

FOR SALE

Ash Joshi

CAPITAL REALTY
SOLUTIONS INC.

14852 Ventura Blvd, Suite # 112
Sherman Oaks, CA 91403

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capitalrealtysolutions.com

Marketing Brochure

15464 Ventura Boulevard, Sherman Oaks, CA 91403

**Very Rare Owner-User Opportunity in Prime Sherman Oaks
Immaculate & Turnkey Professional Stand Alone Office Building
High Quality Build-out with 5 Private Offices, Reception, Library, Patio & Kitchen Facilities
Approximately +/- 2012 Sq. Ft., Adjacent to Sherman Oaks Galleria
Terrific Location with High Visibility & Easy Freeway Access for HWY 405 & 101
On Site Gated Private Parking**

Rare Stand Alone Office Building For Sale



[Click Here For Video Tour](#)

Property Features:

Address: 15464 Ventura Boulevard
Sherman Oaks, CA 91403

Price : \$3,500,000.00

Use Code: 1700 - Commercial - Office Building - One Story.

Present Use: Professional Office Building

Zoning: C4-1VL

APN: 2283-016-013

Lot #: 30

Tract #: 10000

Building: 2,012 Sq. Ft. Over One Floor

Year Built: 1998

Plan: Ventura/Cahuenga Blvd Corridor Specific Plan

Rights: Fee Simple

County: Los Angeles

Other: Solar Photovoltaic (PV) System Installed on Roof
Reduced Energy Costs - Owned & Transferrable

- Rare Small Stand Alone Professional Office Building.
- Ideal Owner User Building.
- Located on Prestigious Ventura Blvd in Sherman Oaks.
- High Traffic Count.
- Main Road Frontage.
- Terrific Visibility.
- Exclusive Signage.
- High Visibility Location on Ventura Boulevard.
- C4-1VL Zoning with broad use.
- Gated On-Site Parking.
- High Quality Build Out.
- Easy FWY Access to 101, 405, 5, 118 & 210
- Close Proximity to Sherman Oaks Galleria, Restaurants, Movies and more.
- Showing by Appointment
- Submit Proposals to Capital Realty Solutions Inc.
Ash Joshi: (818) 501-9898 Ext.: 101

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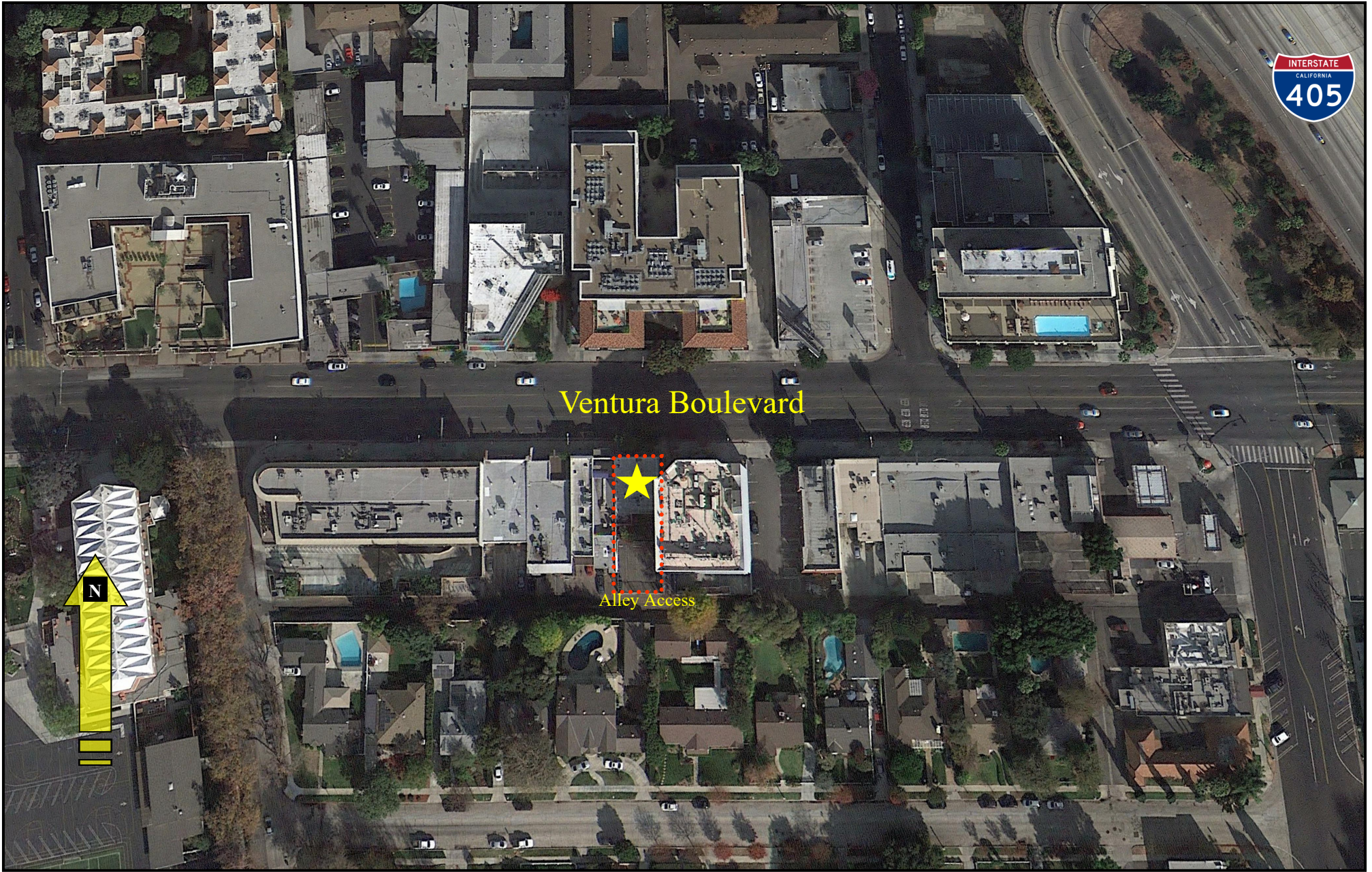
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Investment Highlights

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and shall bear all risks for inaccuracies

**CAPITAL
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COMMERCIAL REAL ESTATE SERVICES





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Aerial Photo

(Not to Scale)

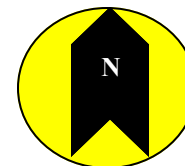
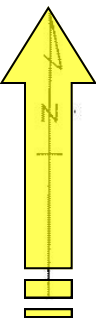
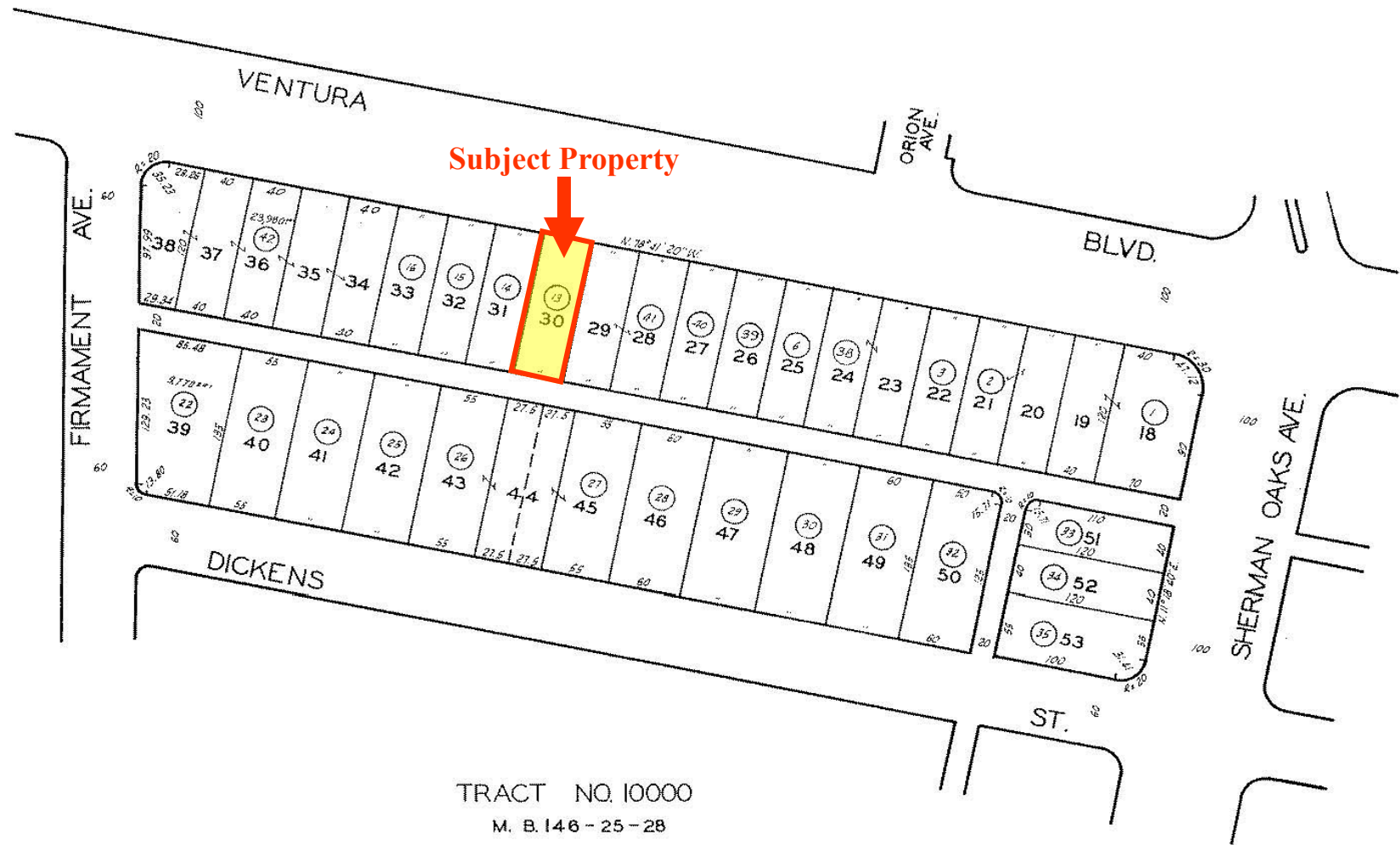


FIGURE
1

2283 | 16

SCALE 1" = 80'

10-5-64
2-4-65
Revised
12-24-58
4-8-59
4-2-64
861001874-87
980114020001-23



CODE
16

TRACT NO. 10000
M. B. 146 - 25 - 28

FOR PREV. ASSM'T. SEE: 2283 - 16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Plat Map

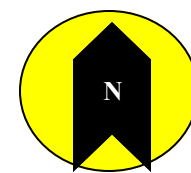
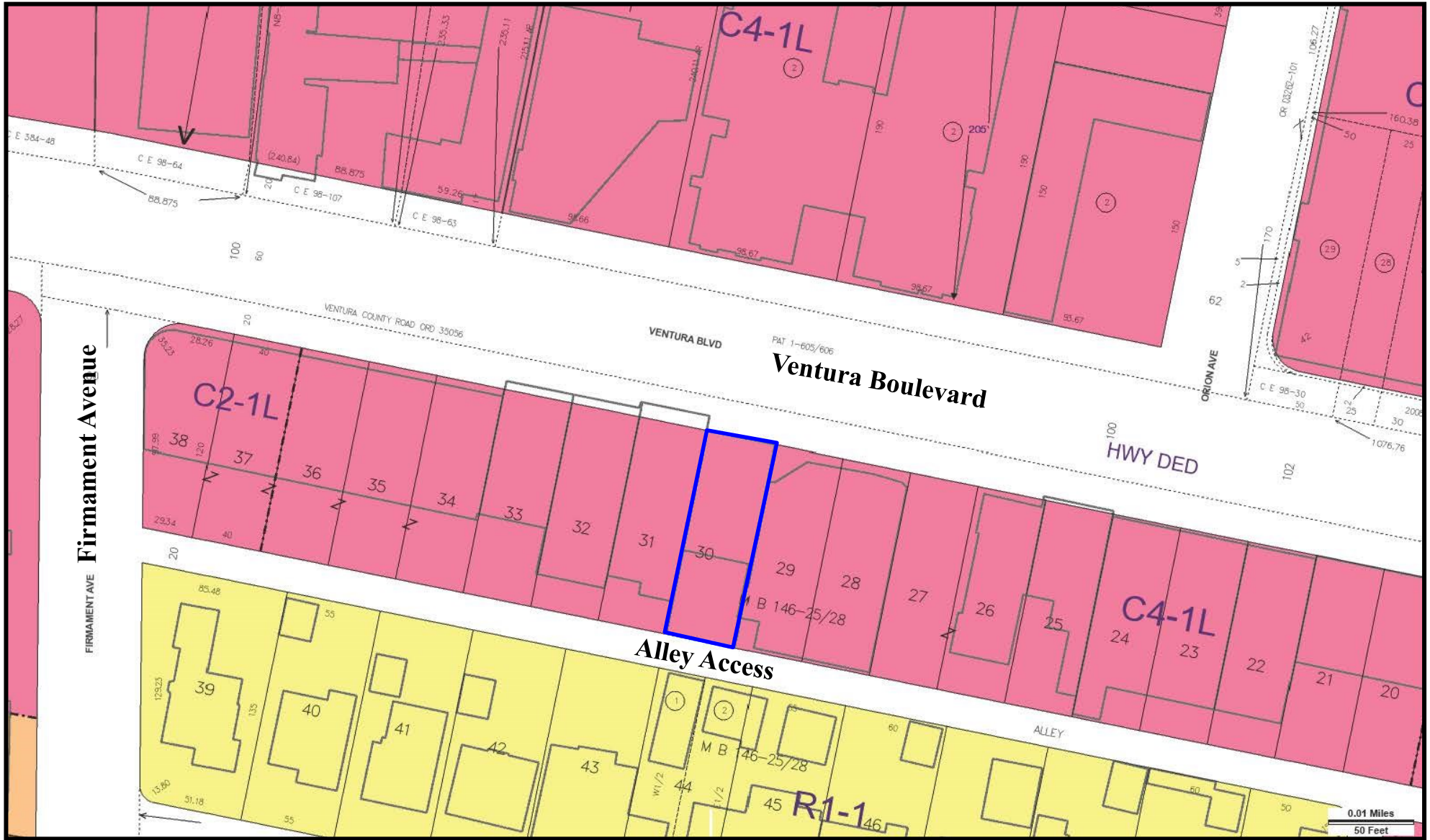


FIGURE 2

(Not to Scale)



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Generalized Zoning & Lot Dimensions ZIMAS

(Not to Scale)

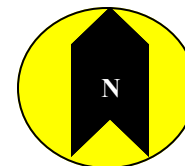
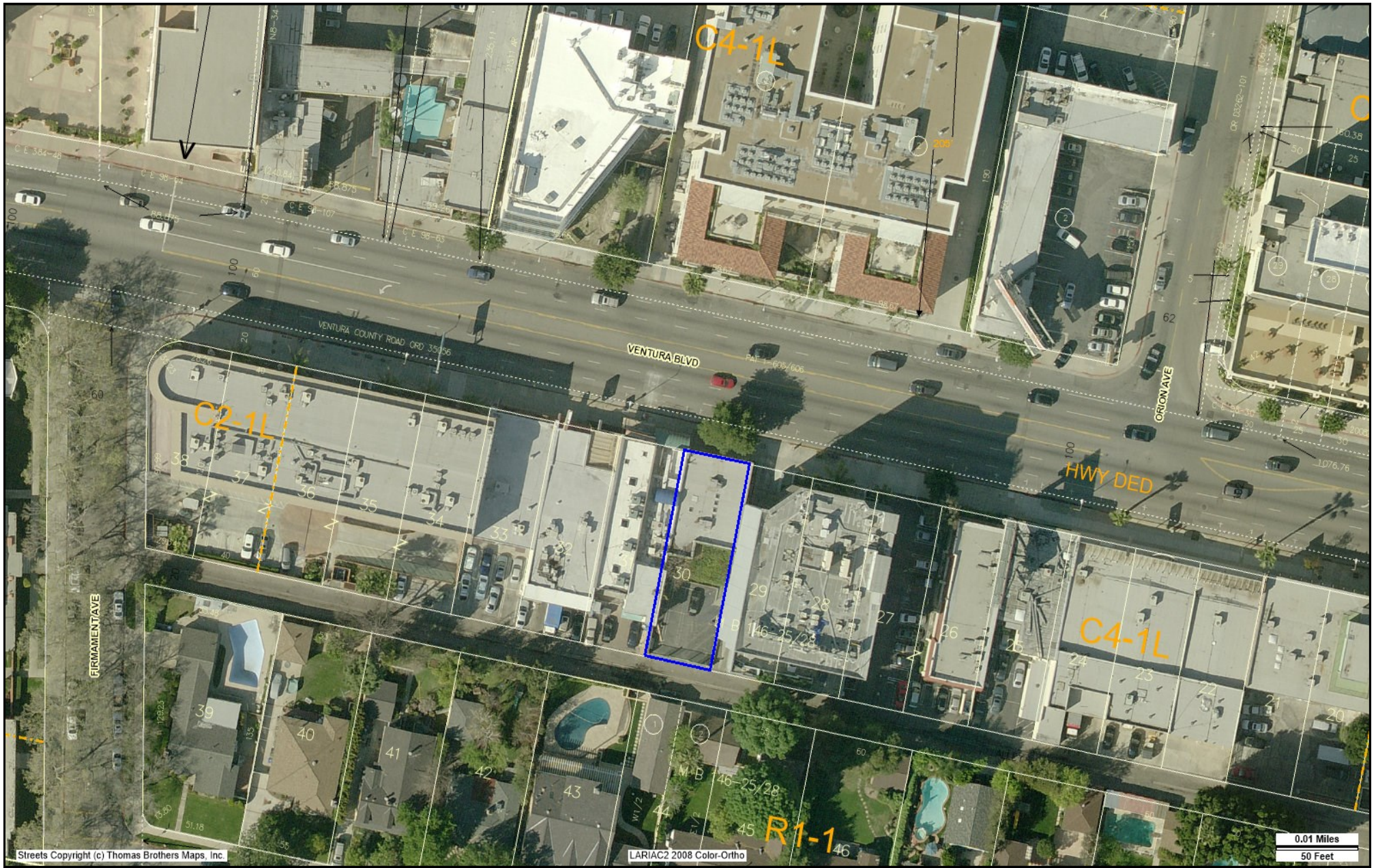


FIGURE
3



1546 Ventura Boulevard
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Aerial / Zoning Map

(Not to Scale)

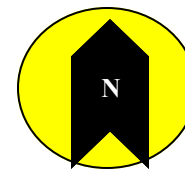
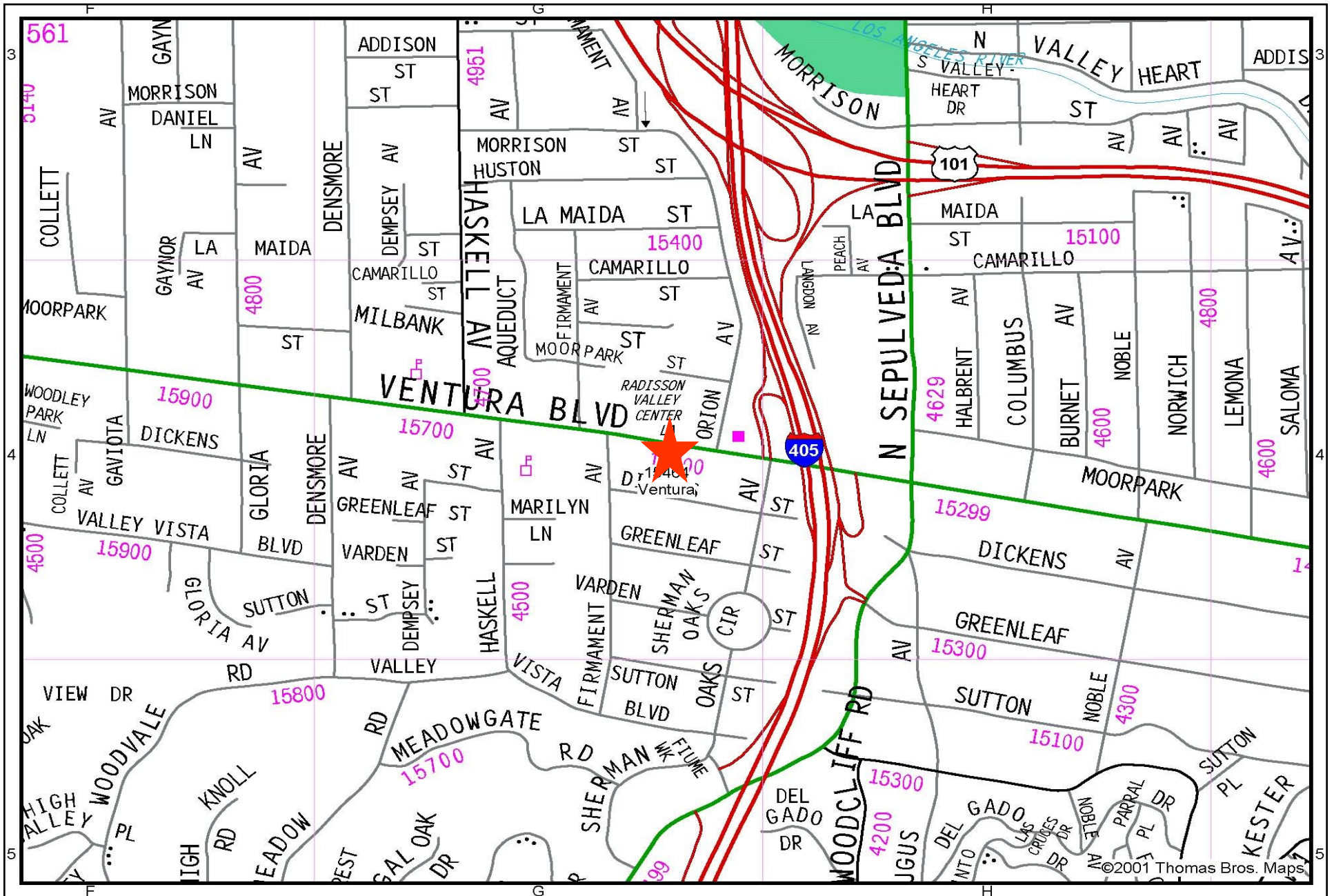


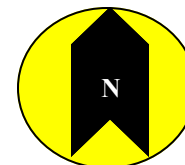
FIGURE
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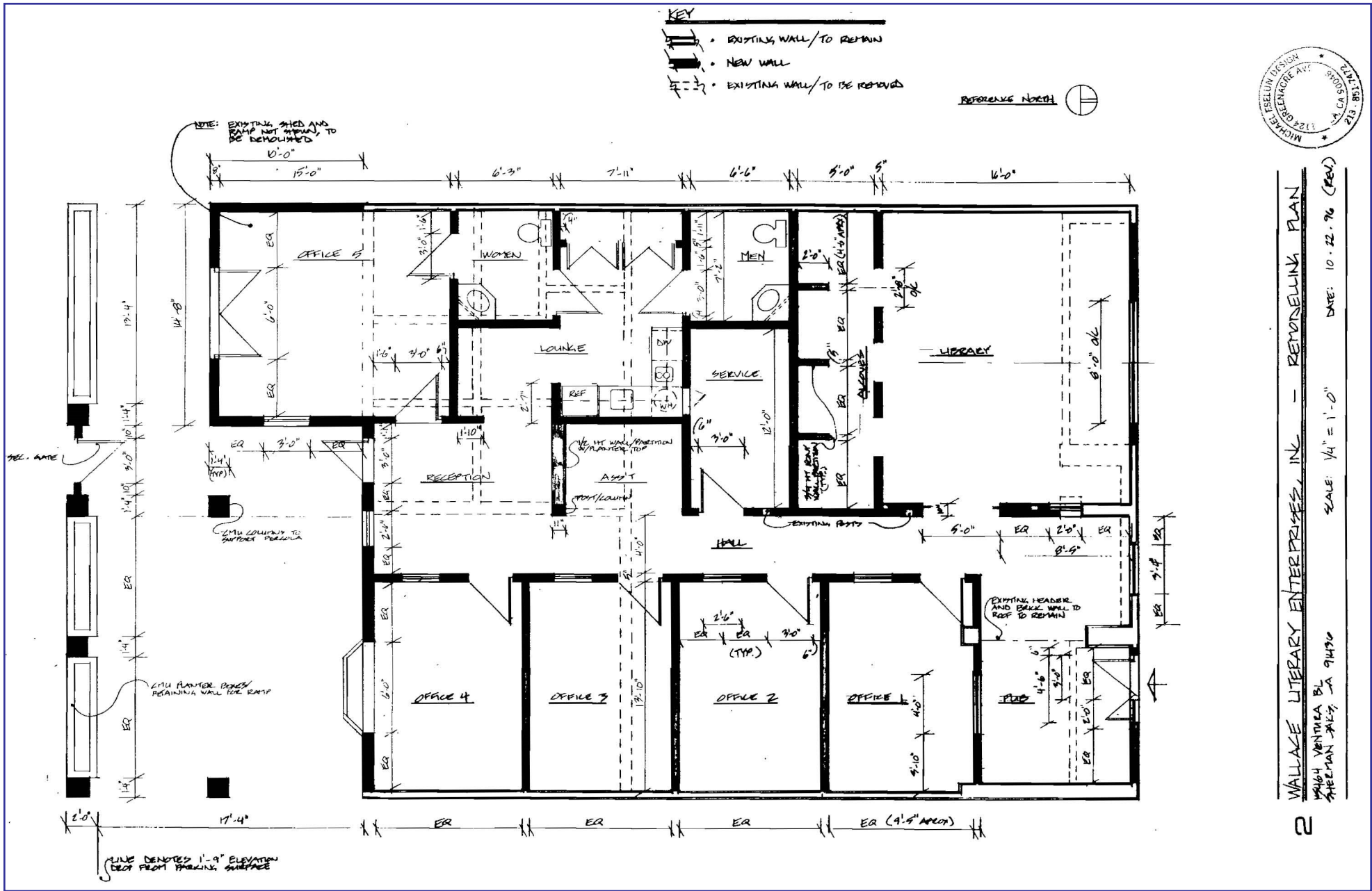
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Location Map



(Not to Scale)

FIGURE
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Floor Plan

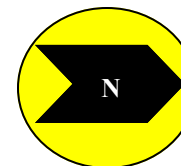
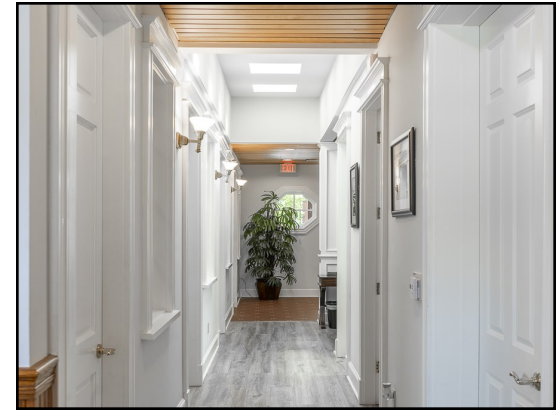


FIGURE
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(Not to Scale)

Property Photographs

FIGURE
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