

Colliers

# For Lease Office Space

## Aviation Plaza

16461 Sherman Way, Van Nuys, CA 91406



Accelerating success.

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### **Colliers**

6324 Canoga Avenue

Suite 100

Woodland Hills, CA 91387

[www.colliers.com](http://www.colliers.com)

# Highlights



## Building Highlights

- Available Suites: 367 - 3,400 RSF
- No Operating Expense pass throughs
- Impressive well-maintained courtyard & outdoor common areas
- Outdoor balconies
- Free Visitor Parking

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## Location Highlights

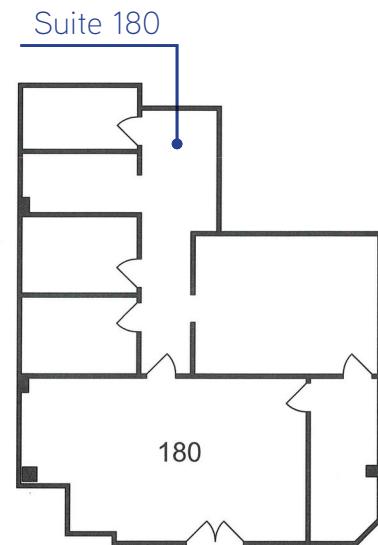
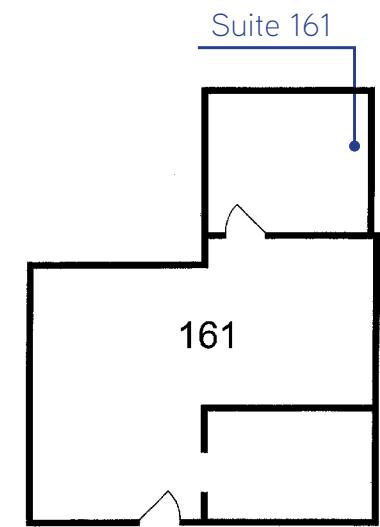
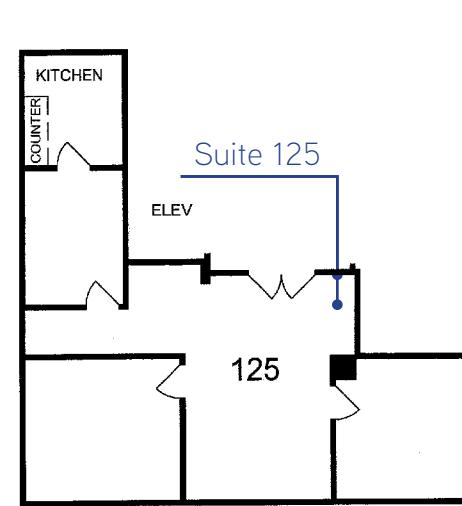
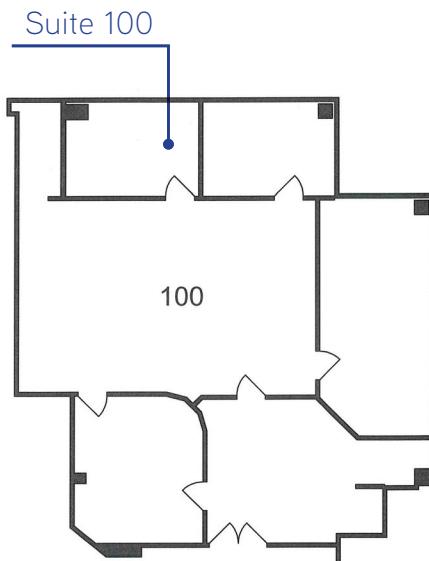
- Walking distance to Van Nuys Airport
- Centrally located in the heart of the San Fernando Valley Impressive well-maintained courtyard & outdoor common areas
- Excellent access to hotel amenities and public transportation
- Conveniently located next to San Diego (405) Freeway and Highway 101

# Availabilities

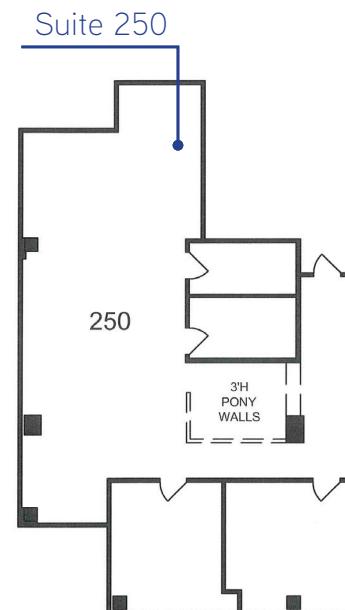
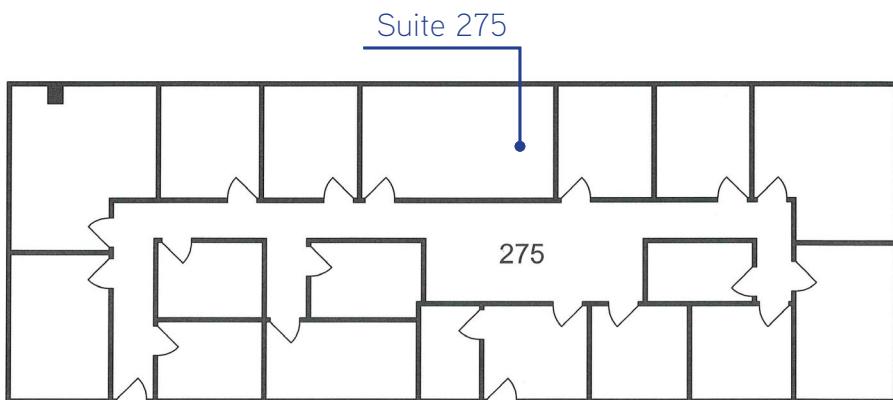
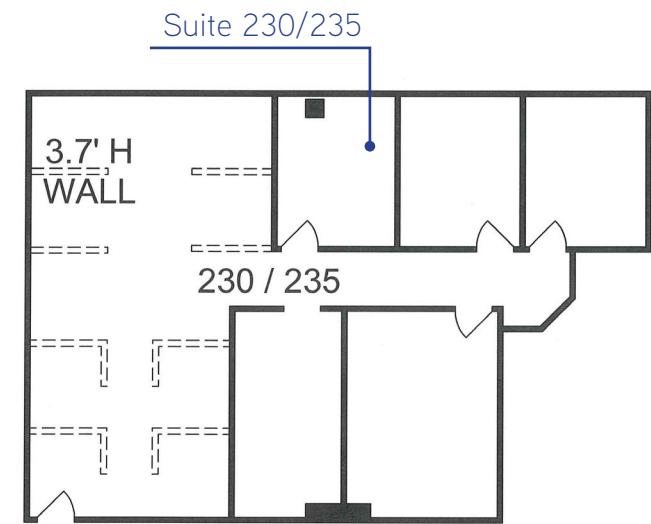
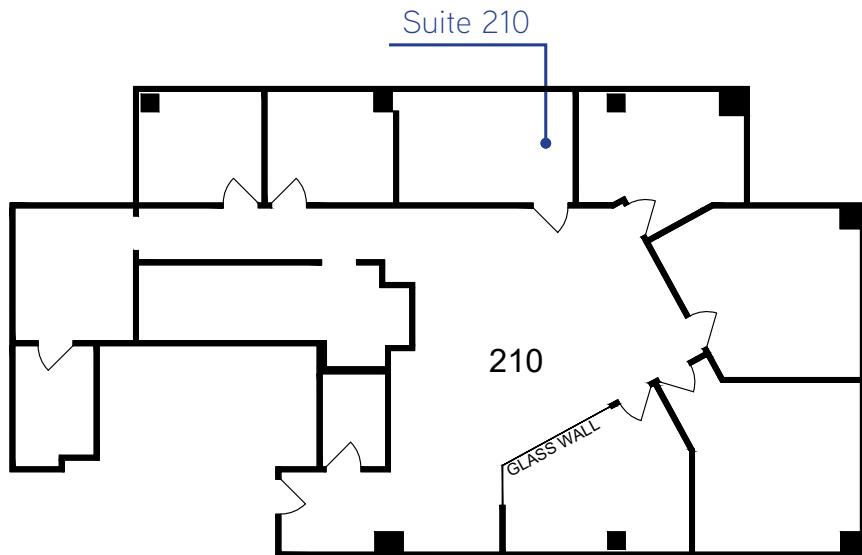
Suite	Size RSF	Rate	Available
125	989	\$2.15 FSG	Immediately
145	1,600	\$2.15 FSG	Immediately
161	776	\$2.15 FSG	Immediately
170B	367	\$2.15 FSG	Immediately
180	1,669	\$2.15 FSG	Immediately
200	3,599	\$2.15 FSG	Immediately
210	2,462	\$2.15 FSG	Immediately
230	1,200	\$2.15 FSG	Immediately
248	720	\$2.15 FSG	Immediately
250	3,400	\$2.15 FSG	Immediately
275	3,350	\$2.15 FSG	Immediately



# Floor Plans



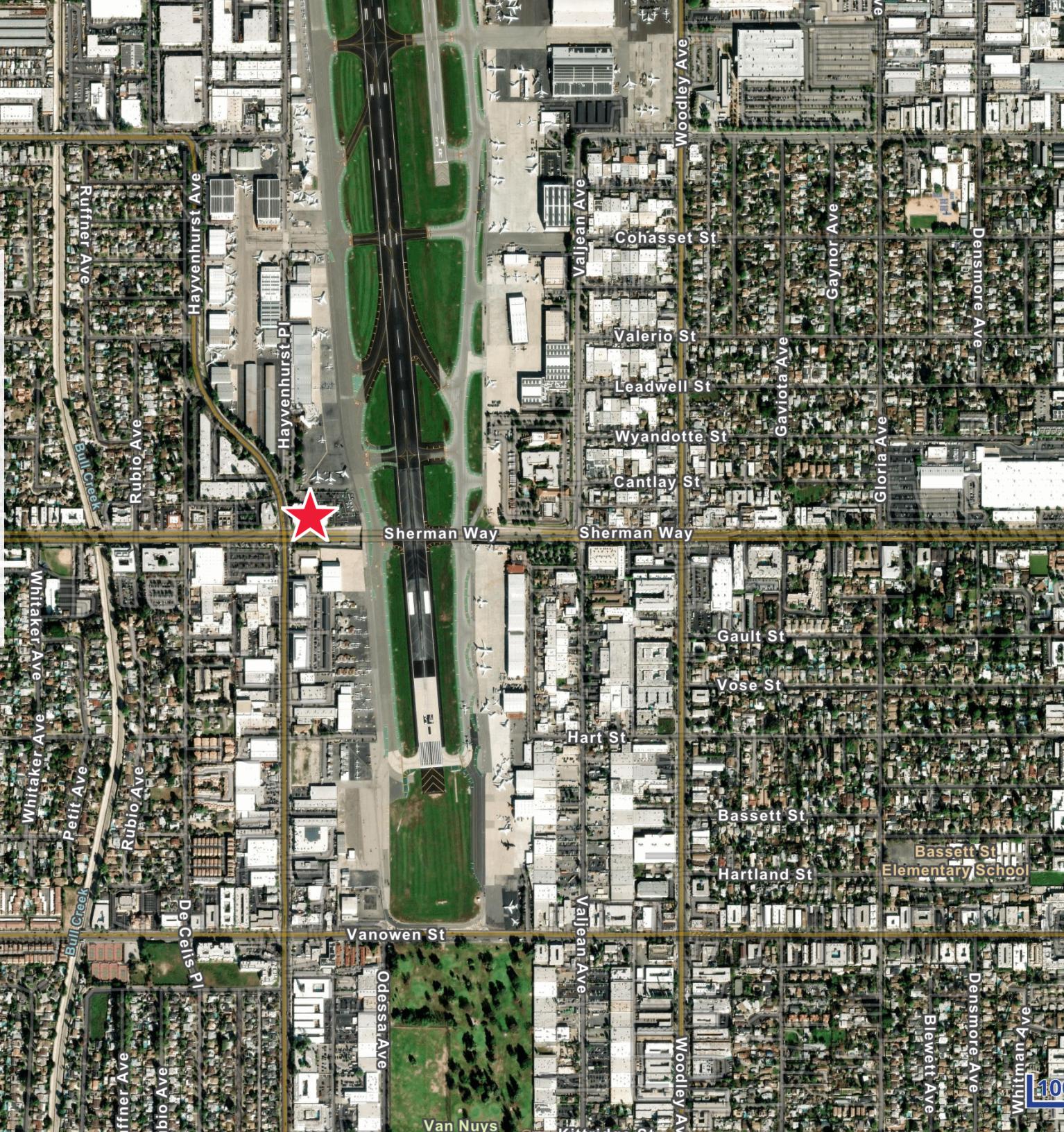
# Floor Plans





Ideally located in the heart of the **San Fernando Valley** directly next to the Van Nuys Airport, Aviation Plaza offers a prime opportunity for businesses seeking a well-connected and highly accessible location.

The property provides direct access to Van Nuys Airport, convenient connectivity to major freeways, and abundant on-site parking. Aviation Plaza features a variety of suite sizes with immediate occupancy options, catering to a wide range of business needs.

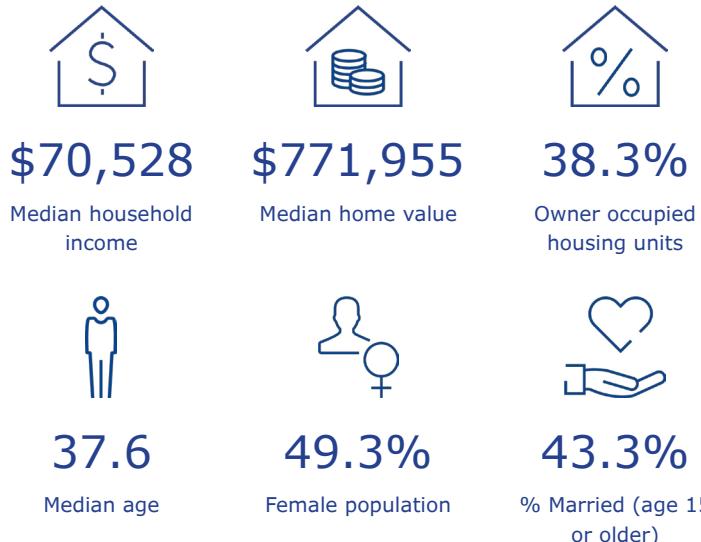




# Market Overview

16461 Sherman Way, Van Nuys, California,  
91406  
1 mile radius

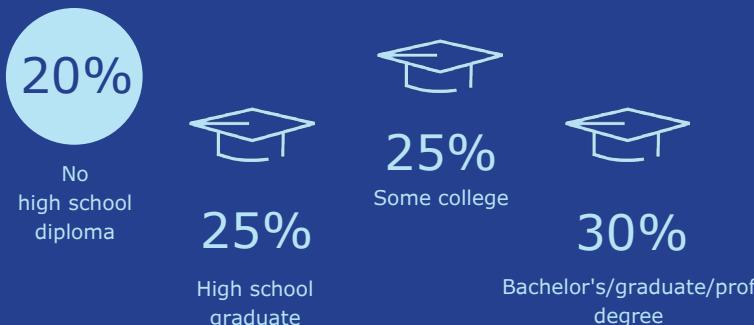
## Household & population characteristics



## Households & population



## Education



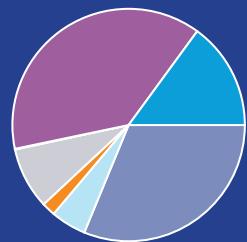
## Annual lifestyle spending



## Annual household spending



## Race

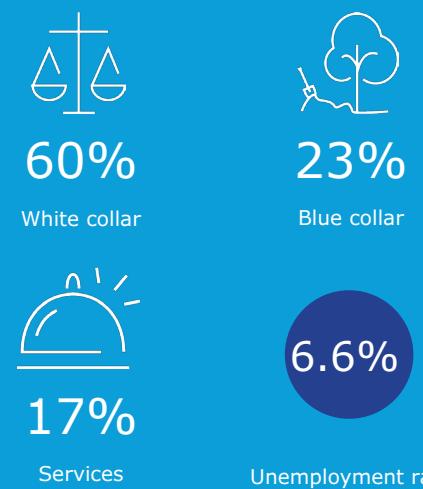


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



## Employment



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