

Rare Small Office Sublease Opportunity 20265 Ventura Blvd Suite D Woodland Hills, CA



Asking Rate: \$1,800 per month

FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE

Broker Associate
greg.greene.re@gmail.com
818-225-0097 x 116
818-321-3424 (cell)
Cal BRE #01396840

Gribin Properties

22551 Ventura Blvd Suite 201
Woodland Hills, CA 91364
Cal BRE #00450024

HIGHLIGHTS

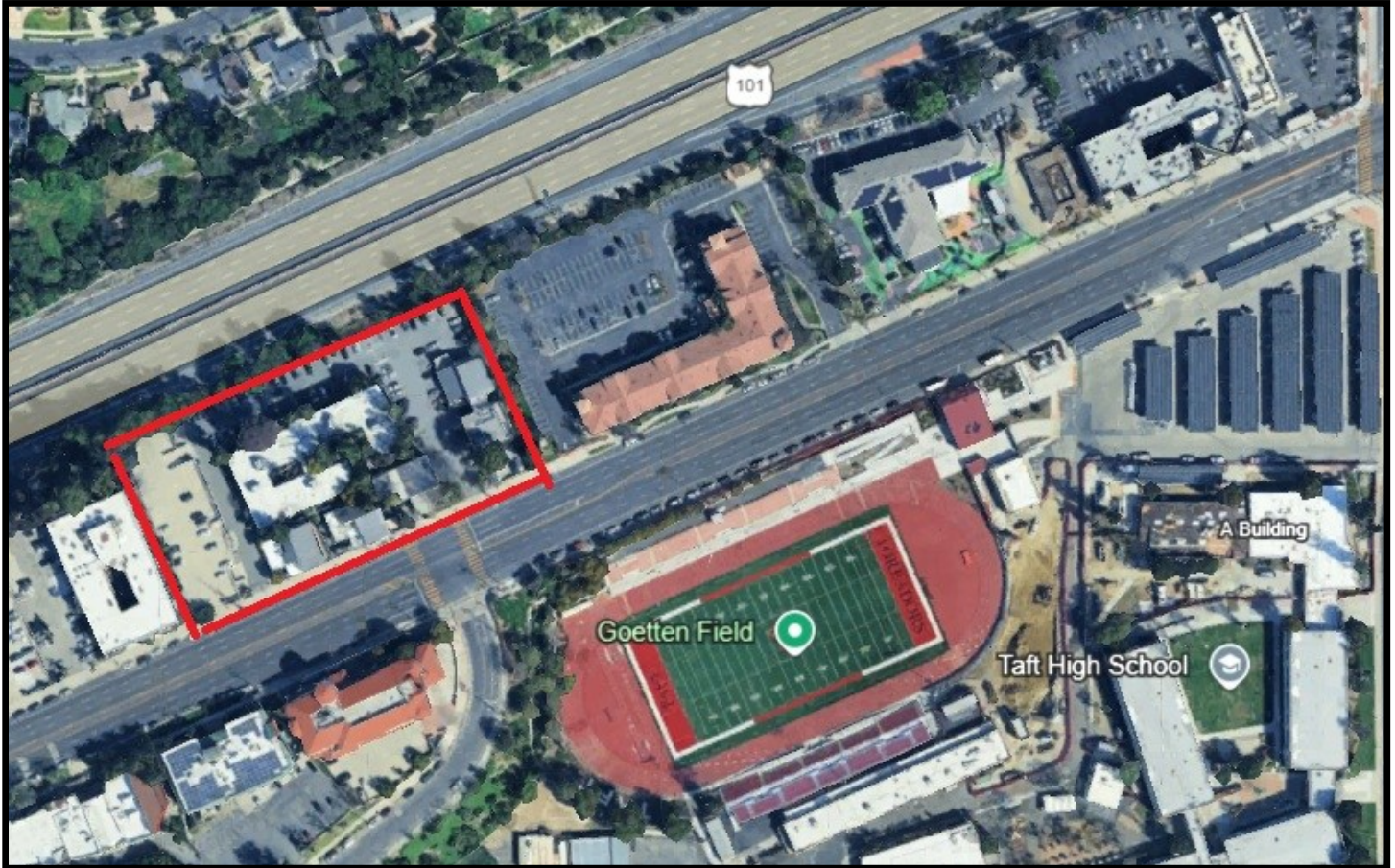
- Excellent Location! Ideal for a therapist or creative office
- Approximate 600 SF office space (room for 2 desks)
- Shared office with current tenant who is only at the space on Mondays and Fridays for about 5 hours each time. Like having the space all to yourself majority of the time.
- Turn Key/Move in Ready—Price includes all utilities, janitorial service, wi-fi, telephones, furniture
- Close to major intersection of Ventura Blvd & Winnetka
- Easy access to the Ventura (101) Freeway
- 1 Reserved Onsite Covered Parking space
- Additional unreserved parking free of charge
- Close to business support and a variety of restaurants
- Two Story walk up office space. Peaceful garden setting.
- Restroom shared with only one other tenant in the property
- Term—1 year or up to remaining length of term which expires February 28, 2028.



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**20265 VENTURA BOULEVARD SUITE D
WOODLAND HILLS, CA / 91364**



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**20265 VENTURA BOULEVARD SUITE D
WOODLAND HILLS, CA / 91364**

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	13,015	118,576	264,798
2024 Population:	13,004	121,220	269,445
Pop Growth 2019-2024:	-0.08%	2.23%	1.75%
Average Age:	43.20	41.40	39.80
Households			
2019 Total Households:	4,668	46,376	92,795
HH Growth 2019-2024:	-0.58%	2.37%	1.64%
Median Household Inc:	\$103,300	\$93,024	\$82,749
Avg Household Size:	2.70	2.50	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$808,574	\$773,752	\$706,288
Median Year Built:	1963	1974	1972

**FOR MORE INFORMATION PLEASE
CONTACT:
GREG GREENE**



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



GRIBIN PROPERTIES
Commercial Real Estate

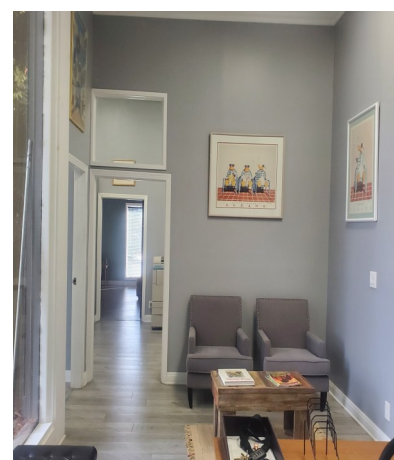
- Quiet office Space to sublease in Woodland Hills.
- Just under 3 years left on lease (Feb. 2028)
- Gorgeous turn key 600 SF office on Ventura Blvd, just east of De-Soto
- Can comfortably accommodate 2 people.
- Lots of attorneys, CPA's and small businesses in this quaint complex with atrium and tons of foliage.
- High ceilings, heavy glass, floor to ceiling windows facing the blvd, Kitchen and waiting area included.
- Private restroom is just outside front door, shared with one other individual.
- Office is on 2nd floor, no elevator.
- Price includes all utilities, janitorial service, wi fi, telephones, furniture (desk, couch, chair, etc) reserved underground parking spot, free guest parking.
- Second office in suite is only used 2 days week, 5 hours per day.
- It's like having the office all to yourself!

Please contact Greg Greene to schedule a showing
818-321-3424

CALBRE #01396840

THIS SPACE WON'T LAST LONG!

greg.greene.re@gmail.com



This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**20265 VENTURA BOULEVARD SUITE D
WOODLAND HILLS, CA / 91364**



This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.