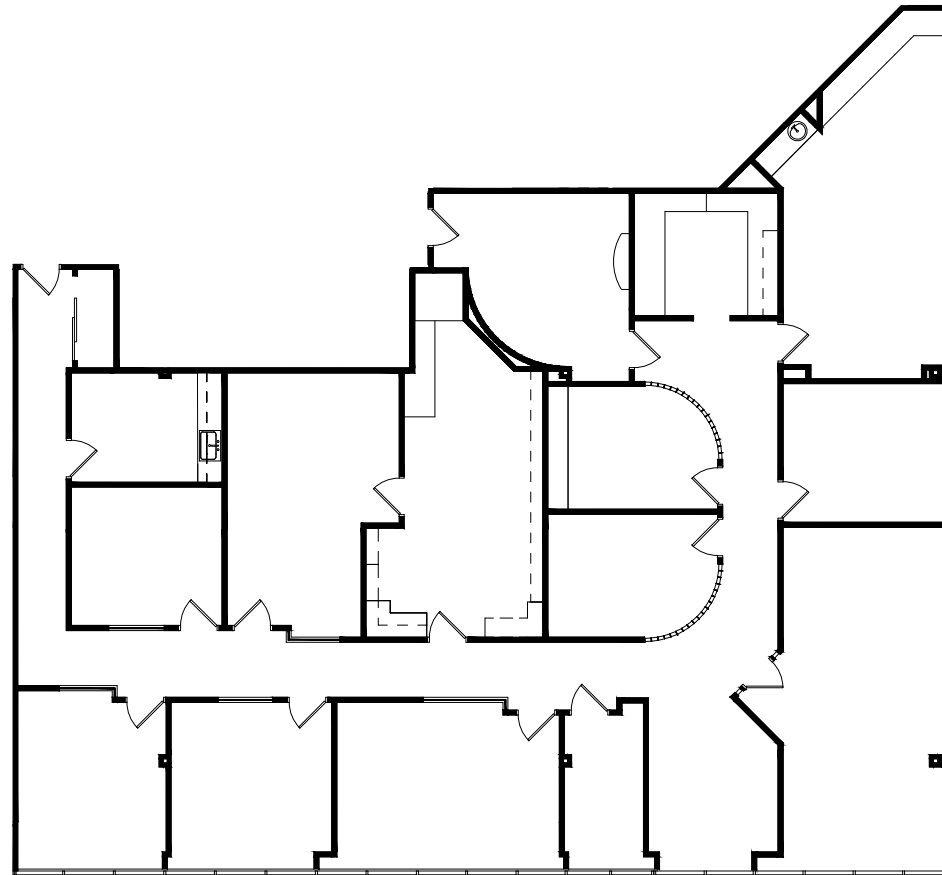
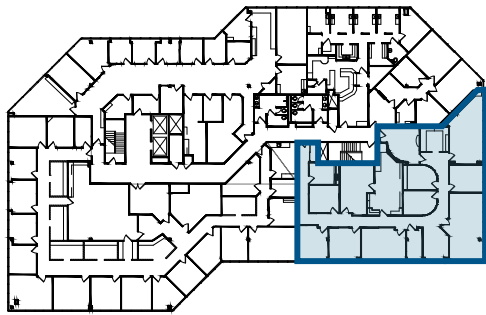
AVAILABILITIES

BUILDING 1 | THIRD FLOOR

Suite 310

SIZE: ±4,747 RSF

RATE: \$2.45



AVAILABILITIES

BUILDING 2 | FIRST FLOOR

Suites 138 & 140

SPEC SUITE

SUITE 138

SIZE: $\pm 1,804$ RSF

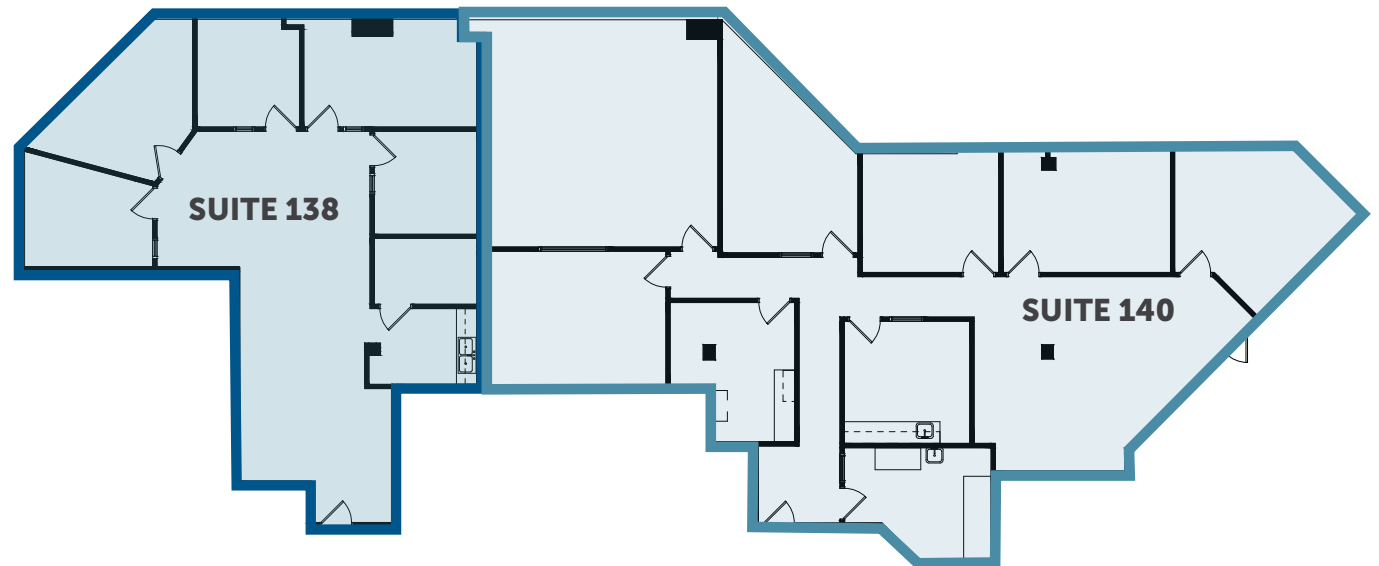
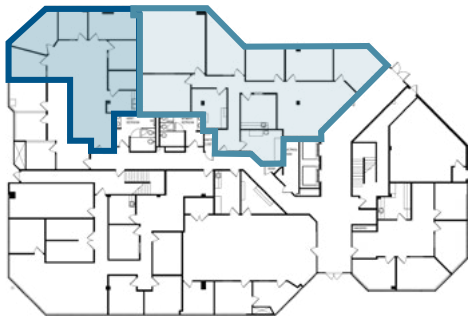
RATE: \$2.45

SUITE 140

SIZE: $\pm 3,209$ RSF

RATE: \$2.45

CONTIGUOUS TO $\pm 5,013$ RSF



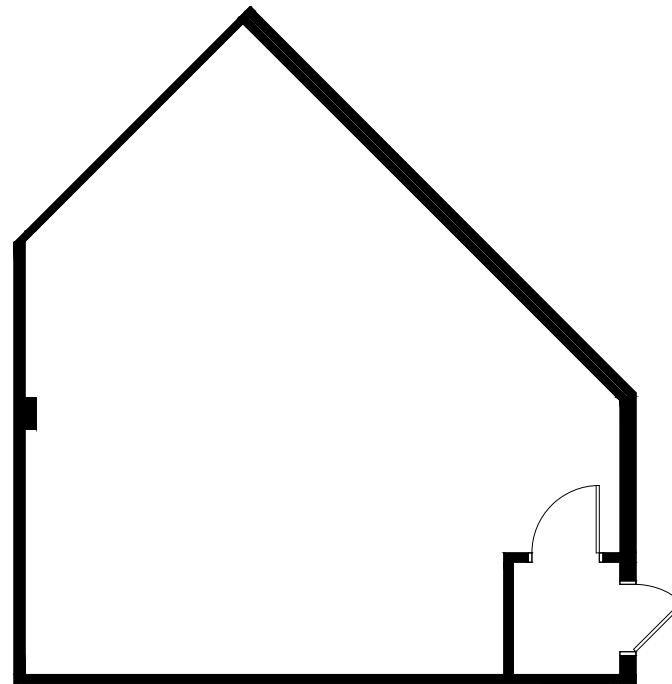
AVAILABILITIES

BUILDING 2 | FIRST FLOOR

Suite 142

SIZE: ±690 RSF

RATE: \$2.45



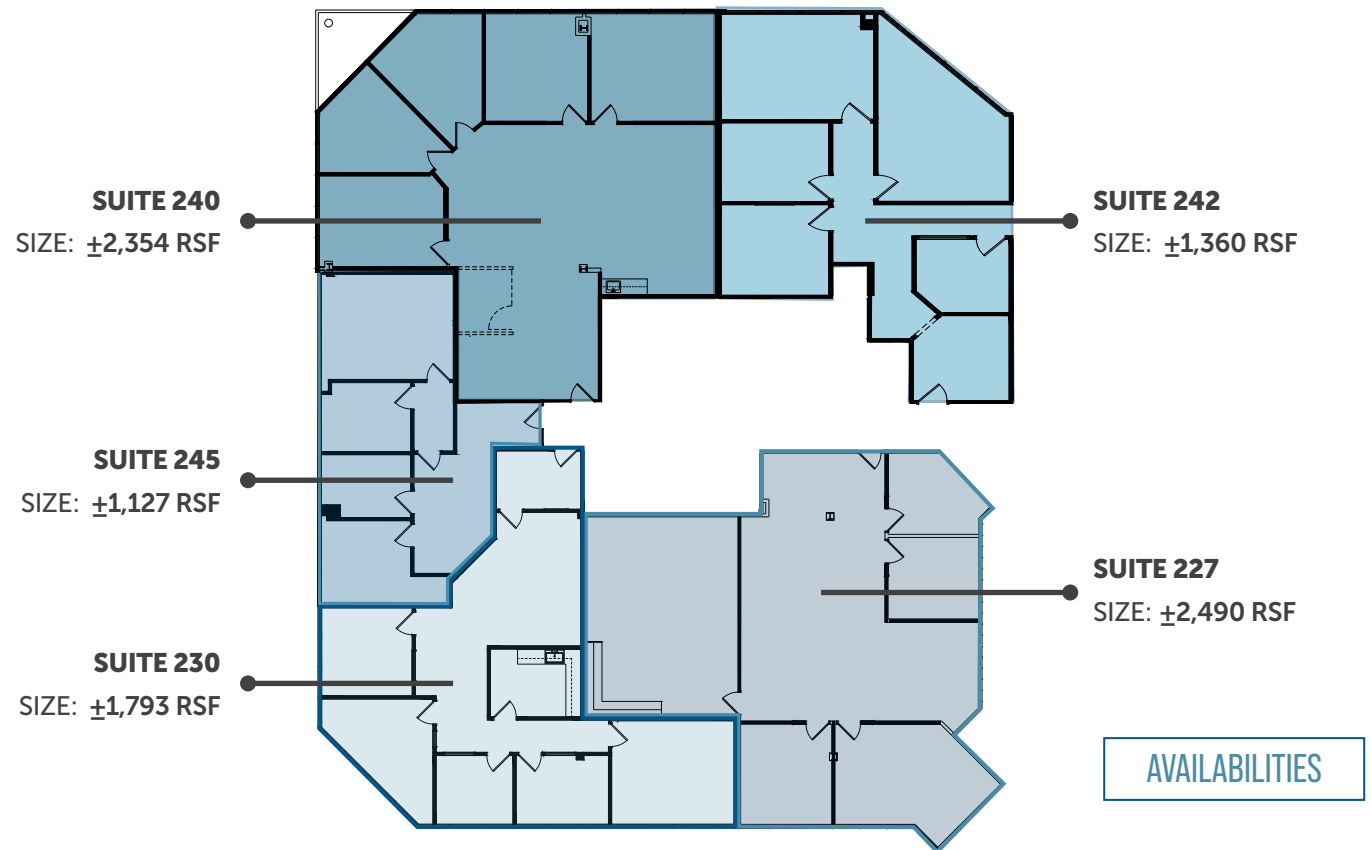
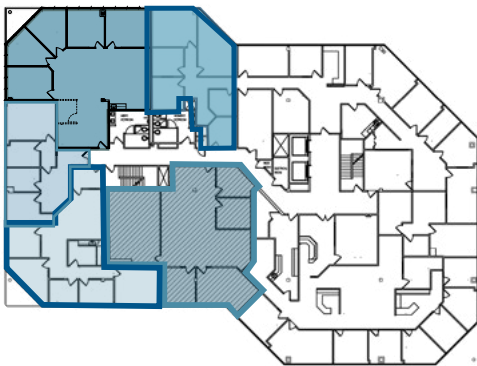
AVAILABILITIES

BUILDING 2 | SECOND FLOOR

Suites 227, 230, 240, 242 & 245

RATE: \$2.45

CONTIGUOUS TO $\pm 9,124$ RSF

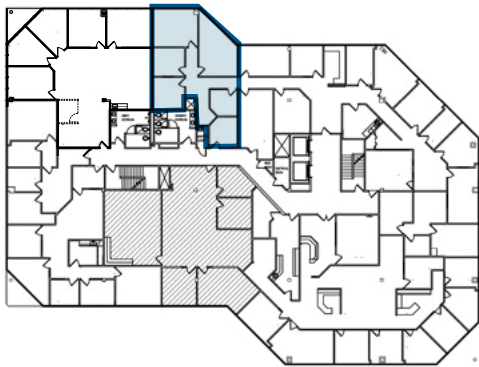


BUILDING 2 | SECOND FLOOR

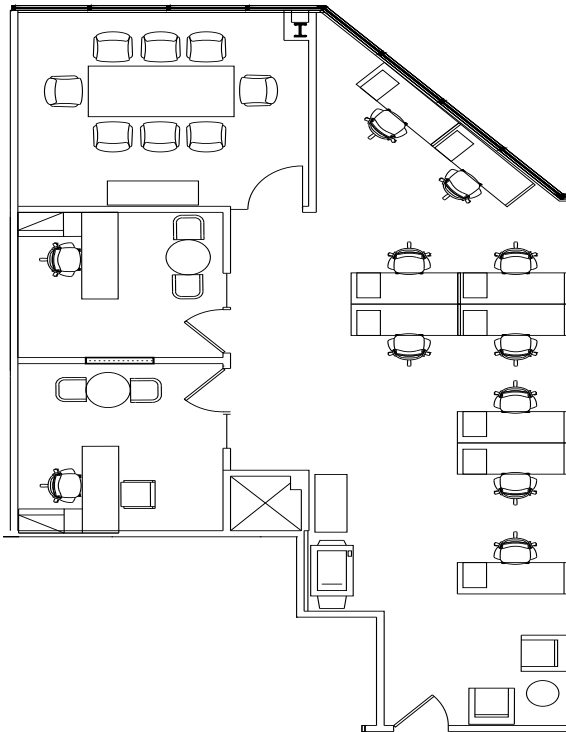
Suite 242

SIZE: $\pm 1,360$ RSF

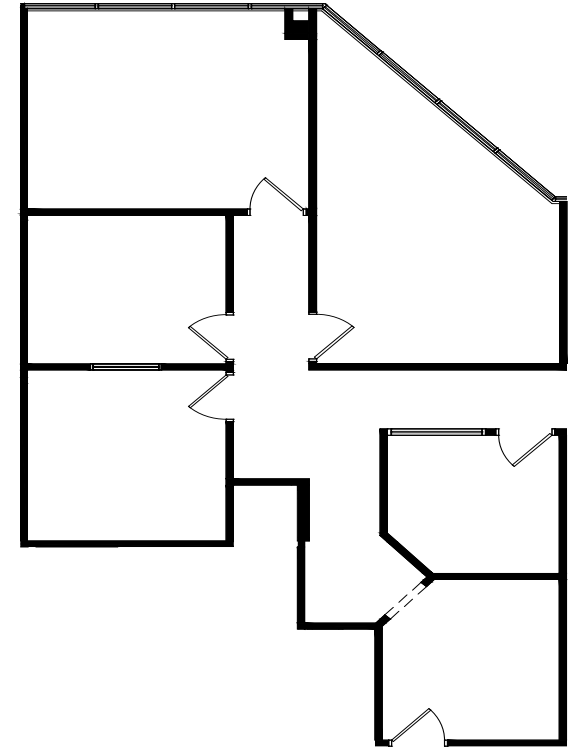
RATE: \$2.45



HYPOTHETICAL FLOOR PLAN



AS-BUILT FLOOR PLAN

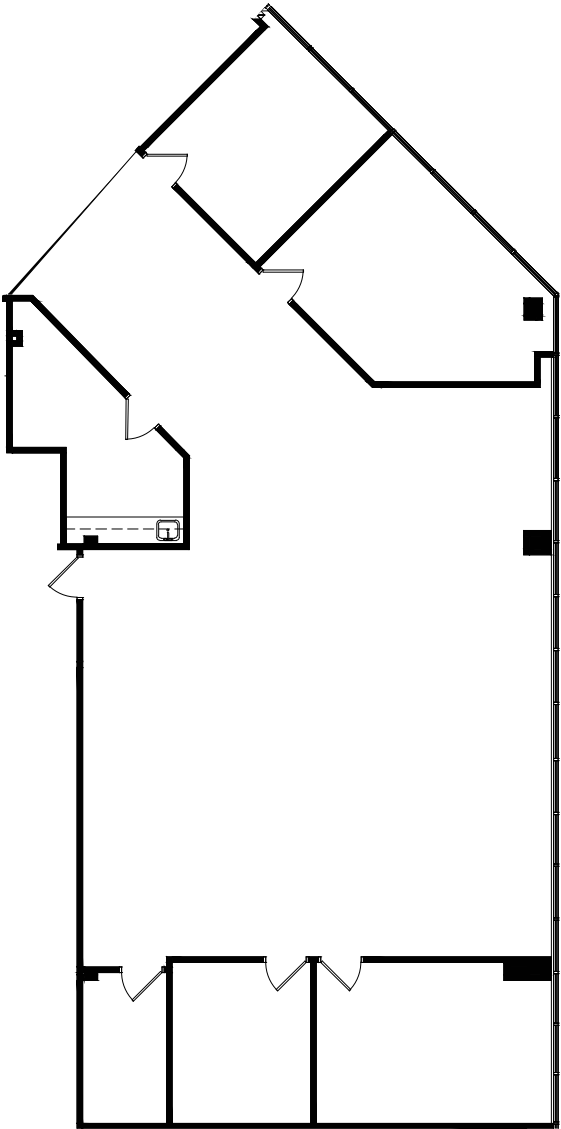


AVAILABILITIES

BUILDING 2 | THIRD FLOOR

Suite 340

SIZE: ±3,162 RSF
RATE: \$2.45

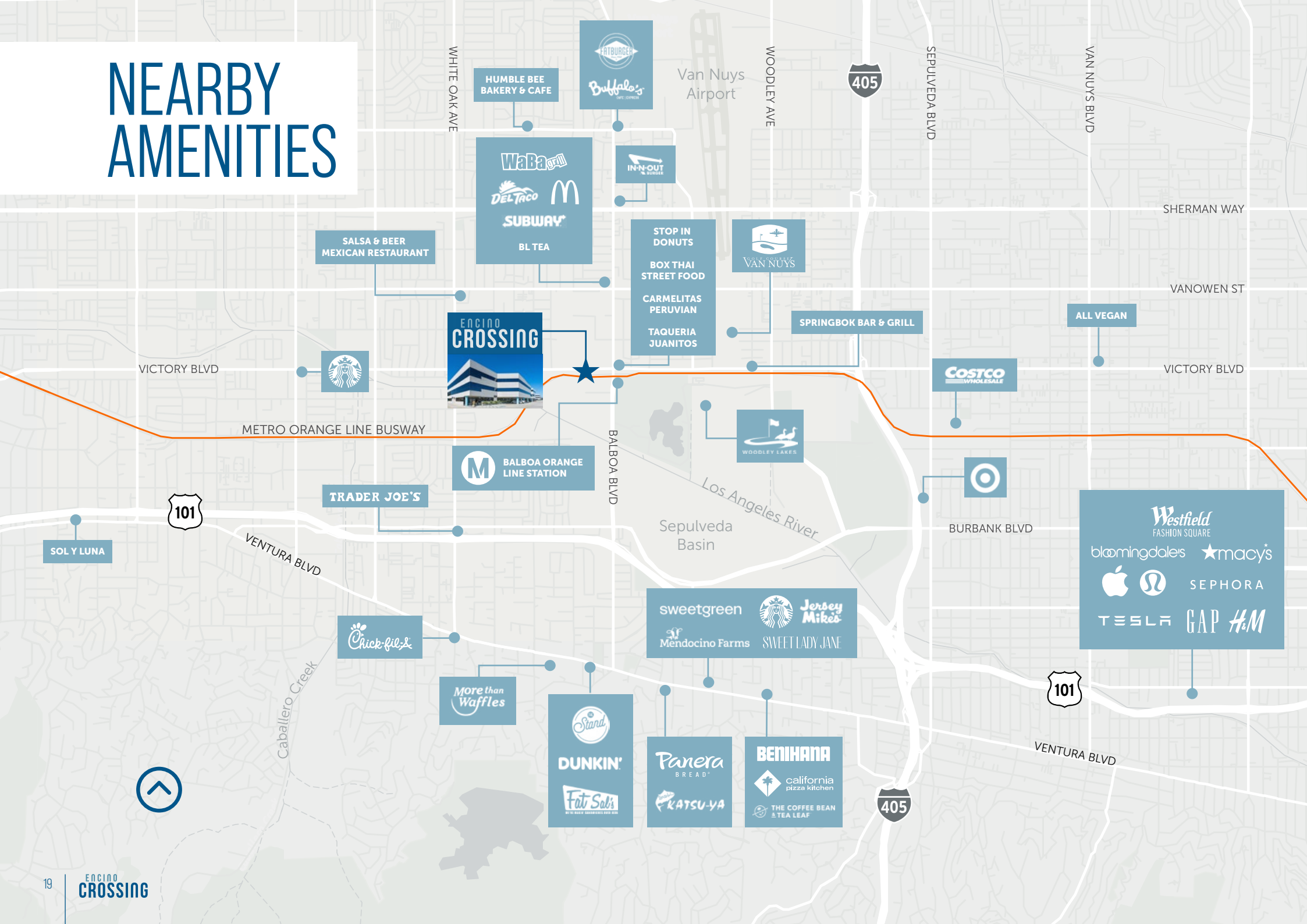


AVAILABILITIES

HOSPITAL PROXIMITY



NEARBY AMENITIES



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