

# **UPSCALE GARDEN SALON/OFFICE SUITES IN SHERMAN OAKS, CA**

13455 Ventura Blvd., Sherman Oaks, CA 91423



#### **TODD NATHANSON**

(818) 514-2204 | TODD@illicre.com DRE#00923779



SMALL OFFICE SPACES SHERMAN OAKS, CA **EXCLUSIVELY LISTED BY** TODD NATHANSON PRESIDENT

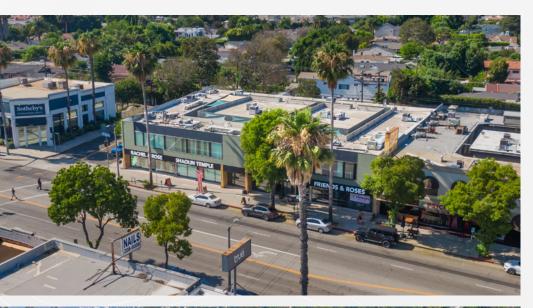
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### **PROPERTY FEATURES**

COMMERCIAL REAL ESTATE the sign of a profitable property

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### APPROX. 249 - 275 SF

SMALL SALON AND OFFICE SUITES AVAILABLE

- ✓ Hard to find private, professional office suites
- ✓ All suites open to courtyard
- ✓ Upscale design wood plank floors & ceilings, designer lighting
- ✓ Operable windows fresh air
- ✓ On site laundry available
- ✓ Off street parking available

#### **AREA AMENITIES**

- ✓ Prime Sherman Oaks location
- ✓ Best valley eateries, restaurants, groceries, and bars within walking distance
- ✓ Bookended between new Whole Foods to the west and Sportsmen's Lodge shopping center to the east
- ✓ Close proximity to 101 Freeway entrances / exits

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,166	181,104	523,221
Avg. HH Income	\$132,240	\$123,008	\$112,387
QQ Daytime Pop	20,083	150,055	429,671
Traffic Count	± 25,064 CPD ON VENTURA BLVD		

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## **CONCEPT PHOTOS**

COMMERCIAL REAL ESTATE the sign of a profitable property

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## **1ST FLOOR PLAN**



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Measurements are approximate only, and Broker does not guarantee their accuracy. Ienants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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### 2ND FLOOR PLAN



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