



**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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DRE#01495419



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PROPERTY FEATURES

5121 Van Nuys Blvd, Sherman Oaks, CA 91403



APPROX. 217-993 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
- ✓ 1 parking space at no charge

AREA AMENITIES

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

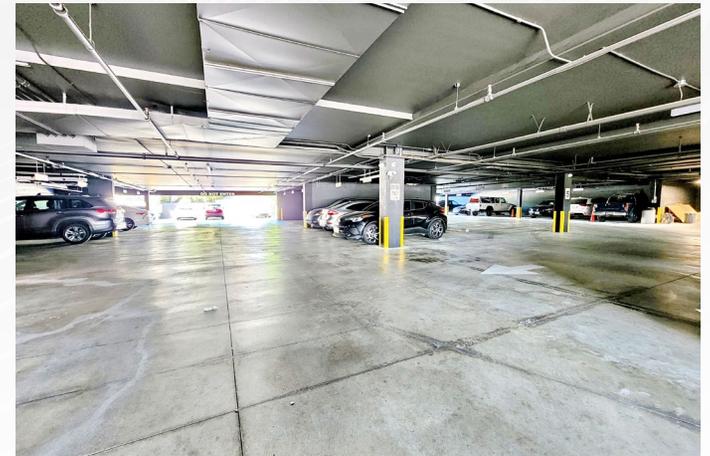
SPACES AVAILABLE

- ✓ Suite 209: ±217 SF | \$ 4.00 PSF
- ✓ Suite 301: ±993 SF | \$ 3.25 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		

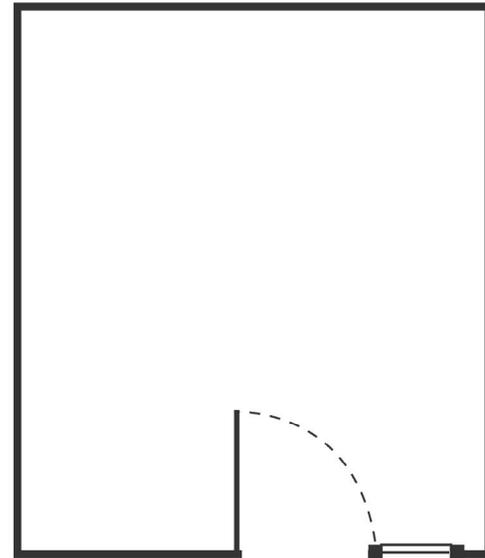
COMMON AREA PHOTOS

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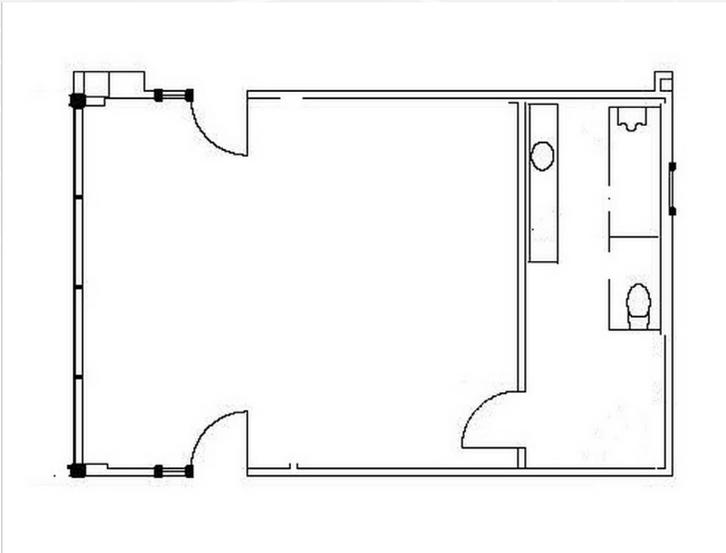
UNIT 209

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UNIT 301

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LA|FITNESS

DOLLAR TREE

CHRYSLER
RUSSELL WESTBROOK

COSTCO
WHOLESALE

CHEVROLET
KEYES

Public Storage

Staples

Starbucks

CVS
pharmacy

BURBANK BLVD

BURBANK BLVD

INTERSTATE
CALIFORNIA
405

Pizza Hut

CHASE

CHIPOTLE
MEXICAN GRILL

Ralphs

ExtraSpace
Storage

Sherman
Oaks

7
ELEVEN

Mercedes-Benz
KEYES EUROPEAN

MAGNOLIA BLVD

MAGNOLIA BLVD

AVAILABLE

AutoZone

amc THEATRES Apple H&M T macy's

bloomingdales MICHAEL KORS EXPRESS HOLLISTER CALIFORNIA

ups

target

AutoZone

CHASE

Mercedes-Benz

Walgreens

Starbucks

BANK OF AMERICA

CHIPOTLE
MEXICAN GRILL

COSTCO
WHOLESALE

B M W

7
ELEVEN

Ralphs

AERIAL MAP

CVS
pharmacy

amc
THEATRES

LA|FITNESS

CHEVROLET

macy's

JONS
fresh marketplace



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