

# 5355 BALBOA BOULEVARD

ENCINO, CA 91316

**Signage Opportunities Available!**



# AVAILABILITIES & HIGHLIGHTS

## Available Space:

FLOOR	SUITE	SIZE	RATE	USE
2nd	205	1,875 SF	\$2.35	Creative Office
2nd	210	1,292 SF	\$2.35	Office
2nd	216	741 SF	\$2.35	Medical/Office
2nd	220	853 SF	\$2.35	Office
2nd	221	997 SF	\$2.35	Office

**Building Size:** 43,103 SF

**Floor Plates:** 43,103 SF

**Year Built:** 1988

**Stories:** 2

## Property Highlights:

- Recent Lobby and Elevator Renovation
- Conveniently located near the 405/101 FWYs.
- Adjacent to the Balboa Golf Course and Tennis Center
- Close to Ventura Blvd. w/a variety of Restaurants, Shops & Bars.

## Parking:

- Unreserved Surface Parking: \$75

For more information, contact:

### ADAM COMORA

Executive Vice President  
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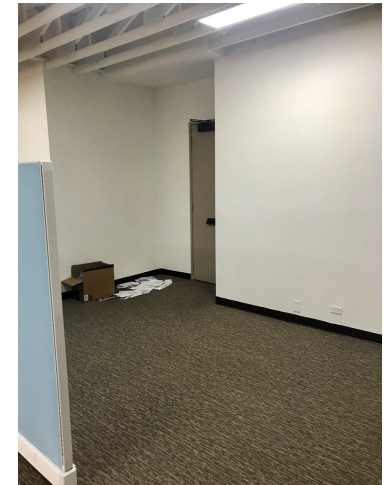
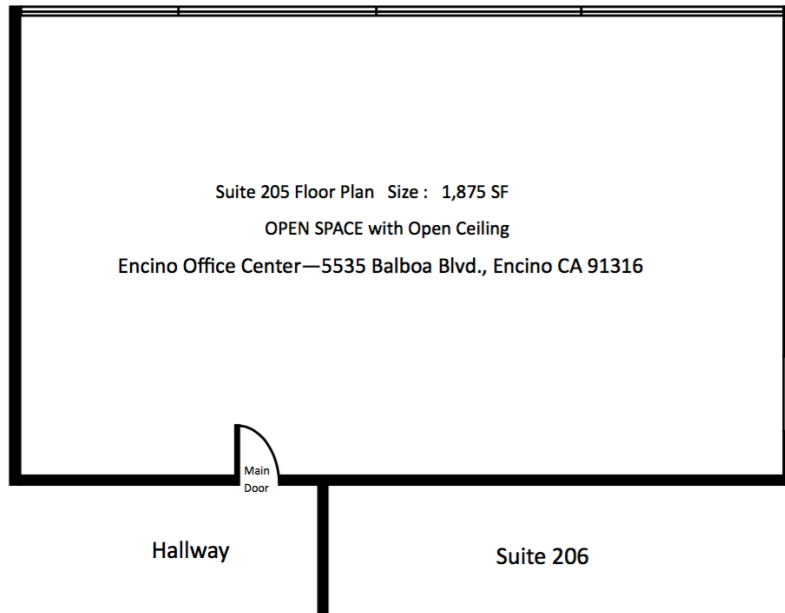
### TODD RIZZARDI

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# SUITE 205

## 1,875 SF

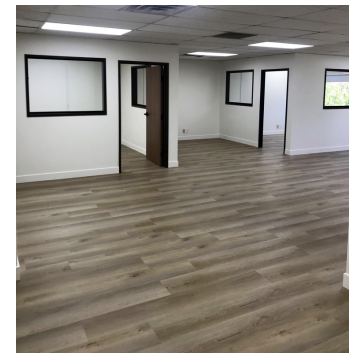
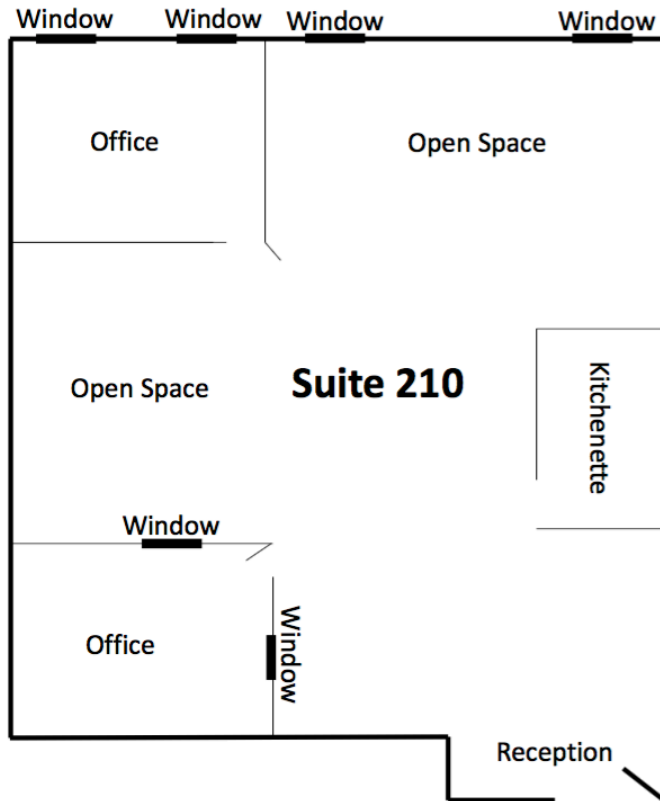
Floor plan not to scale; For illustration purposes only.



# SUITE 210

## 1,292 SF

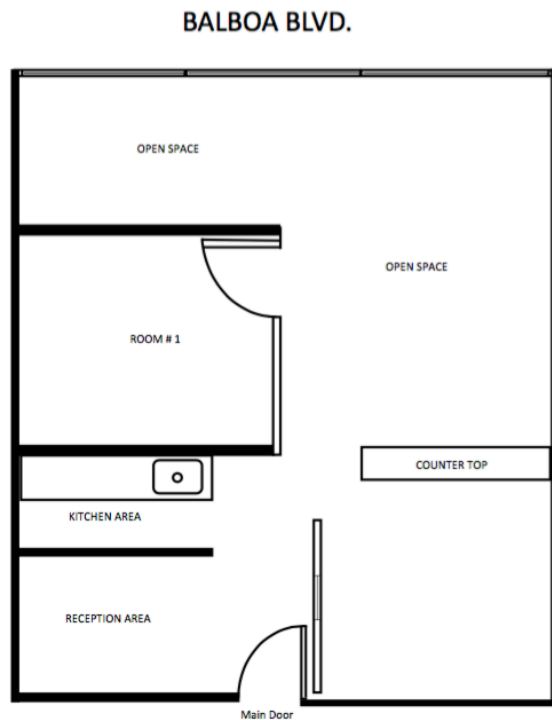
Floor plan not to scale; For illustration purposes only.



# SUITE 216

## 741 SF

Floor plan not to scale; For illustration purposes only.



**HALLWAY**

Suite 216 Floor Plan    Size : 741 SF

ENCINO OFFICE CENTER

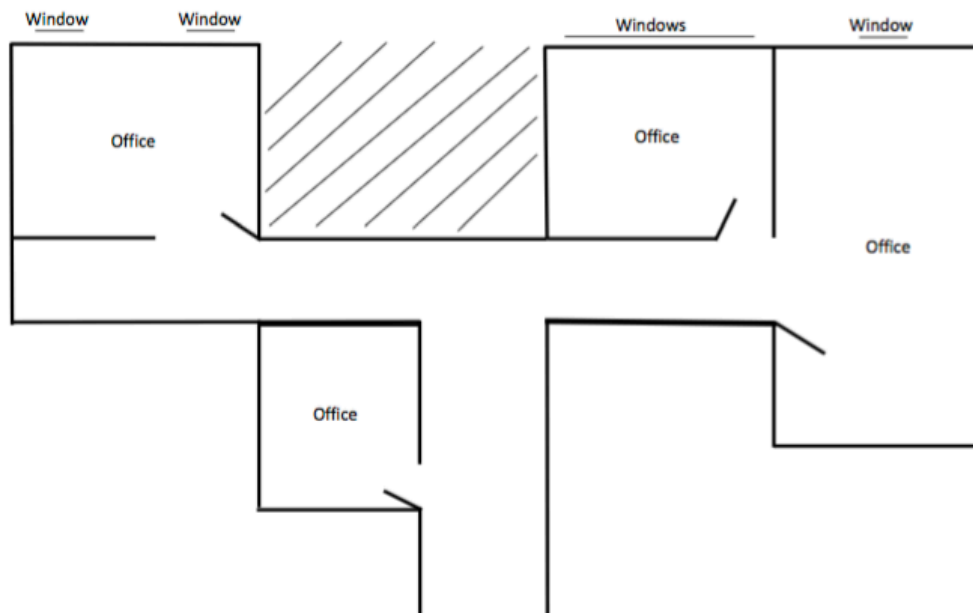


# SUITE 220

## 853 SF

Floor plan not to scale; For illustration purposes only.

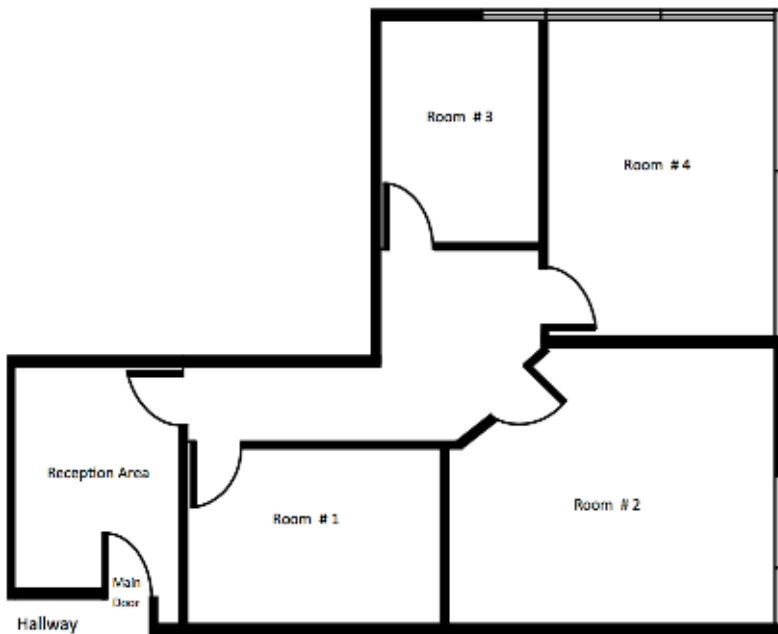
### Suite 220



# SUITE 221

## 997 SF

Floor plan not to scale; For illustration purposes only.



Suite 221 Floor Plan Size : 997 SF

Encino Office Center—5535 Balboa Blvd., Encino CA 91316



# 5535 BALBOA BOULEVARD

ENCINO, CA 91316

## THE BOULEVARD TEAM

LEASING AND SALES EXPERTS



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