



# ENCINO CROSSING

6345 Balboa Boulevard | Encino, CA 91316



## 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
<b>105</b>	932	\$2.45	Contiguous to 3,441 RSF
<b>111</b>	2,509	\$2.45	Brand new spec suite
<b>110</b>	1,467	\$2.45	
<b>120</b>	2,468	\$2.45	Brand new spec suite
<b>200</b>	3,527	\$2.45	
<b>222</b>	2,056	\$2.45	Available 6/1/2025
<b>205</b>	2,152	\$2.45	Brand new spec suite
<b>213</b>	3,485	\$2.45	
<b>310</b>	4,747	\$2.45	

## BUILDING 3

Ste	Size	Rate	Comment
<b>150</b>	1,337	\$2.45	Brand new spec suite
<b>272</b>	2,115	\$2.45	Brand new spec suite Contiguous
<b>273</b>	1,833	\$2.45	to 3,948 RSF
<b>363</b>	2,381	\$2.45	

## BUILDING 2

Ste	Size	Rate	Comment
<b>138</b>	1,804	\$2.45	Brand new spec suite
<b>227</b>	2,490	\$2.45	
<b>230</b>	1,793	\$2.45	
<b>240</b>	2,354	\$2.45	Contiguous to 9,124 RSF
<b>242</b>	1,360	\$2.45	
<b>245</b>	1,127	\$2.45	
<b>340</b>	3,162	\$2.45	

## BUILDING 4

Ste	Size	Rate	Comment
<b>195</b>	997	\$2.45	Available 5/1/2025
<b>199</b>	2,103	\$2.45	
<b>288</b>	2,117	\$2.45	
<b>292</b>	1,345	\$2.45	



## BUILDING 1 | FIRST FLOOR

# Suite 105 & 111

### SUITE 105

SIZE: 932 RSF

RATE: \$2.45

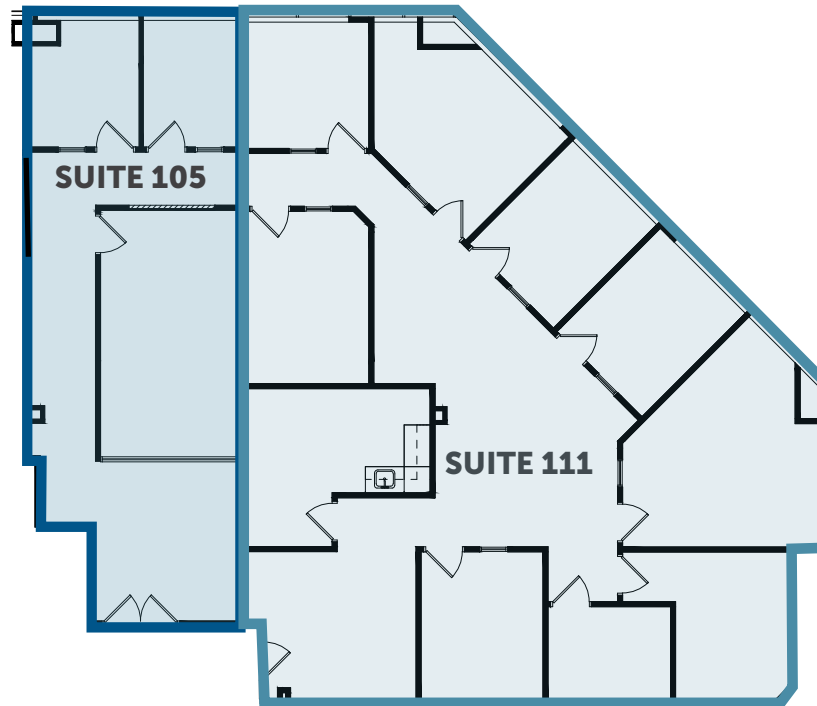
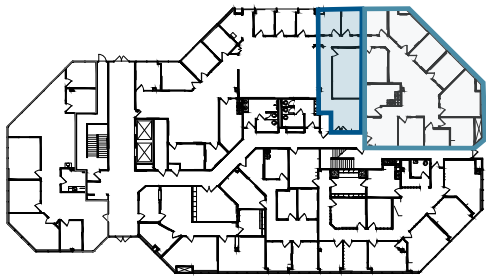
### SPEC SUITE

### SUITE 111

SIZE: 2,509 RSF

RATE: \$2.45

**CONTIGUOUS TO 3,441 RSF**



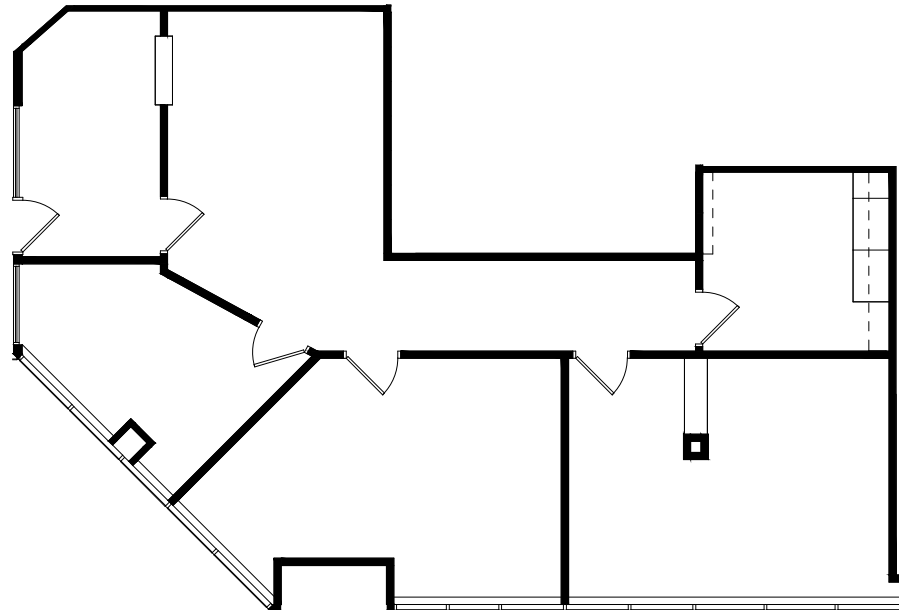
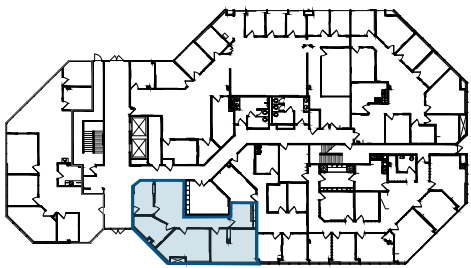
AVAILABILITIES

## BUILDING 1 | FIRST FLOOR

# Suite 110

SIZE: 1,467 RSF

RATE: \$2.45



AVAILABILITIES

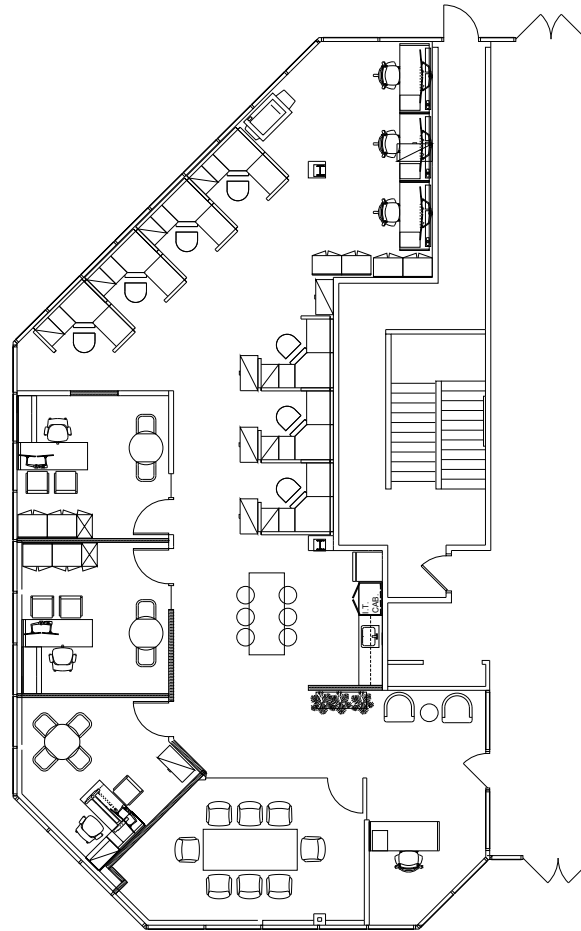
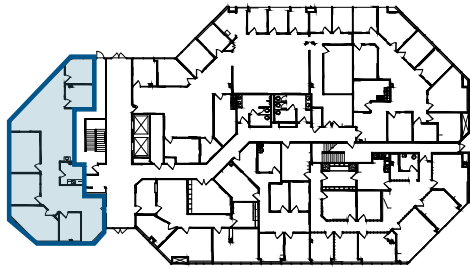
## BUILDING 1 | FIRST FLOOR

# Suite 120

### SPEC SUITE

SIZE: 2,468 RSF

RATE: \$2.45



AVAILABILITIES



## BUILDING 1 | SECOND FLOOR

# Suite 200 & 222

### SUITE 200

SIZE: 3,527 RSF

RATE: \$2.45

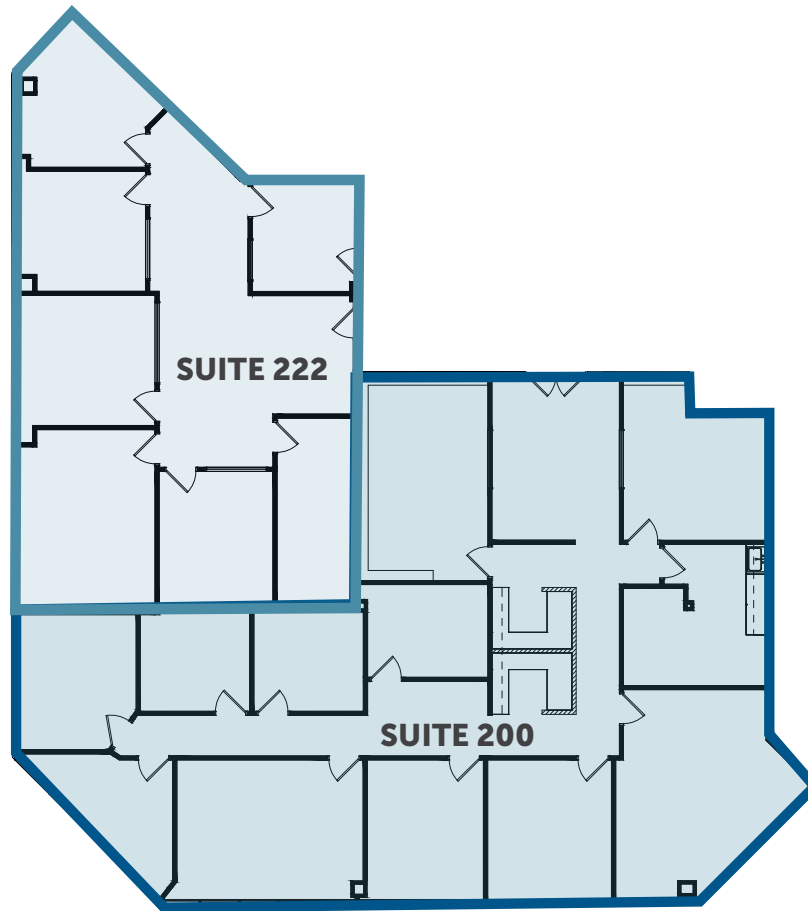
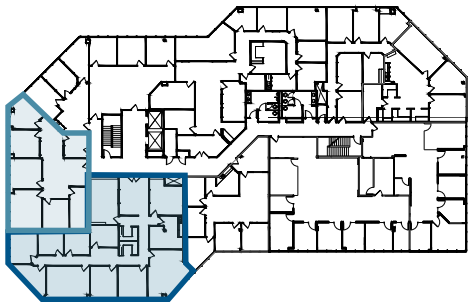
### SUITE 222

SIZE: 2,056 RSF

RATE: \$2.45

AVAILABLE 6/1/2025

**CONTIGUOUS TO 5,583 RSF**



AVAILABILITIES

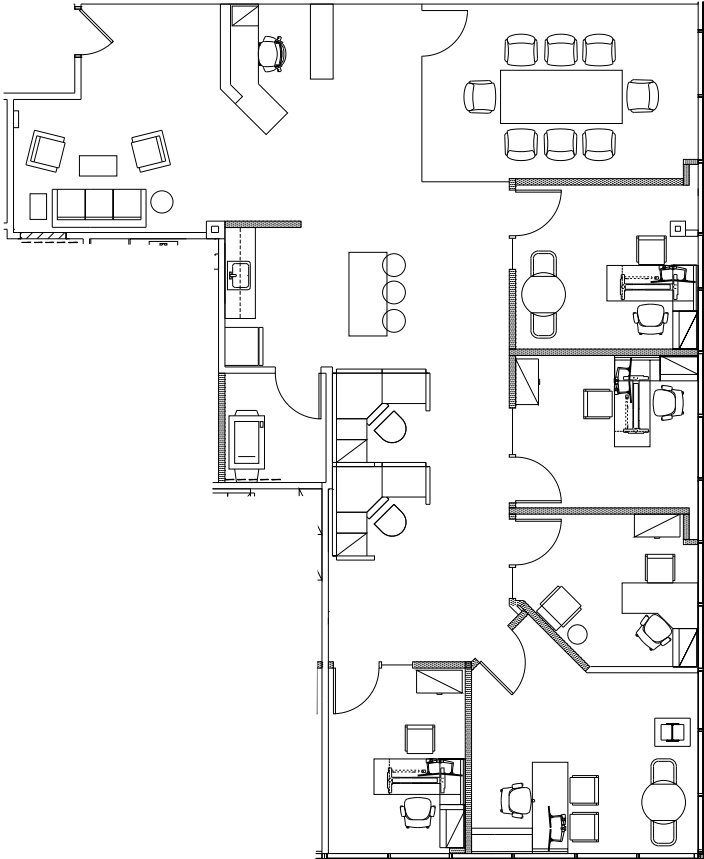
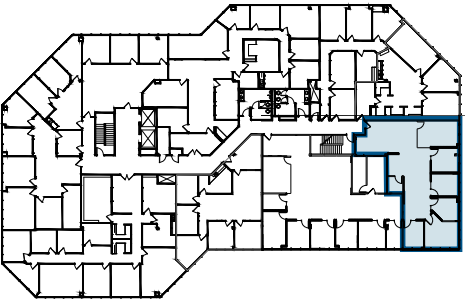
**BUILDING 1 | SECOND FLOOR**

# Suite 205

**SPEC SUITE**

SIZE: 2,152 RSF

RATE: \$2.45

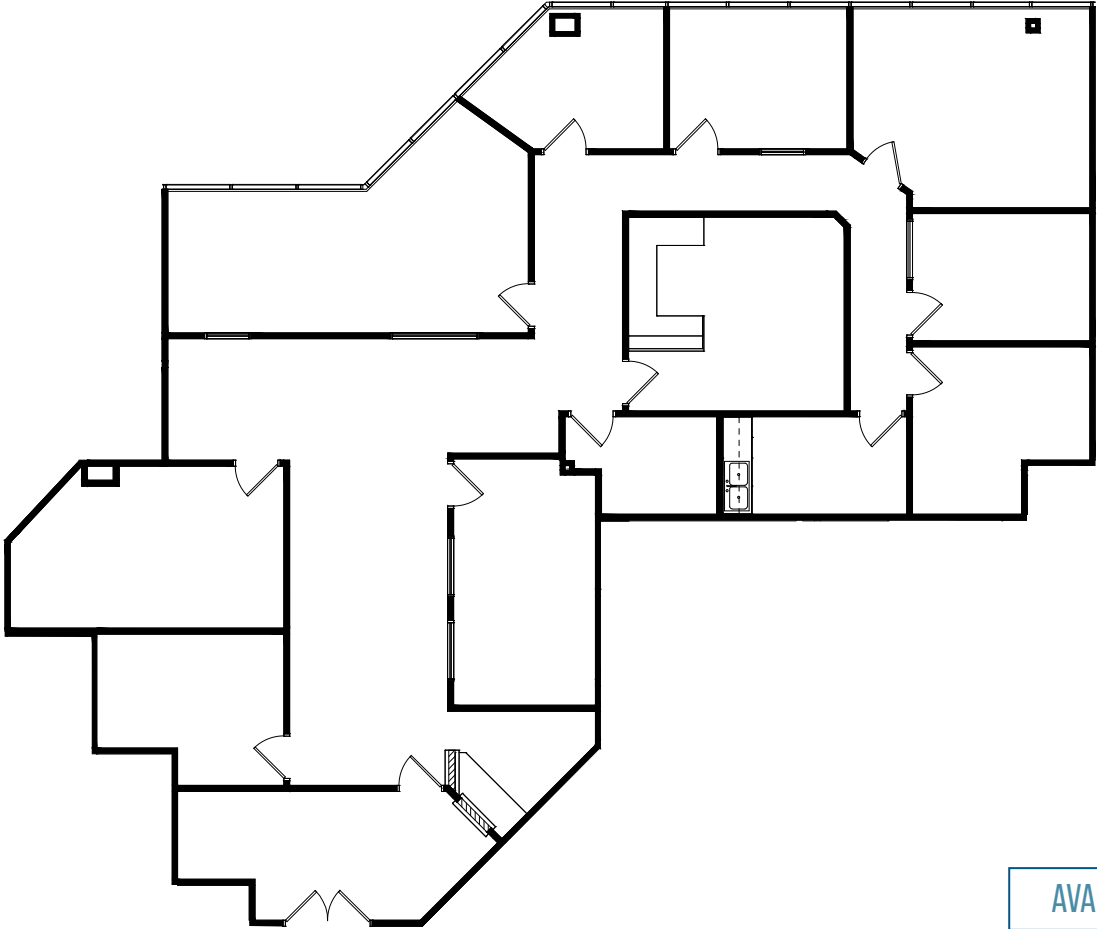
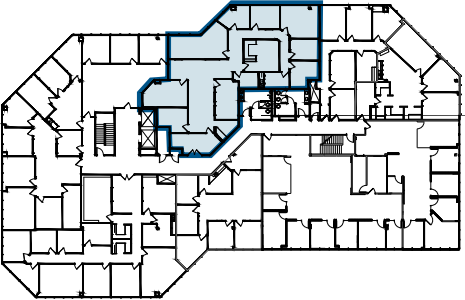


**AVAILABILITIES**

**BUILDING 1 | SECOND FLOOR**

# Suite 213

SIZE: 3,485 RSF  
RATE: \$2.45



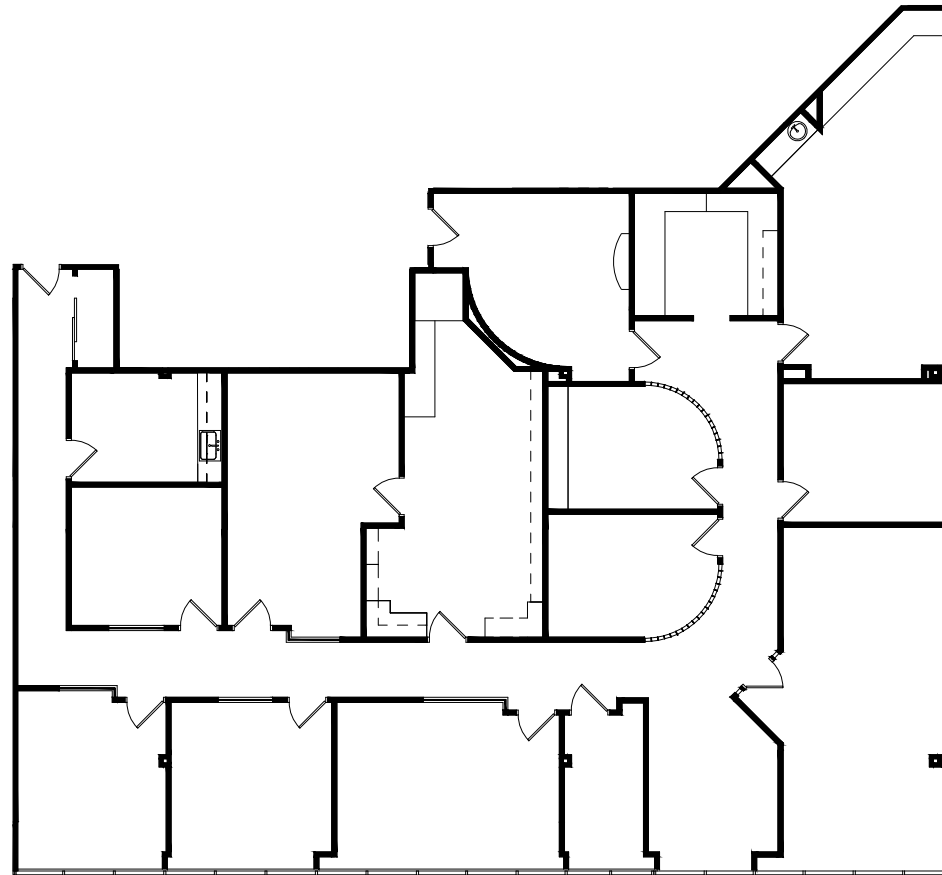
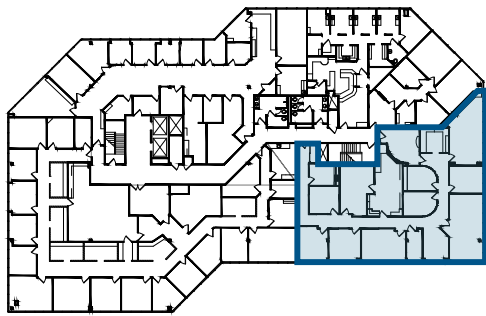
[AVAILABILITIES](#)

## BUILDING 1 | THIRD FLOOR

# Suite 310

SIZE: 4,747 RSF

RATE: \$2.45



AVAILABILITIES

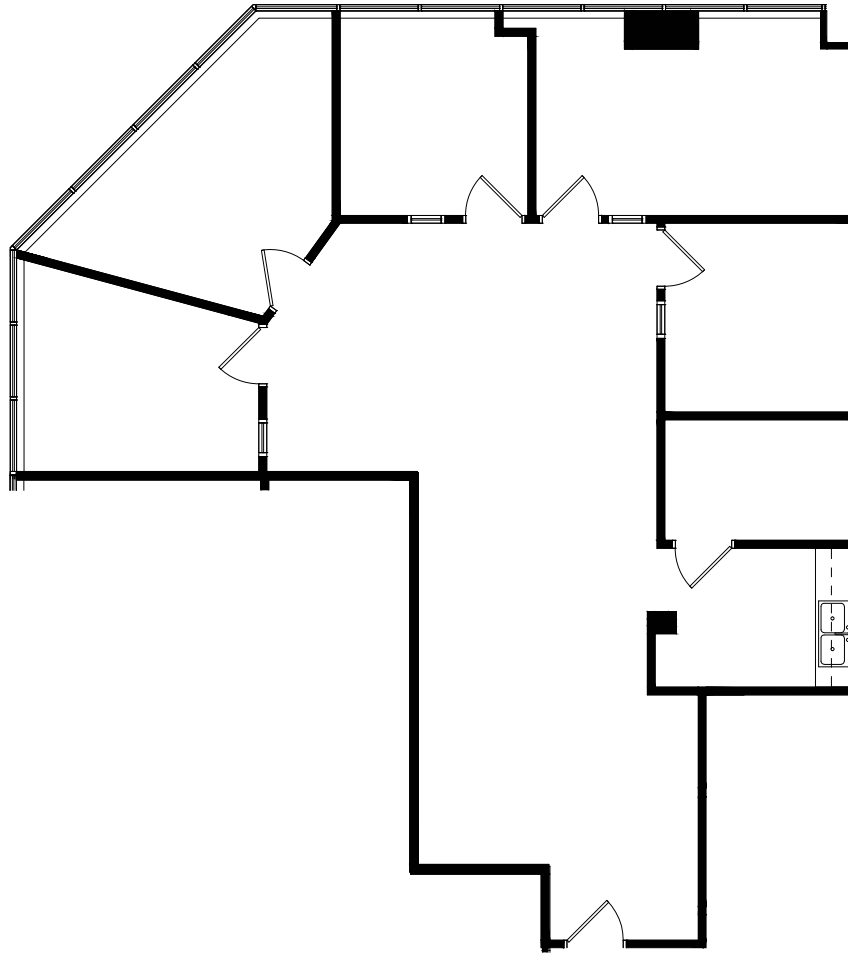
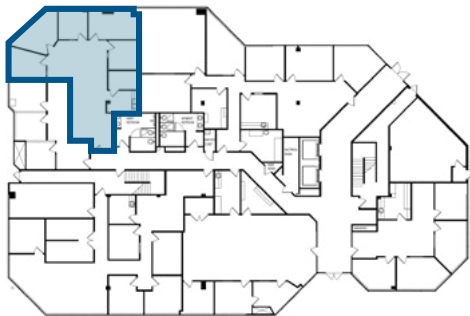
## BUILDING 2 | FIRST FLOOR

# Suite 138

### SPEC SUITE

SIZE: 1,804 RSF

RATE: \$2.45



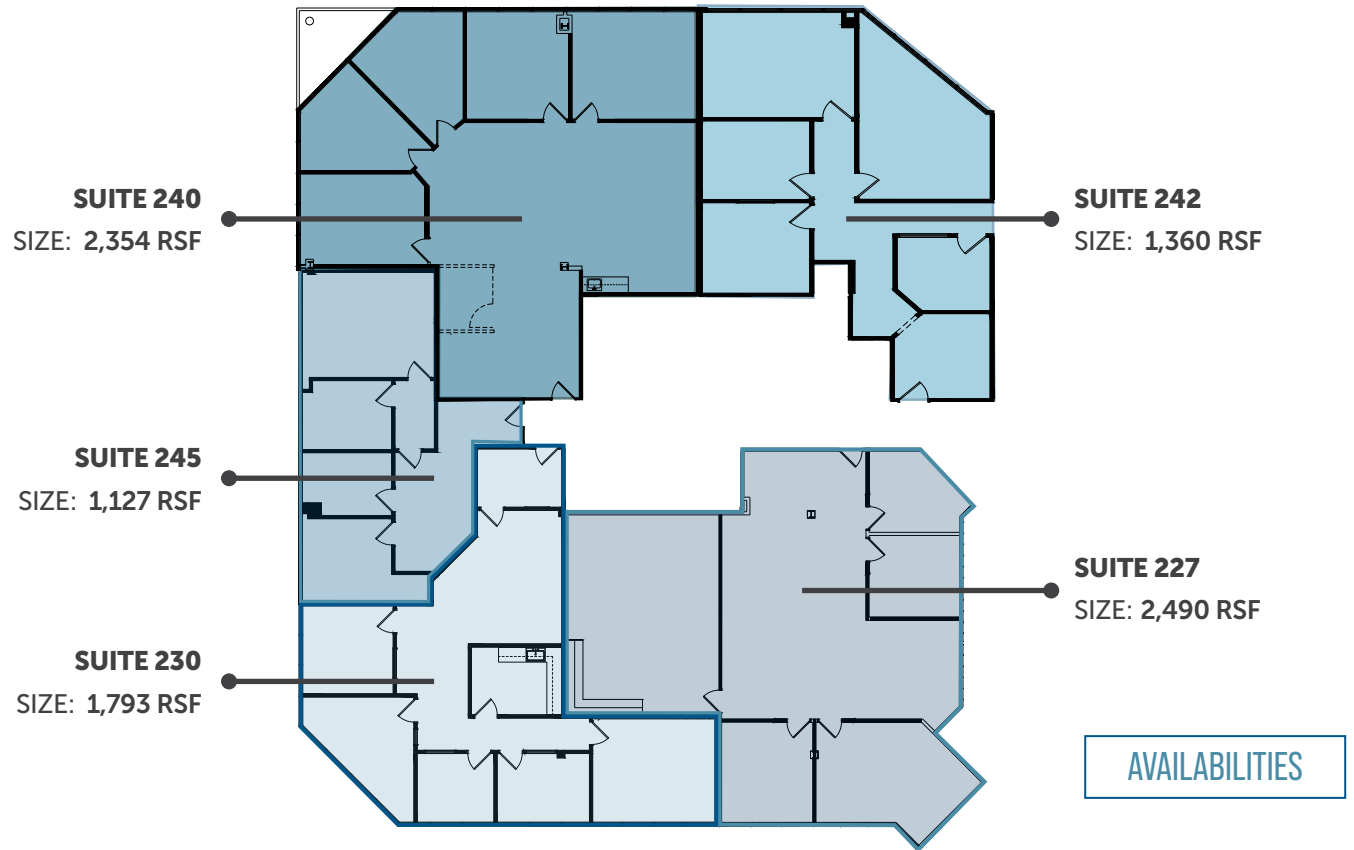
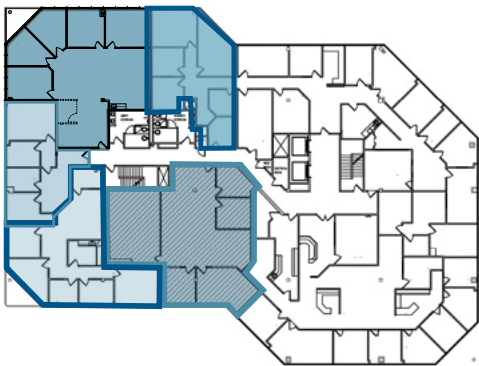
AVAILABILITIES

## BUILDING 2 | SECOND FLOOR

# Suite 227, 230, 240, 242 & 245

RATE: \$2.45

**CONTIGUOUS TO 9,124 RSF**



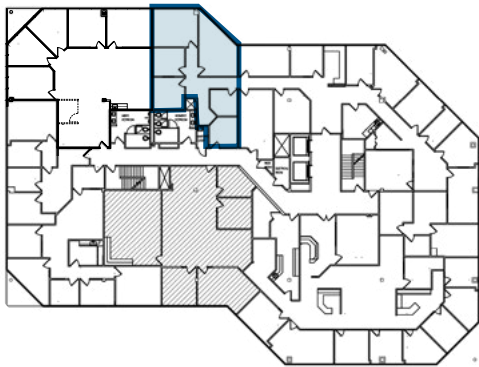
AVAILABILITIES

## BUILDING 2 | SECOND FLOOR

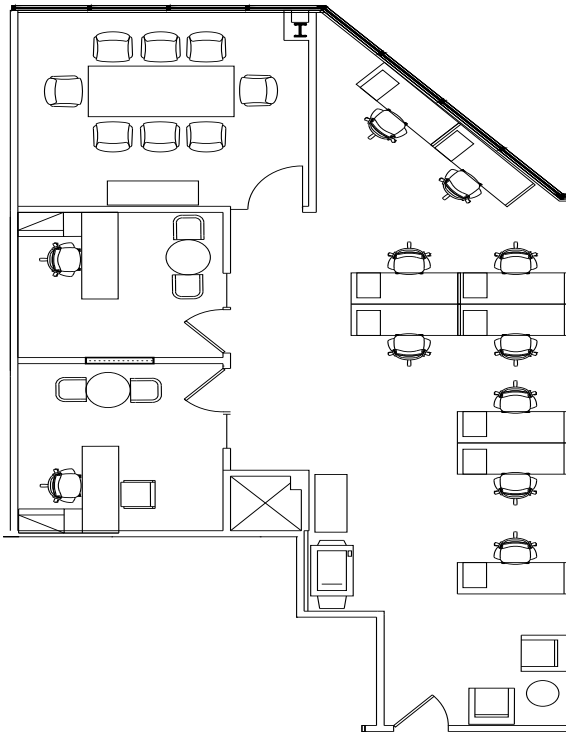
# Suite 242

SIZE: 1,360 RSF

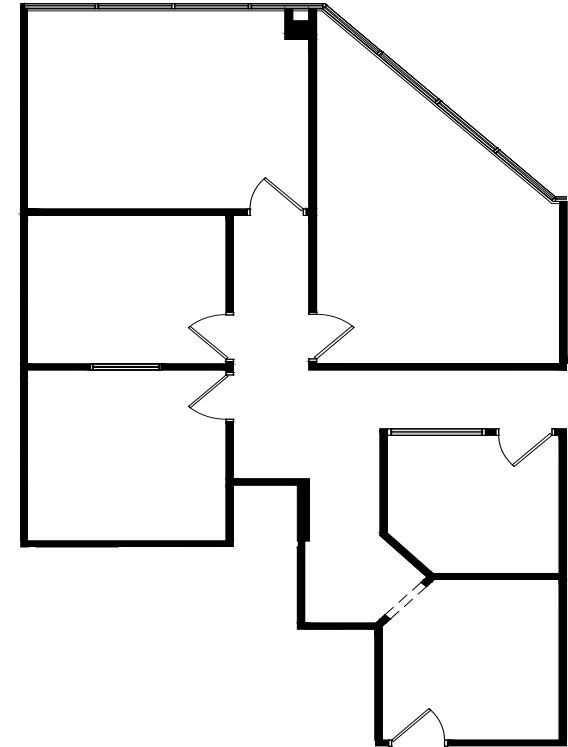
RATE: \$2.45



HYPOTHETICAL FLOOR PLAN



AS-BUILT FLOOR PLAN

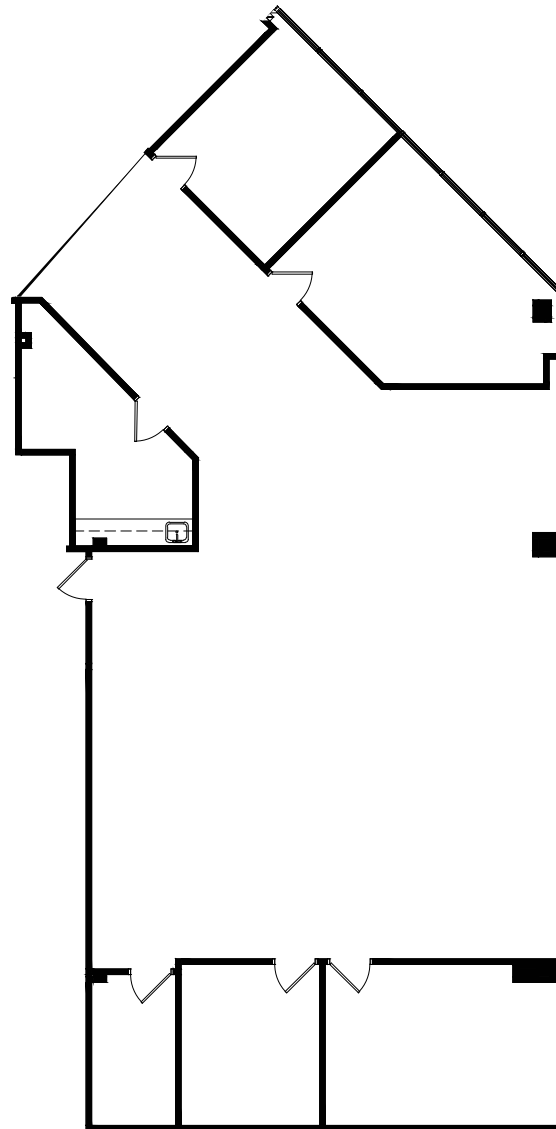
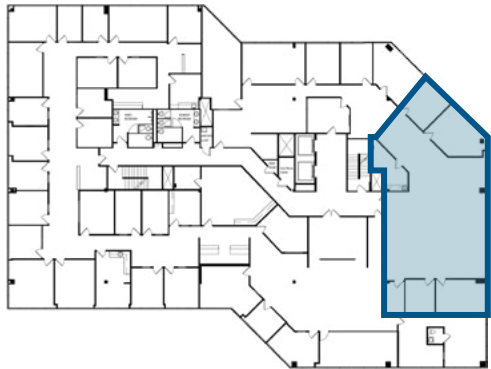


AVAILABILITIES

## BUILDING 2 | THIRD FLOOR

# Suite 340

SIZE: 3,162 RSF  
RATE: \$2.45



AVAILABILITIES



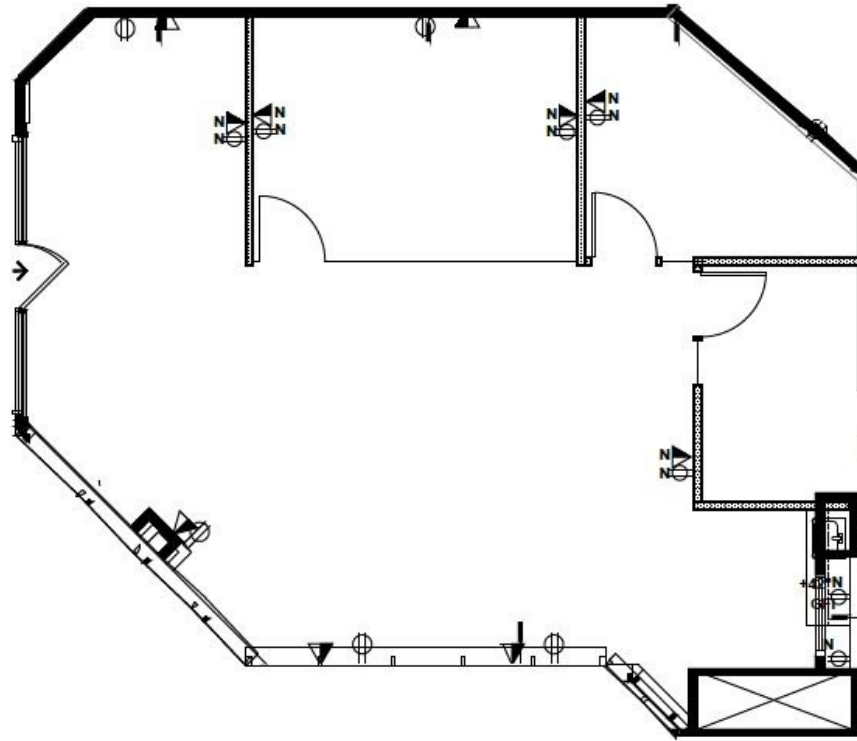
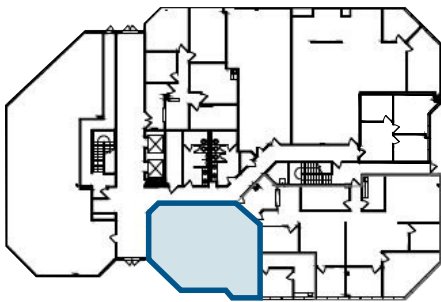
## BUILDING 3 | FIRST FLOOR

# Suite 150

### SPEC SUITE

SIZE: 1,337 RSF

RATE: \$2.45



AVAILABILITIES

## BUILDING 3 | SECOND FLOOR

# Suite 272 & 273

### SPEC SUITE

#### SUITE 272

SIZE: 2,115 RSF

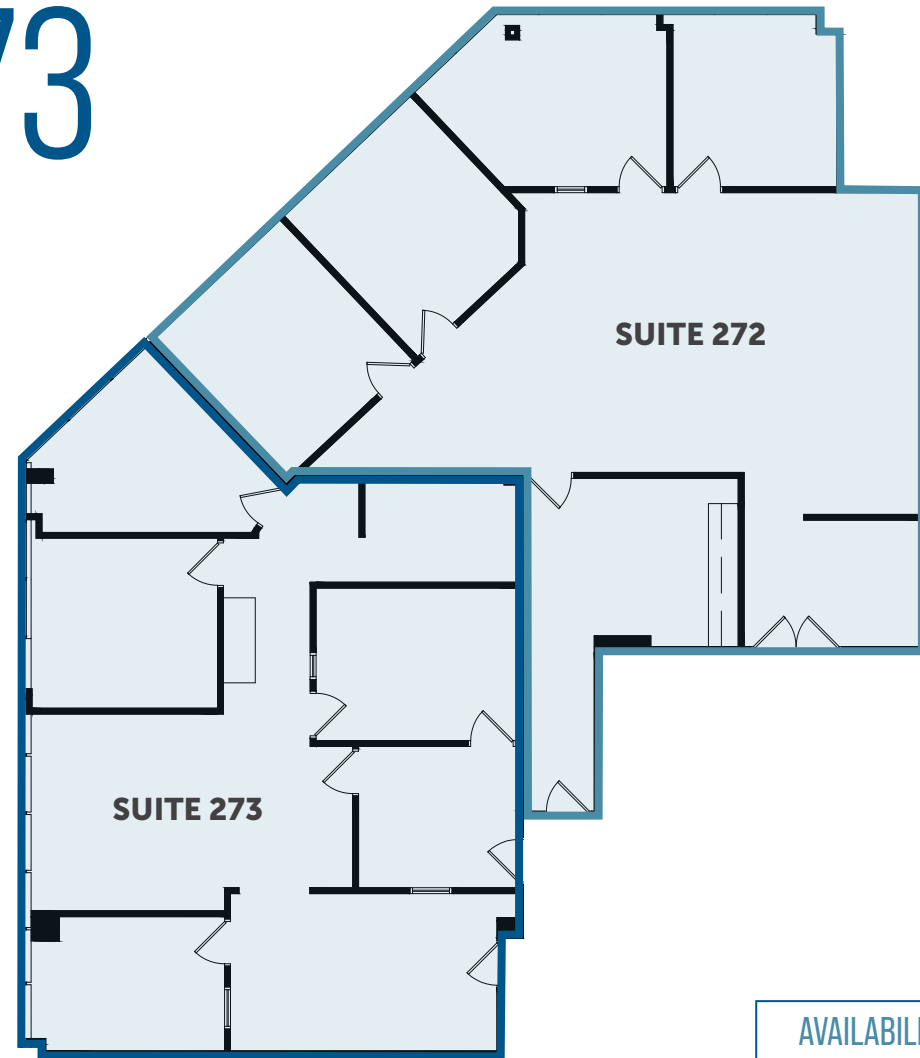
RATE: \$2.45

#### SUITE 273

SIZE: 1,833 RSF

RATE: \$2.45

**CONTIGUOUS TO 3,948 RSF**



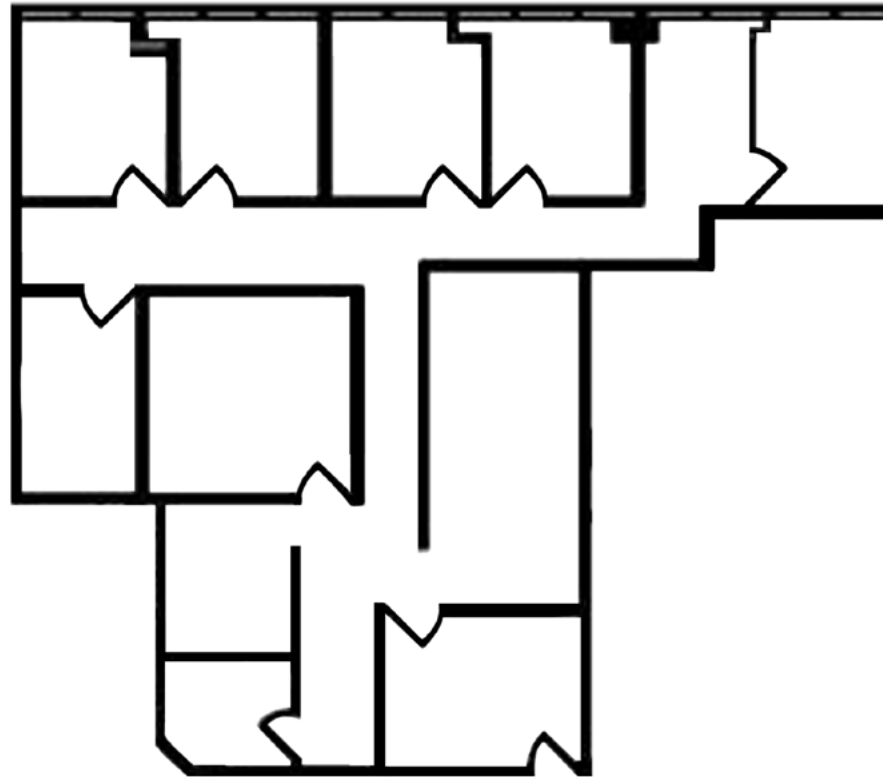
AVAILABILITIES

## BUILDING 3 | THIRD FLOOR

# Suite 363

SIZE: 2,381 RSF

RATE: \$2.45



AVAILABILITIES

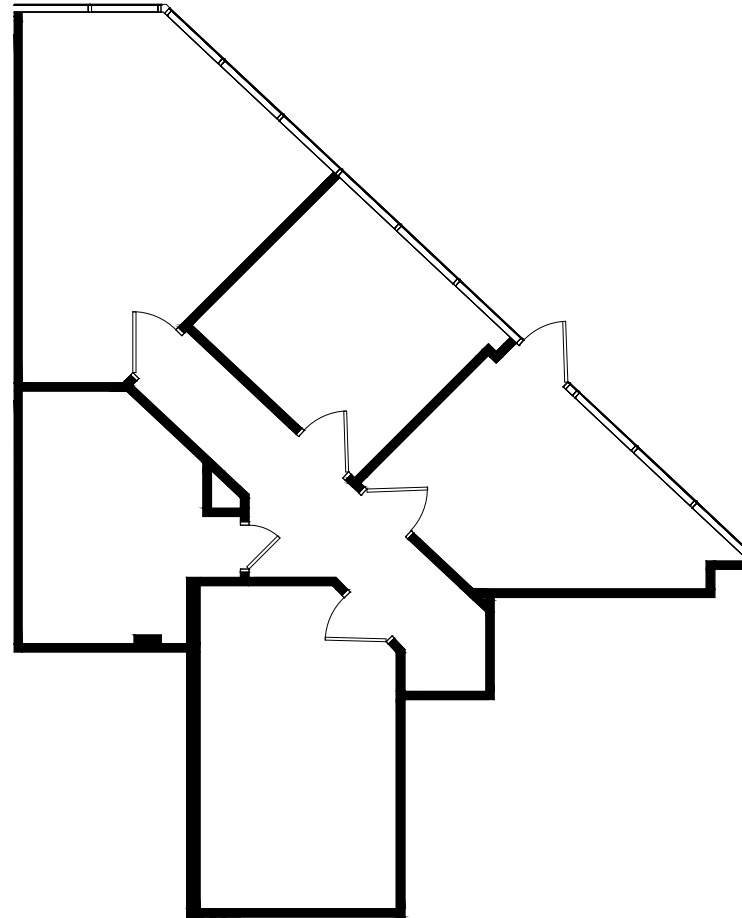
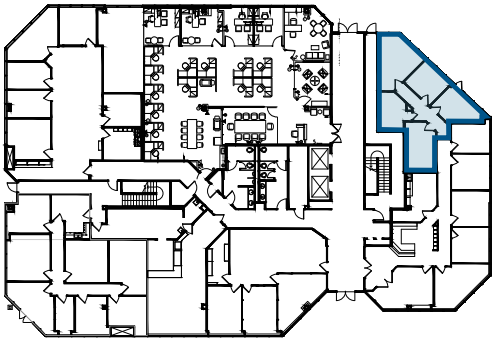
## BUILDING 4 | FIRST FLOOR

# Suite 195

SIZE: 997 RSF

RATE: \$2.45

AVAILABLE 5/1/2025



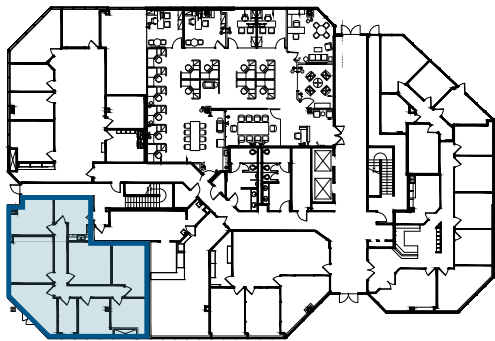
AVAILABILITIES

## BUILDING 4 | FIRST FLOOR

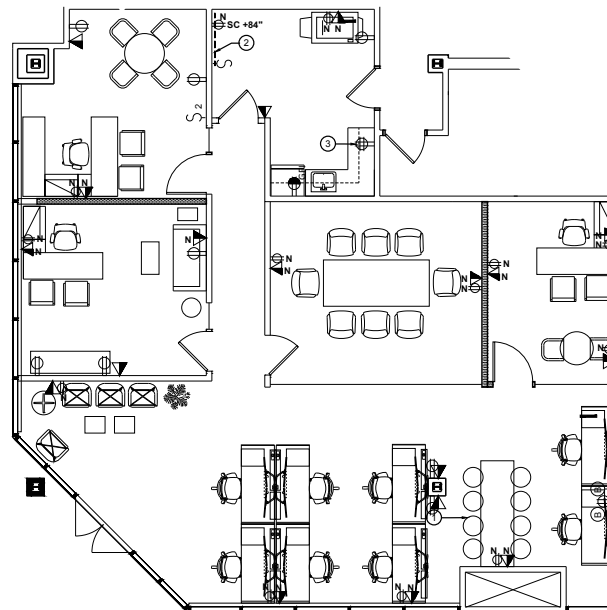
# Suite 199

SIZE: 2,103 RSF

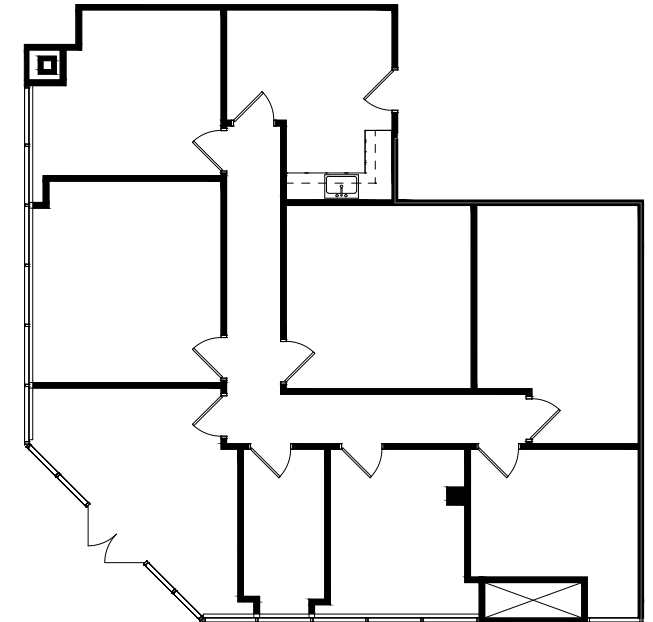
RATE: \$2.45



HYPOTHETICAL FLOOR PLAN



AS-BUILT FLOOR PLAN



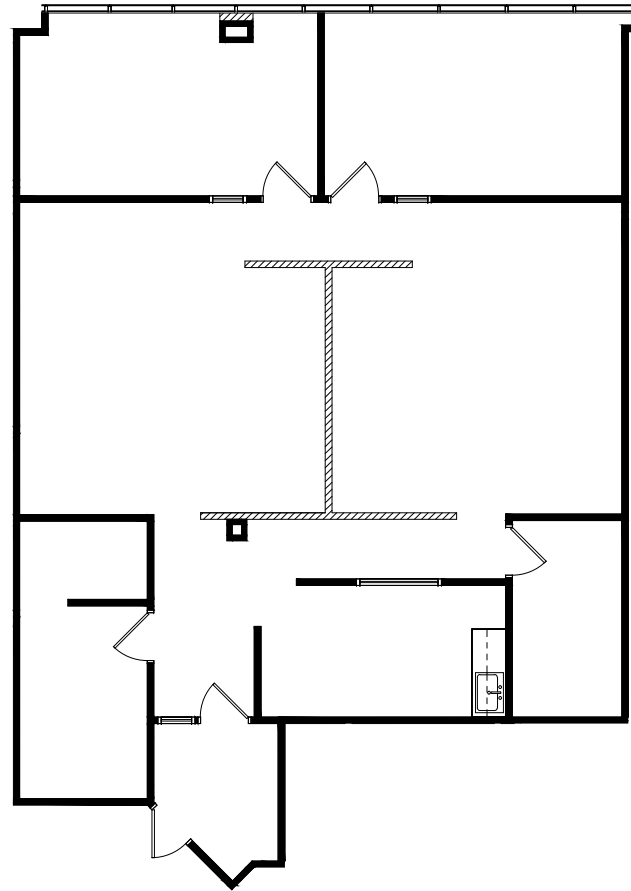
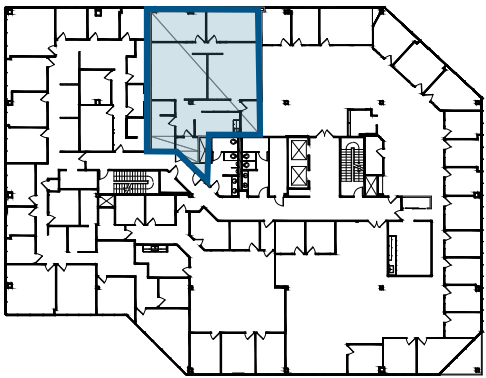
AVAILABILITIES

## BUILDING 4 | SECOND FLOOR

# Suite 288

SIZE: 2,117 RSF

RATE: \$2.45



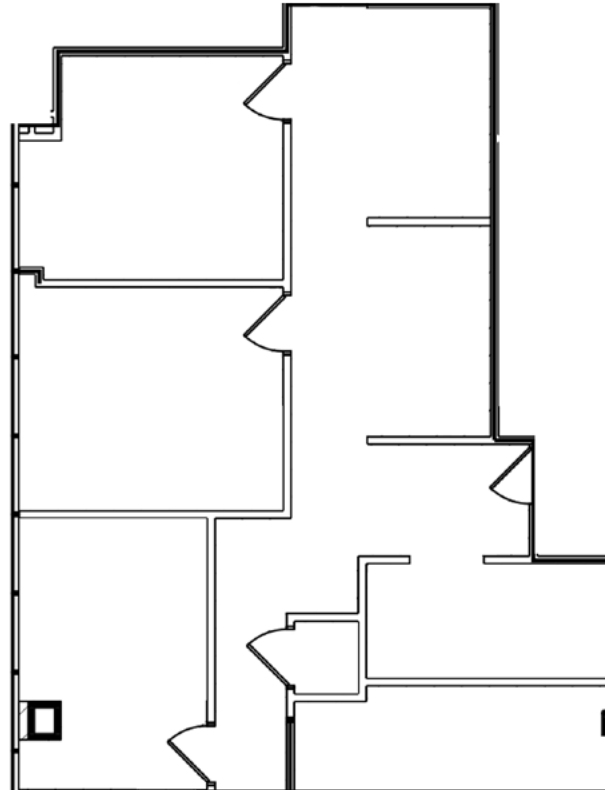
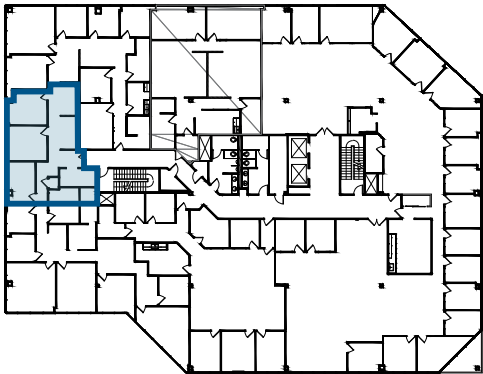
AVAILABILITIES

## BUILDING 4 | SECOND FLOOR

# Suite 292

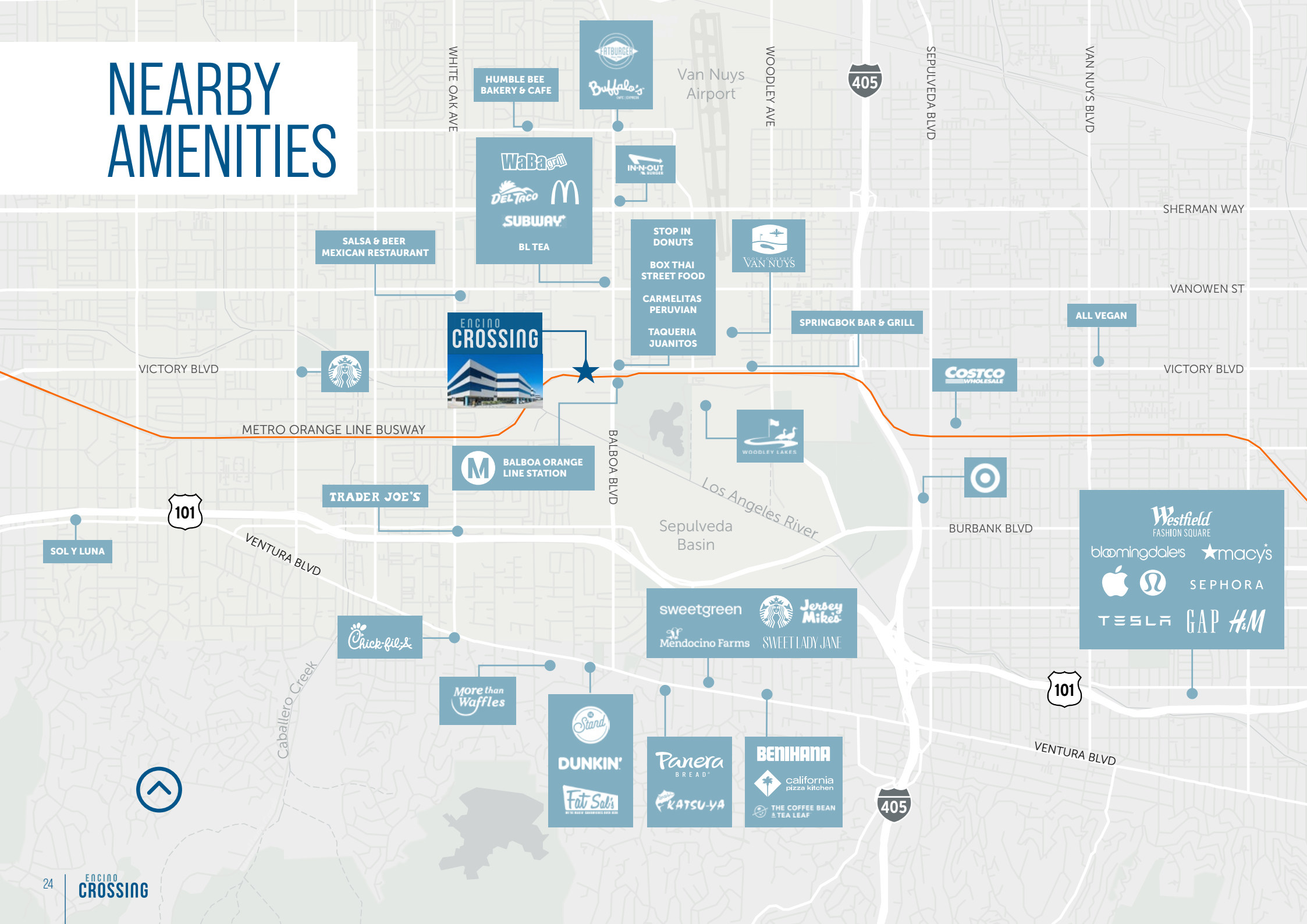
SIZE: 1,345 RSF

RATE: \$2.45



AVAILABILITIES

# NEARBY AMENITIES







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