



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## OFFICE AVAILABLE FOR LEASE IN NEWLY RENOVATED OFFICE BUILDING

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



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# PROPERTY FEATURES

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



## APPROX. 5,893 SF

OFFICE SPACE AVAILABLE IN SHERMAN OAKS





- ✓ Modernized lobbies designed for security and style with advanced access controls
- ✓ Luxurious tile floor covering, tasteful wall art, modern wood trim paneling, and vibrant accent plants throughout the airy hallways
- ✓ Updated restrooms on the second floor with touchless fixtures
- ✓ Free reserved parking for added convenience
- ✓ Indoor lounge and kitchen leading to landscaped outdoor patio/lounge
- ✓ 10 parking spaces at no charge

## AREA AMENITIES

- ✓ Centrally located in the heart of Sherman Oaks
- ✓ Close proximity to 101 and 405 FWYs

## SPACES AVAILABLE

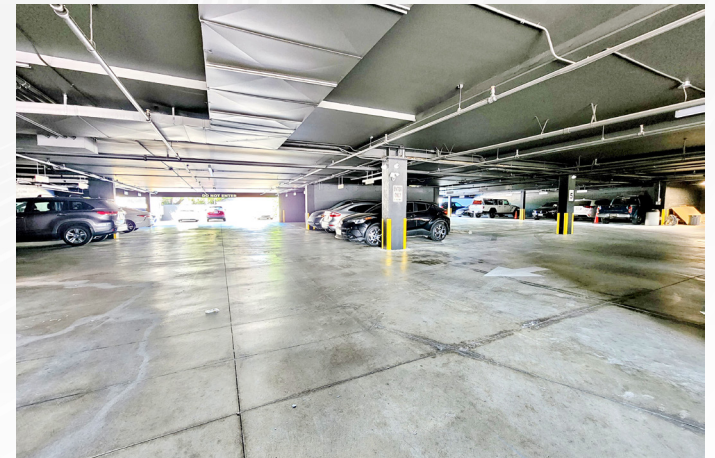
- ✓ Suite 303: ±5,893 SF | \$ 2.00 PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	33,067	234,056	592,036
 Avg. HH Income	\$115,952	\$109,538	\$102,331
 Daytime Pop	27,301	192,039	482,530
 Traffic Count	± 37,698 CPD ON VAN NUYS BLVD		



# COMMON AREA PHOTOS

5121 Van Nuys Blvd, Sherman Oaks, CA 91403





# INTERIOR PHOTOS

5121 Van Nuys Blvd, Sherman Oaks, CA 91403





OFFICE SPACES  
SHERMAN OAKS

# INTERIOR PHOTOS

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



SUITE 303

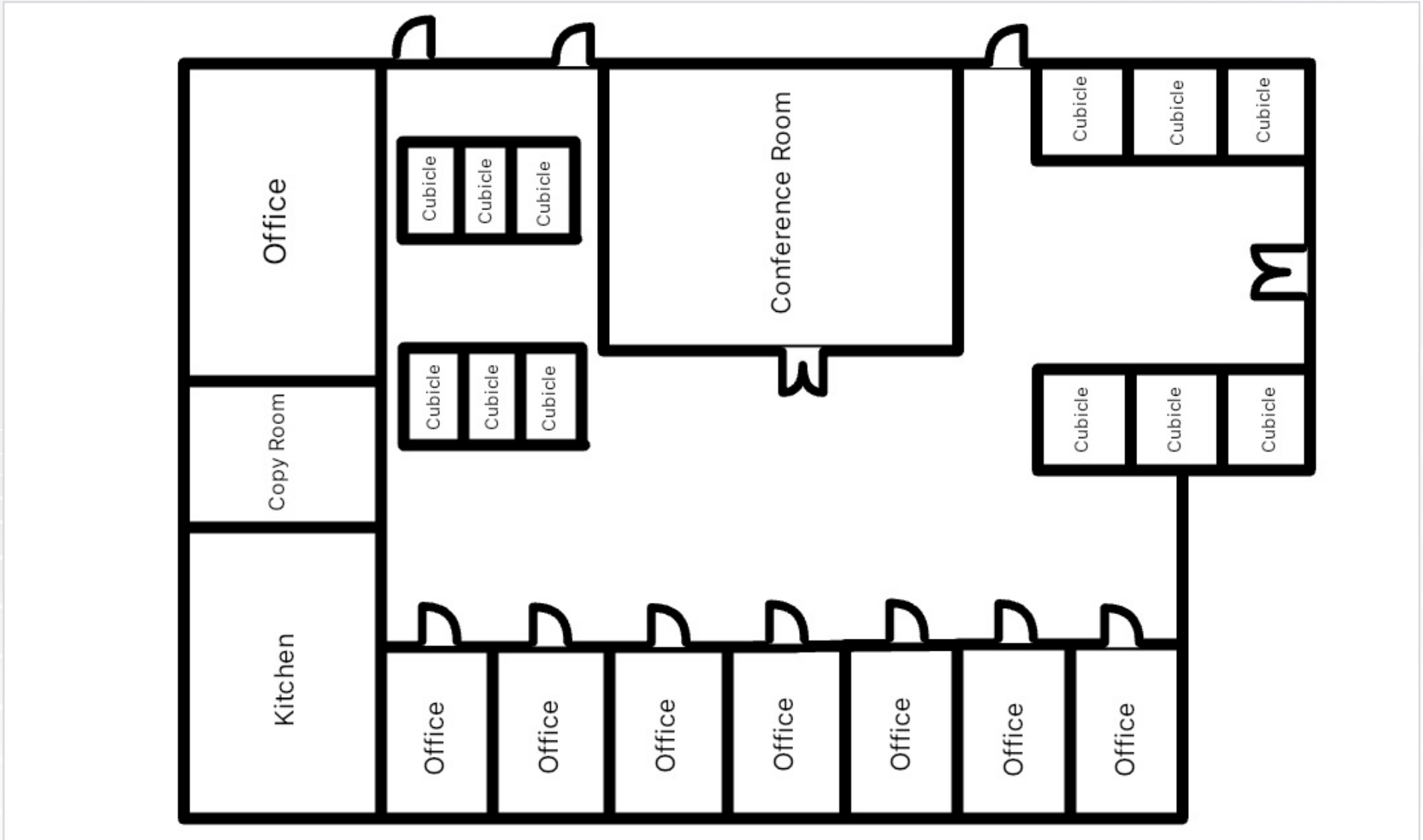


# FLOOR PLAN - SUITE 303

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



## ± 5,893 SF



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





LA|FITNESS.

DOLLAR TREE

CHRYSLER  
RUSSELL WESTBROOK

COSTCO  
WHOLESALE

CHEVROLET  
KEYES

Public Storage

Staples



CVS  
pharmacy

BURBANK BLVD

CHASE



Ralphs



ExtraSpace  
Storage



Sherman  
Oaks



Mercedes-Benz  
KEYES EUROPEAN

MAGNOLIA BLVD

AVAILABLE

AutoZone



amc THEATRES Apple H&M T macy's  
bloomingdales MICHAEL KORS EXPRESS HOLLISTER CALIFORNIA



AutoZone

CHASE

Mercedes-Benz

Walgreens



CVS  
pharmacy

amc  
THEATRES

LA|FITNESS.



COSTCO  
WHOLESALE



Ralphs

AERIAL MAP

CHEVROLET

macy's

JONS  
Branches available





**COMMERCIAL**  
REAL ESTATE

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