

IDENTITY SIGNAGE ON VENTURA BLVD.

GROUND FLOOR OFFICE SPACE

17404 VENTURA BLVD.,
ENCINO, CA



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SPACE HIGHLIGHTS

Suite 100 – 3,500 SF

Identify signage on Ventura Boulevard

FREE monument & awning signage

\$2.85/SF Modified Gross (Net of Utilities & Janitorial)

11 reserved parking passes - \$100/pass/month

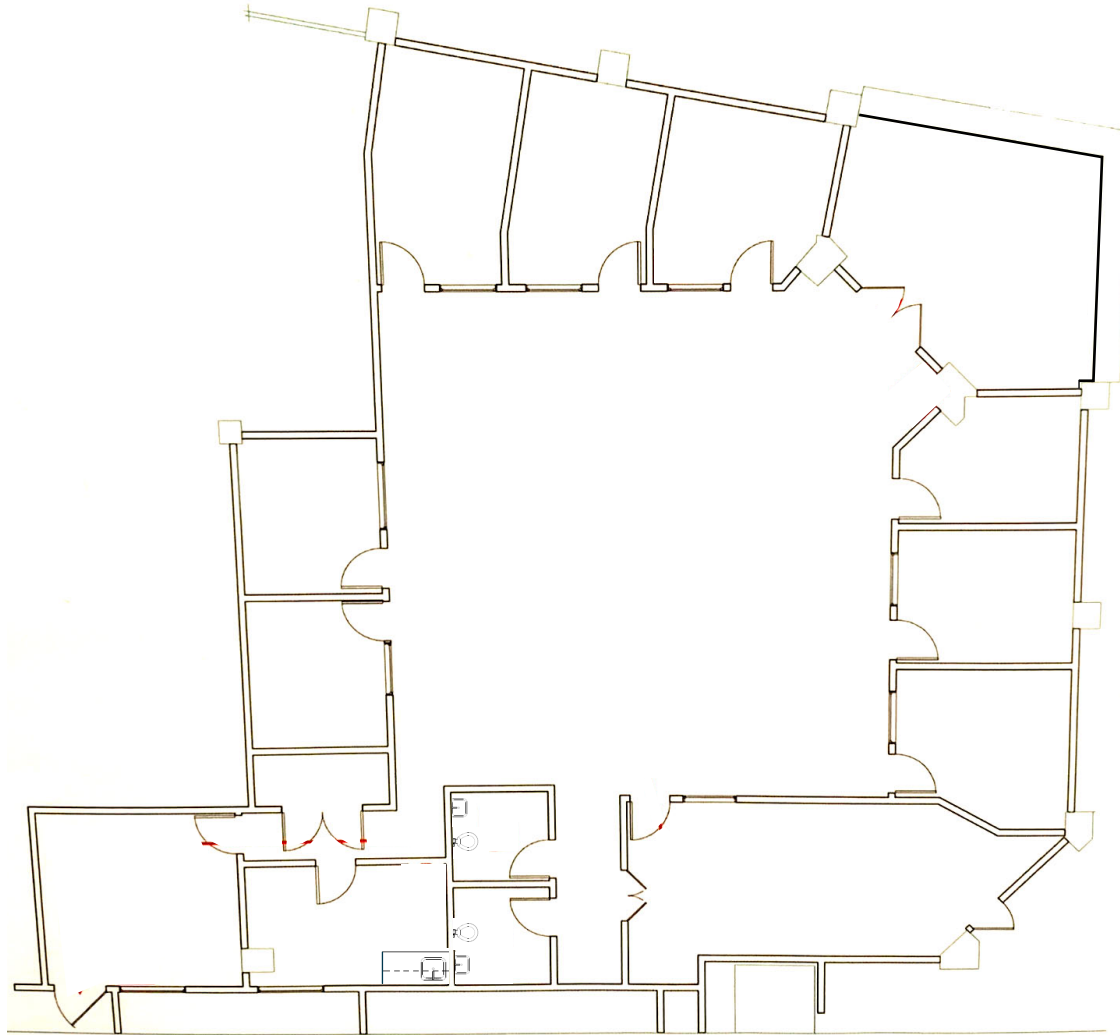
Private entrance | No common areas

High ceilings & floor-to-ceiling glass frontage

No CAM Fees”



FLOOR PLAN



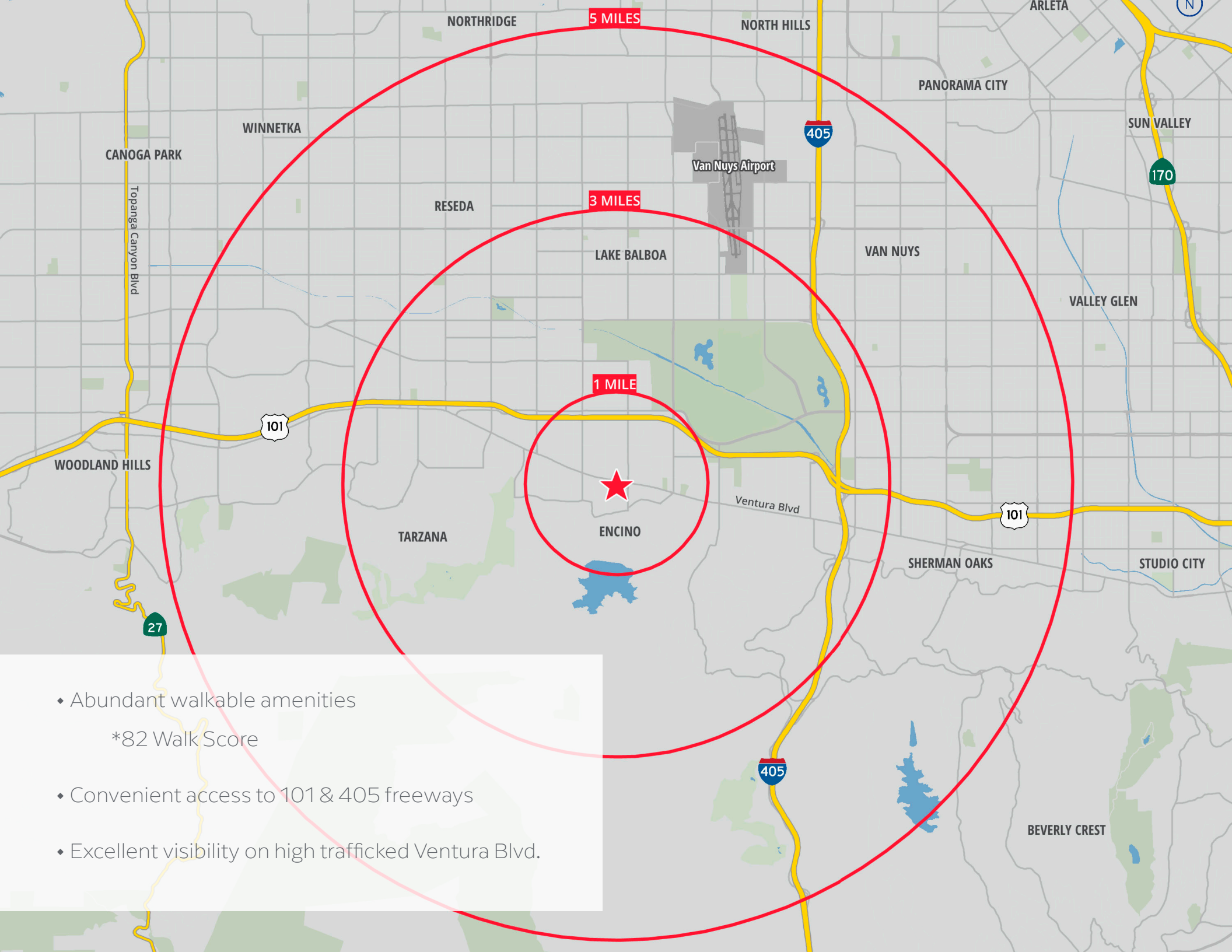


Prime Location in the Heart of Encino

17404 Ventura Boulevard offers a premier address in one of the San Fernando Valley's most sought-after commercial corridors. Nestled in the vibrant heart of Encino, this property enjoys unparalleled visibility and accessibility along the iconic Ventura Boulevard—just moments from the 101 Freeway, making commutes to and from surrounding areas exceptionally convenient.

Encino is known for its strong business community, affluent residential neighborhoods, and abundant amenities. The area boasts a diverse mix of upscale restaurants, cafes, boutiques, and essential services all within walking distance. This location is ideal for professional offices, medical practices, and service-based businesses seeking to establish a presence in a high-traffic, prestigious area.

With its combination of accessibility, local amenities, and a professional atmosphere, 17404 Ventura Blvd presents an outstanding opportunity for tenants seeking a prime Encino address.



- ♦ Abundant walkable amenities
*82 Walk Score
- ♦ Convenient access to 101 & 405 freeways
- ♦ Excellent visibility on high trafficked Ventura Blvd.

AMENITIES MAP





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