



## **Monaco**

16610 Ventura Blvd, Encino, CA 91436

**Yosef Benelisha**  
Benelisha Group Inc.  
14807 Aetna Street, Suite #B, Van Nuys, CA 91411  
[yosef@benelishagroup.com](mailto:yosef@benelishagroup.com)  
(818) 823-4713



## Monaco

\$78.00 - \$80.00 /SF/YR

Discover the epitome of professional workspace at our prime commercial office space, available for rent! Nestled in a strategic location, this contemporary office environment seamlessly blends modern aesthetics with functionality.

### Why Choose Us:

**Professional Atmosphere:** Elevate your business image in a professional setting that reflects success.

**Community Networking:** Join a thriving community of professionals for networking opportunities.

**Secure Access:** Ensure the safety of your workspace with secure access control.

Whether you're a startup, established business, or freelancer, our commercial office space provides the perfect backdrop for your success. Elevate your work experience – inquire now and make this exceptional space your own!...

- **Prime Location:** Centrally located for easy accessibility, surrounded by business hubs and amenities.



Rental Rate: \$78.00 - \$80.00 /SF/YR

Total Space Available: 12,325 SF

Max. Contiguous: 6,200.00 SF

Property Type: Retail

Property Subtype: Storefront

Gross Leasable Area: 21,000 SF

Year Built: 1957

Walk Score ©: 84 (Very Walkable)

Transit Score ©: 42 (Some Transit)

Rental Rate Mo: \$6.50 /SF/MO

## 1st Floor Ste 16616 Ventura Blvd.

Space Available	2,200 SF
Rental Rate	\$78.00 /SF/YR
Contiguous Area	6,200 SF
Date Available	April 01, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Welcome to your new leasing opportunity at 16616 Ventura Blvd., a versatile commercial space boasting a prime location and ample amenities. This property presents an exciting opportunity for a variety of businesses seeking a dynamic and adaptable space. This property comes with the infrastructure of a fully-equipped restaurant, including a professional-grade kitchen with commercial appliances, stainless steel countertops, and ample storage space. Whether you're looking to establish a new culinary venture or expand an existing concept, the foundation is in place to bring your vision to life. The expansive lobby area offers a versatile canvas for your business needs. With an open floor plan and abundant natural light, this space lends itself to a multitude of possibilities. Whether you envision a chic café, a trendy co-working space, or a vibrant retail showroom, the possibilities are endless. Situated in a highly sought-after location, our space offers excellent visibility and accessibility. The property benefits from high foot traffic and easy access to major thoroughfares, ensuring maximum exposure for your business. Ideal for: Restaurants or Cafés Retail Showrooms Co-working Spaces Creative Studios Pop-up Shops Event Spaces Don't miss this opportunity to make your mark in one of the city's most vibrant neighborhoods. Schedule a viewing today to experience the potential of 16616 Ventura Blvd. firsthand and take the first step towards realizing your business goals.

1

## 1st Floor Ste Restaurant

Space Available	4,000 SF
Rental Rate	\$80.00 /SF/YR
Contiguous Area	6,200 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Beautiful Restaurant Space with a Bar, Kitchen/ Freezer, and Storage Space. High class and elegant ambience in this intimate and romantic setting perfect for and adjustable to any and every event.

2

## 2nd Floor Ste Conference Room

Space Available	750 SF
Rental Rate	\$80.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	1 Years

3

## 2nd Floor Ste Front Office

Space Available	700 SF
Rental Rate	\$80.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	640 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

4

## 2nd Floor Ste Full Office Space

Space Available	4,000 SF
Rental Rate	\$80.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 Years

5

**Key Features:**Spacious and Well-lit: Experience a bright and expansive workspace designed to foster productivity.High-speed Internet: Stay connected with blazing-fast internet connectivity for seamless operations.Meeting Rooms: Impress your clients in our fully-equipped meeting rooms, perfect for presentations and discussions.Convenient Parking: Hassle-free access with ample parking spaces for you and your team.

## 2nd Floor Ste Luxury Room

Space Available	225 SF
Rental Rate	\$80.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

6

## 2nd Floor Ste Office 2

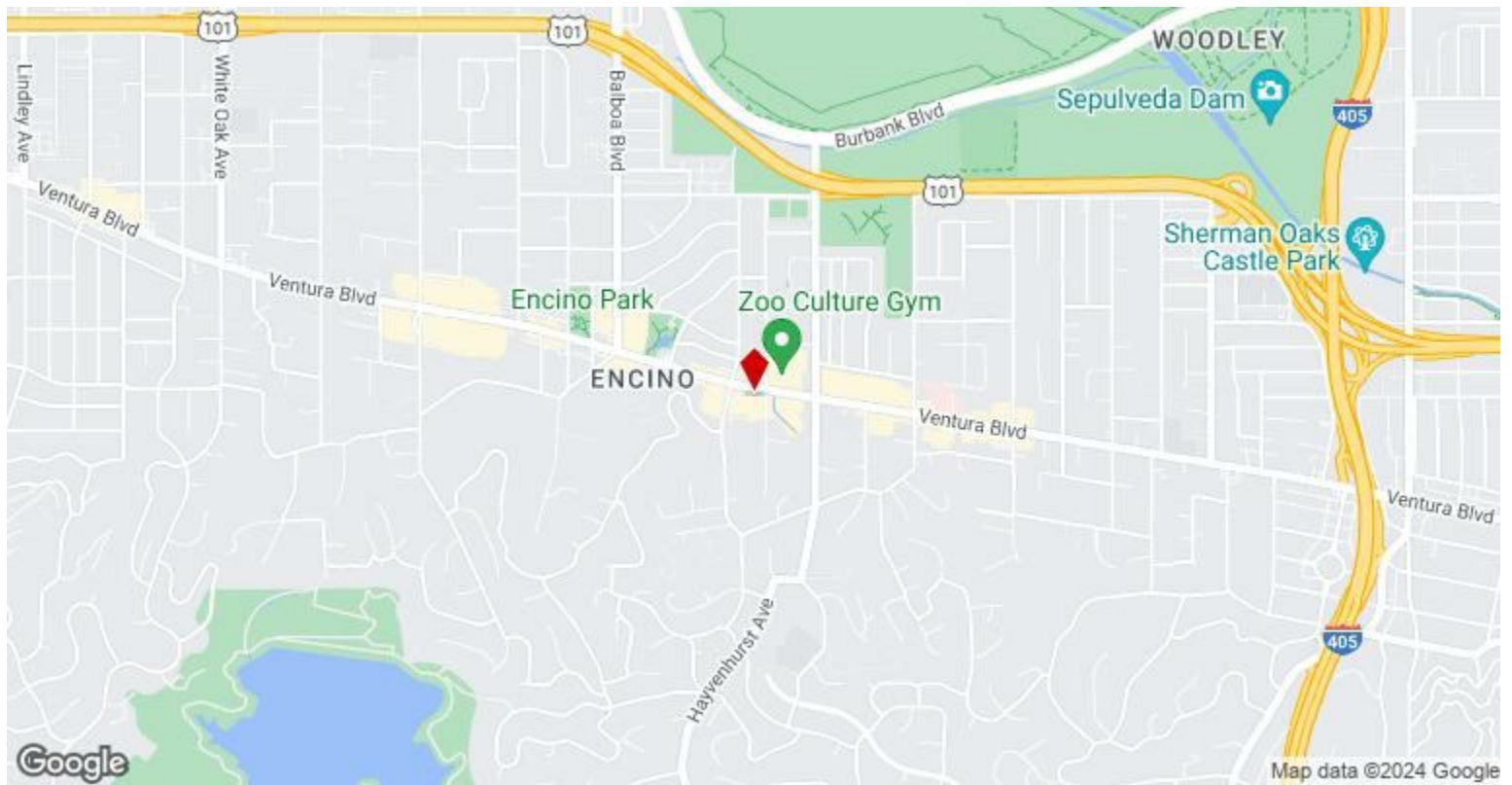
Space Available	225 SF
Rental Rate	\$80.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 Years

7

## 2nd Floor Ste Office 3

Space Available	225 SF
Rental Rate	\$80.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 Years





## 16610 Ventura Blvd, Encino, CA 91436

Discover the epitome of professional workspace at our prime commercial office space, available for rent! Nestled in a strategic location, this contemporary office environment seamlessly blends modern aesthetics with functionality.

### Why Choose Us:

**Professional Atmosphere:** Elevate your business image in a professional setting that reflects success.

**Community Networking:** Join a thriving community of professionals for networking opportunities.

**Secure Access:** Ensure the safety of your workspace with secure access control.

Whether you're a startup, established business, or freelancer, our commercial office space provides the perfect backdrop for your success. Elevate your work experience – inquire now and make this exceptional space your own!

# Property Photos



Reception



Reception



# Property Photos



Reception



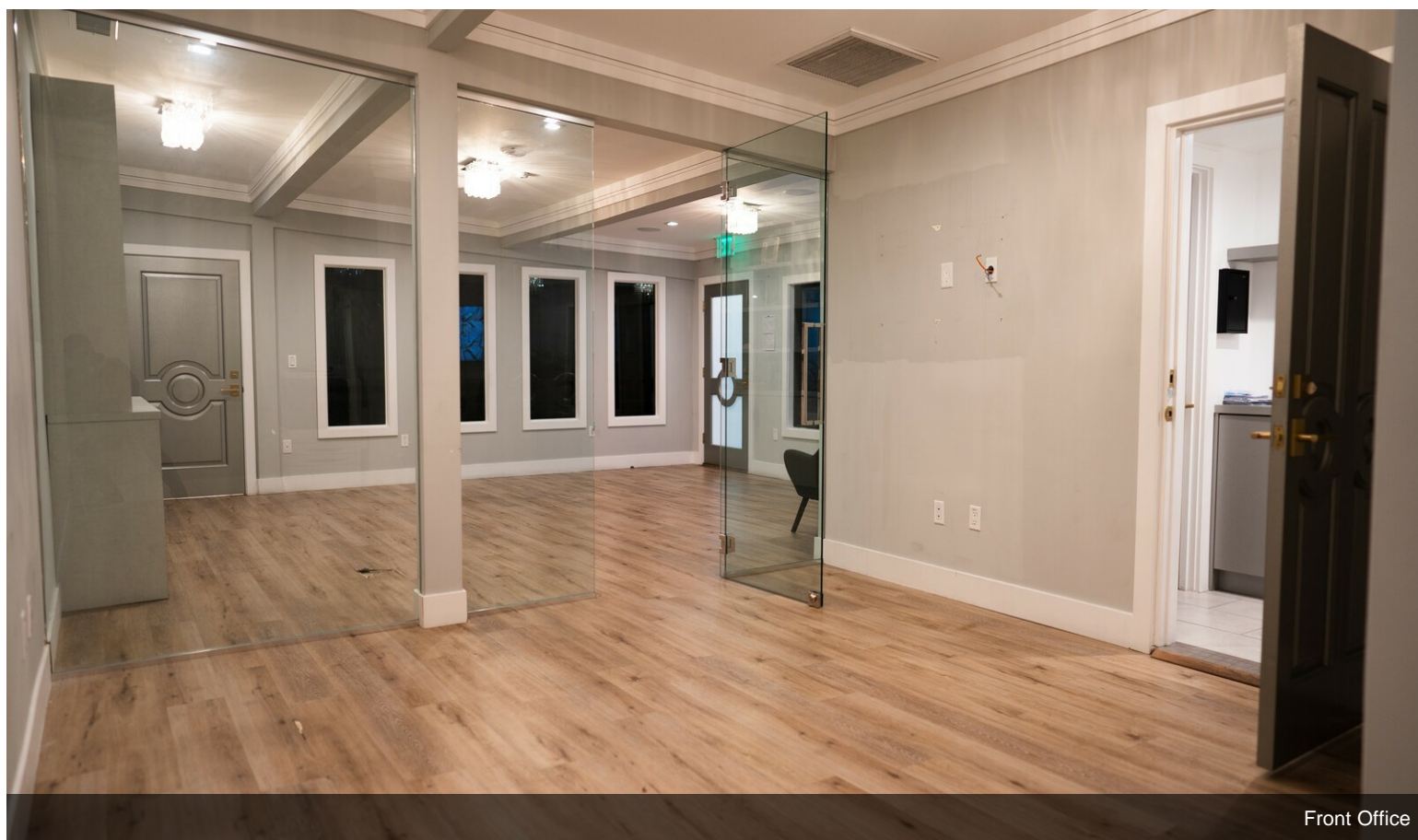
Luxury Suite



# Property Photos



Luxury Suite



Front Office



# Property Photos



Front office



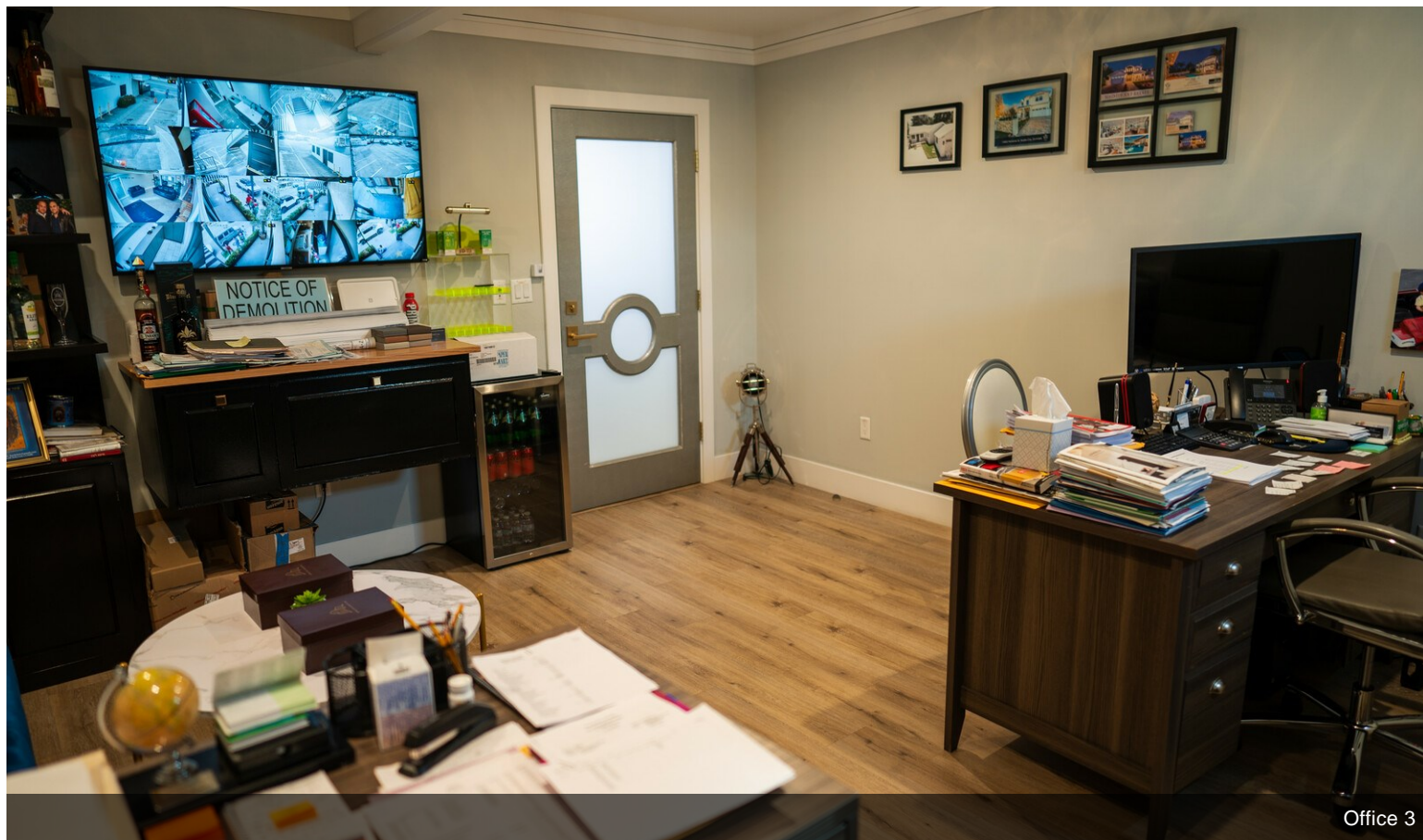
Office 3



# Property Photos



Office 3



Office 3



# Property Photos



Office



DSC09620



# Property Photos



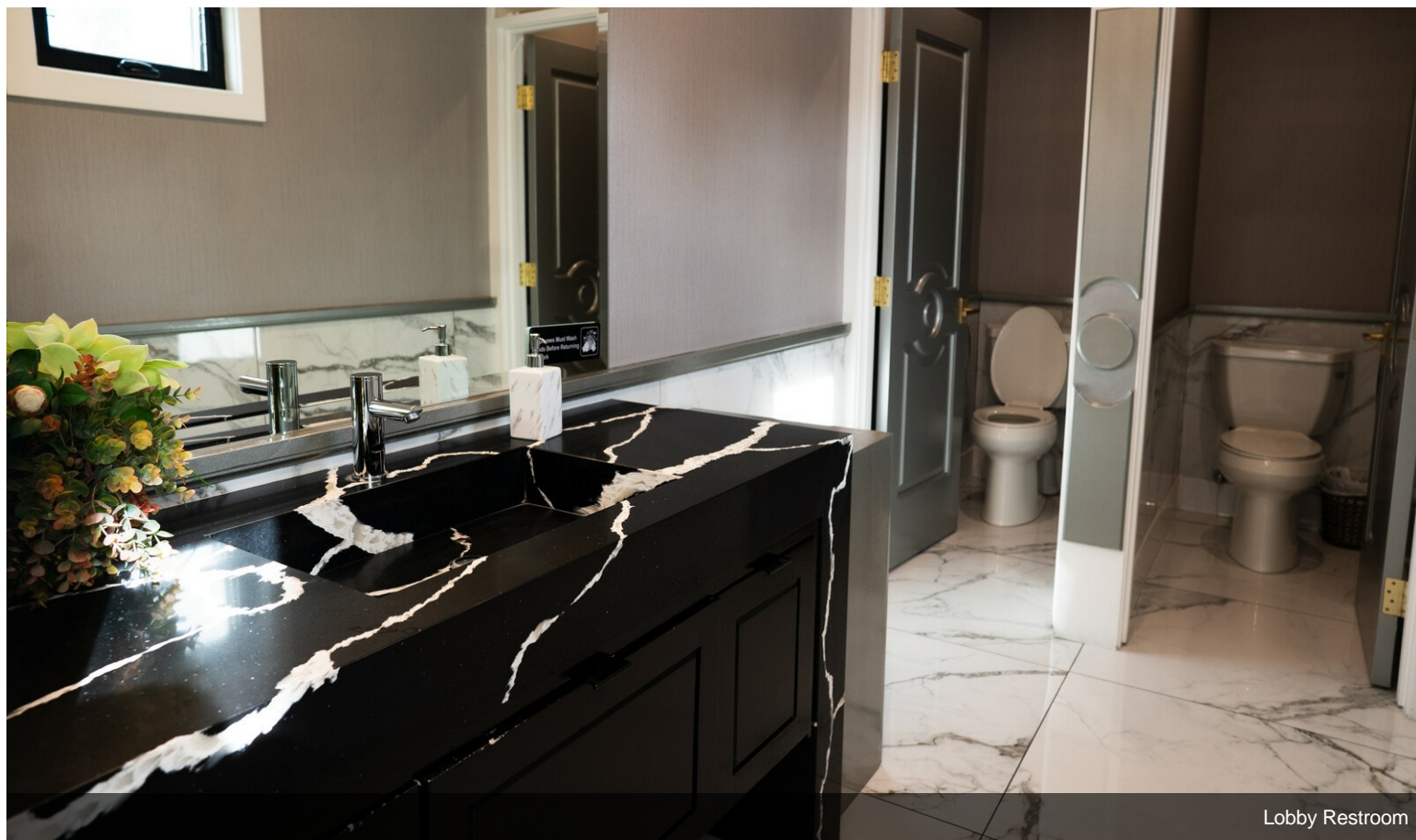
Lobby with Restrooms



Lobby Restroom



# Property Photos



Lobby Restroom



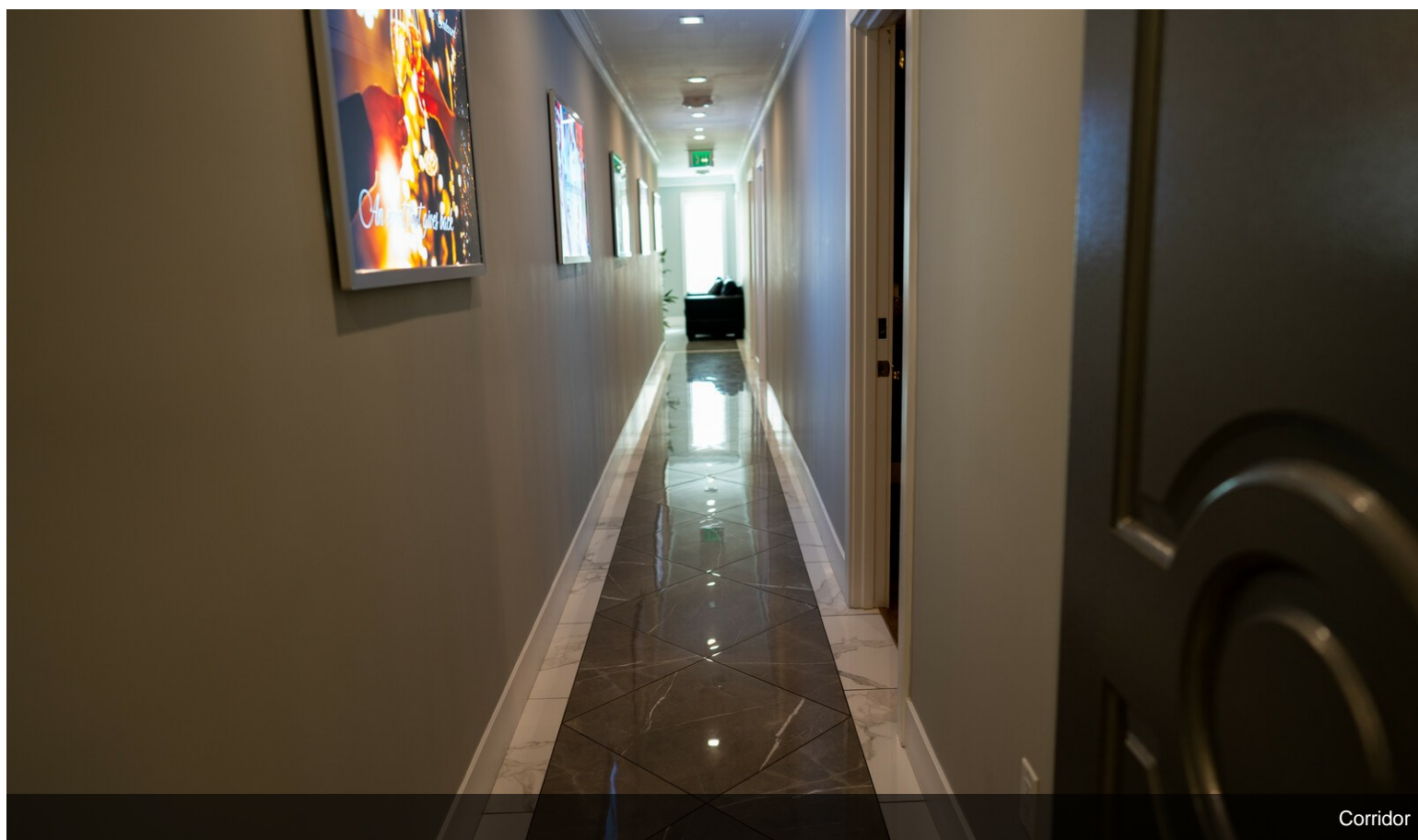
Lobby Restroom



# Property Photos



Corridor



Corridor



# Property Photos



Back



Gated Parking/Outside space

# Property Photos



2015

