



ENCINO CROSSING

6345 Balboa Boulevard | Encino, CA 91316



ENCINO CROSSING

PROPERTY HIGHLIGHTS

New Improvements

Interior and Exterior

On-site Cafe

Services Available

Ceiling Height

12' in Select Suites

Metro Orange Line Adjacent

Connects to Warner Center, Universal City and DTLA

Subterranean Parking

\$125/Stall/Month

On-site Car Wash

Services Available





\$5 Million in Capital Improvements Completed From 2019-2021:

- HVAC Unit Replacements
- Full Window Replacements
- Elevator Modernizations
- Renovated Restrooms
- Exterior LED Lighting
- Corridor Renovations
- Monument Signage
- Exterior Landscape Upgrades
- Exterior Painting



ENCINO CROSSING

AVAILABILITIES

BUILDING 1

Ste	Size	Rate	Comment
105	932	\$2.45	Contiguous to 3,441 RSF
111	2,509	\$2.45	Brand new spec suite
110	1,467	\$2.45	
120	2,468	\$2.45	Brand new spec suite
200	3,527	\$2.45	
222	2,056	\$2.45	Available 6/1/2025
205	2,152	\$2.45	Brand new spec suite
213	3,485	\$2.45	
218	914	\$2.45	
310	4,747	\$2.45	

BUILDING 3

Ste	Size	Rate	Comment
150	1,337	\$2.45	Brand new spec suite
272	2,115	\$2.45	Brand new spec suite
273	1,833	\$2.45	Contiguous to 3,948 RSF
363	2,381	\$2.45	

BUILDING 2

Ste	Size	Rate	Comment
138	1,804	\$2.45	Brand new spec suite
227	2,490	\$2.45	
230	1,793	\$2.45	
240	2,354	\$2.45	Contiguous to 9,124 RSF
242	1,360	\$2.45	
245	1,127	\$2.45	
340	3,162	\$2.45	

BUILDING 4

Ste	Size	Rate	Comment
195	997	\$2.45	Available 5/1/2025
199	2,103	\$2.45	
288	2,117	\$2.45	
292	1,345	\$2.45	



BUILDING 1 | FIRST FLOOR

Suite 105 & 111

SUITE 105

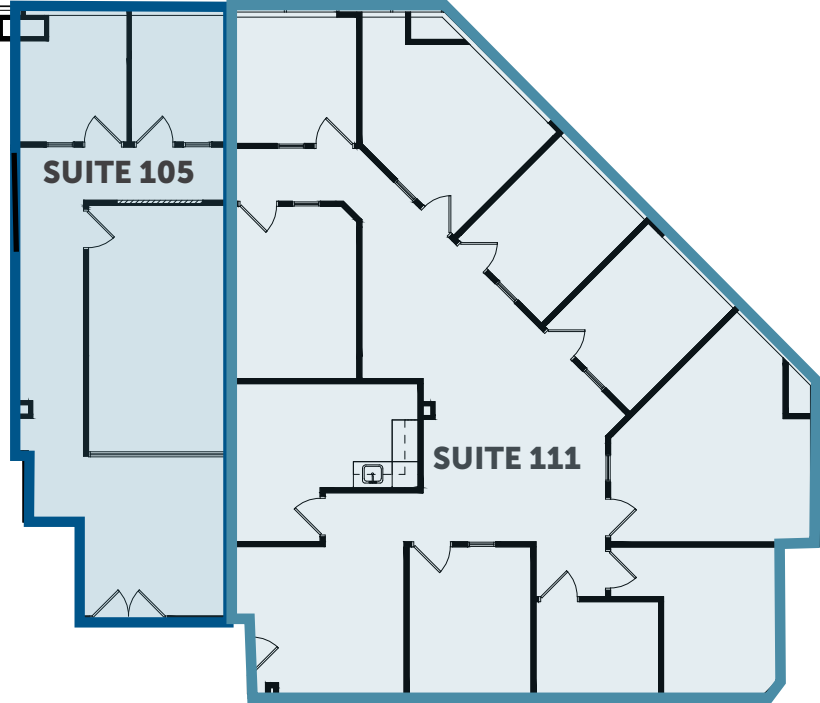
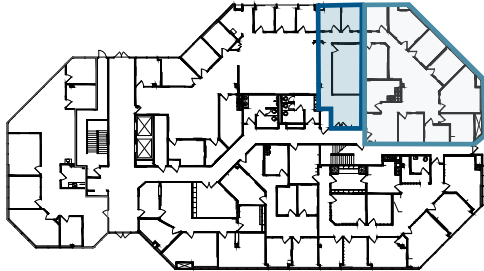
SIZE: 932 RSF
RATE: \$2.45

SPEC SUITE

SUITE 111

SIZE: 2,509 RSF
RATE: \$2.45

CONTIGUOUS TO 3,441 RSF



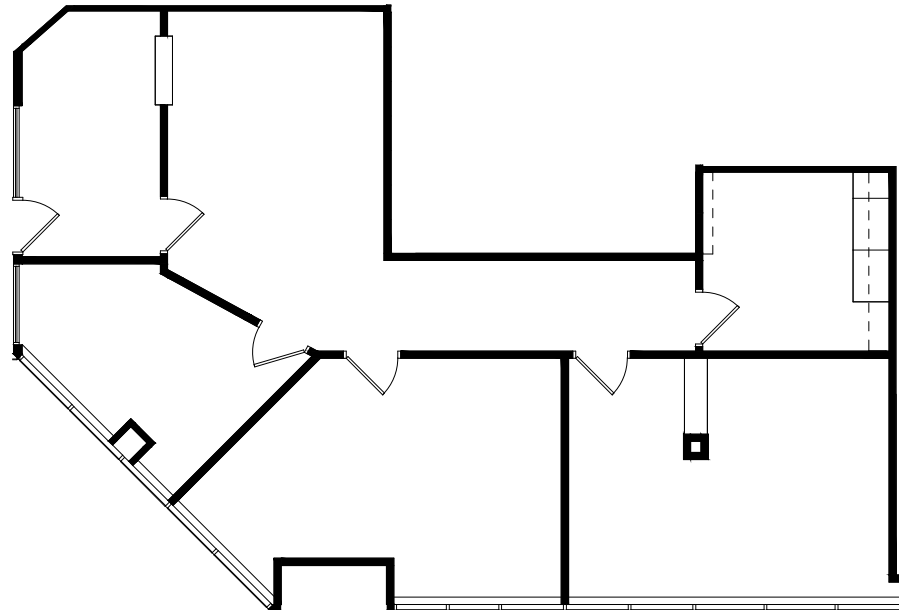
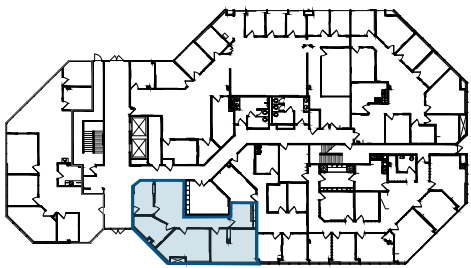
AVAILABILITIES

BUILDING 1 | FIRST FLOOR

Suite 110

SIZE: 1,467 RSF

RATE: \$2.45



AVAILABILITIES

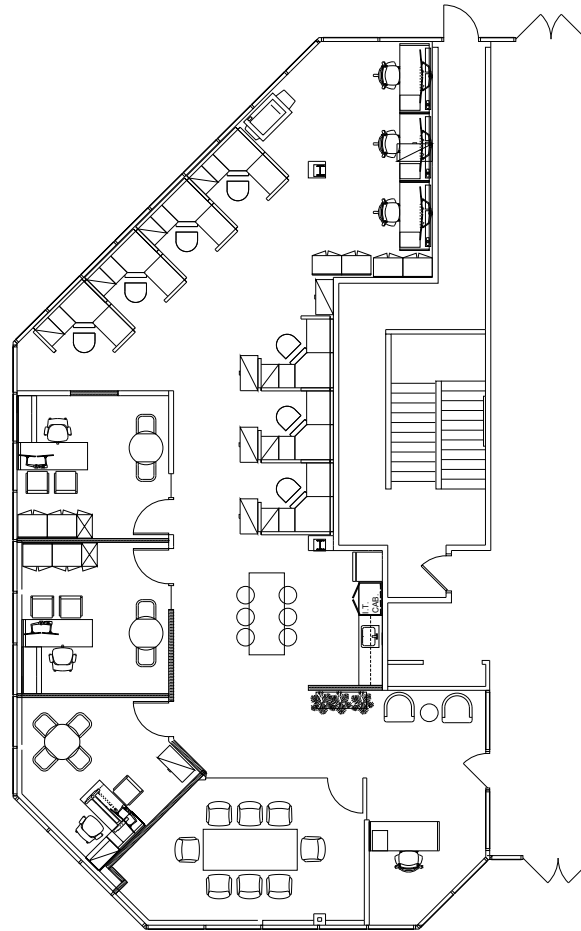
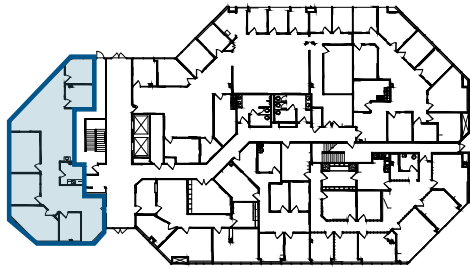
BUILDING 1 | FIRST FLOOR

Suite 120

SPEC SUITE

SIZE: 2,468 RSF

RATE: \$2.45



AVAILABILITIES

BUILDING 1 | SECOND FLOOR

Suite 200 & 222

SUITE 200

SIZE: 3,527 RSF

RATE: \$2.45

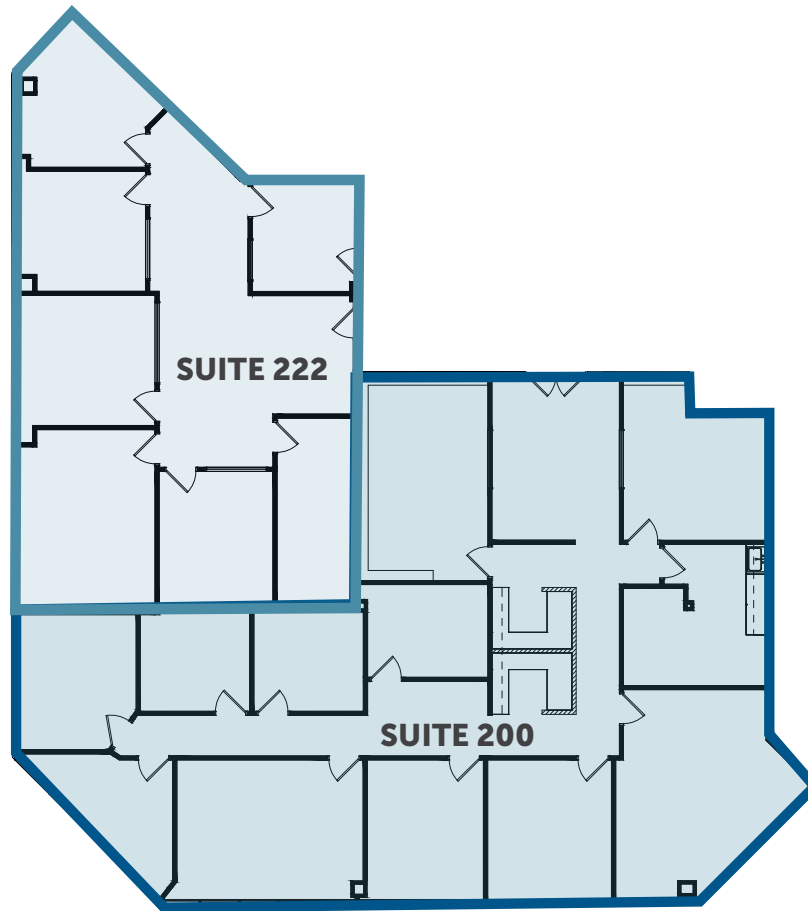
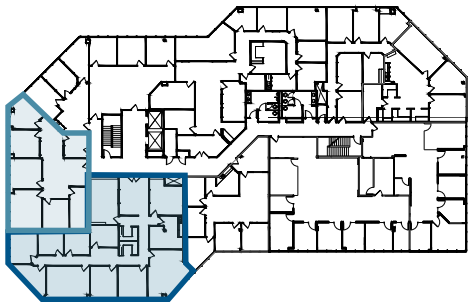
SUITE 222

SIZE: 2,056 RSF

RATE: \$2.45

AVAILABLE 6/1/2025

CONTIGUOUS TO 5,583 RSF



AVAILABILITIES

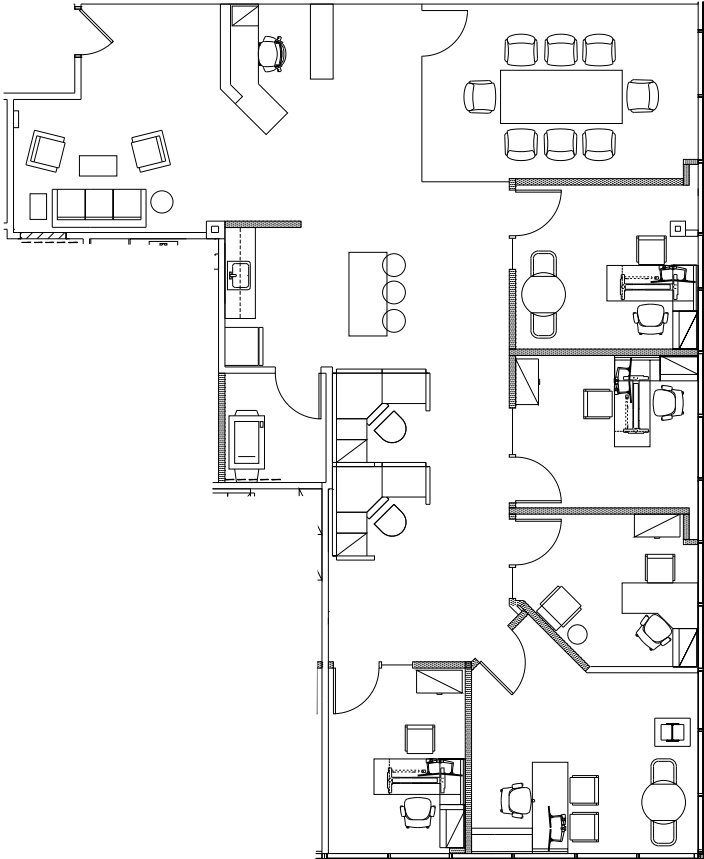
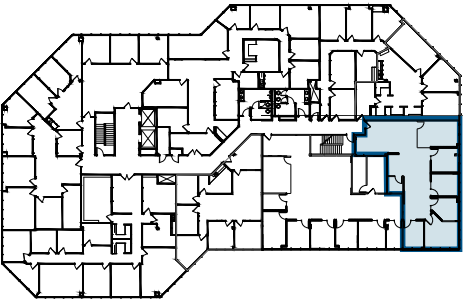
BUILDING 1 | SECOND FLOOR

Suite 205

SPEC SUITE

SIZE: 2,152 RSF

RATE: \$2.45

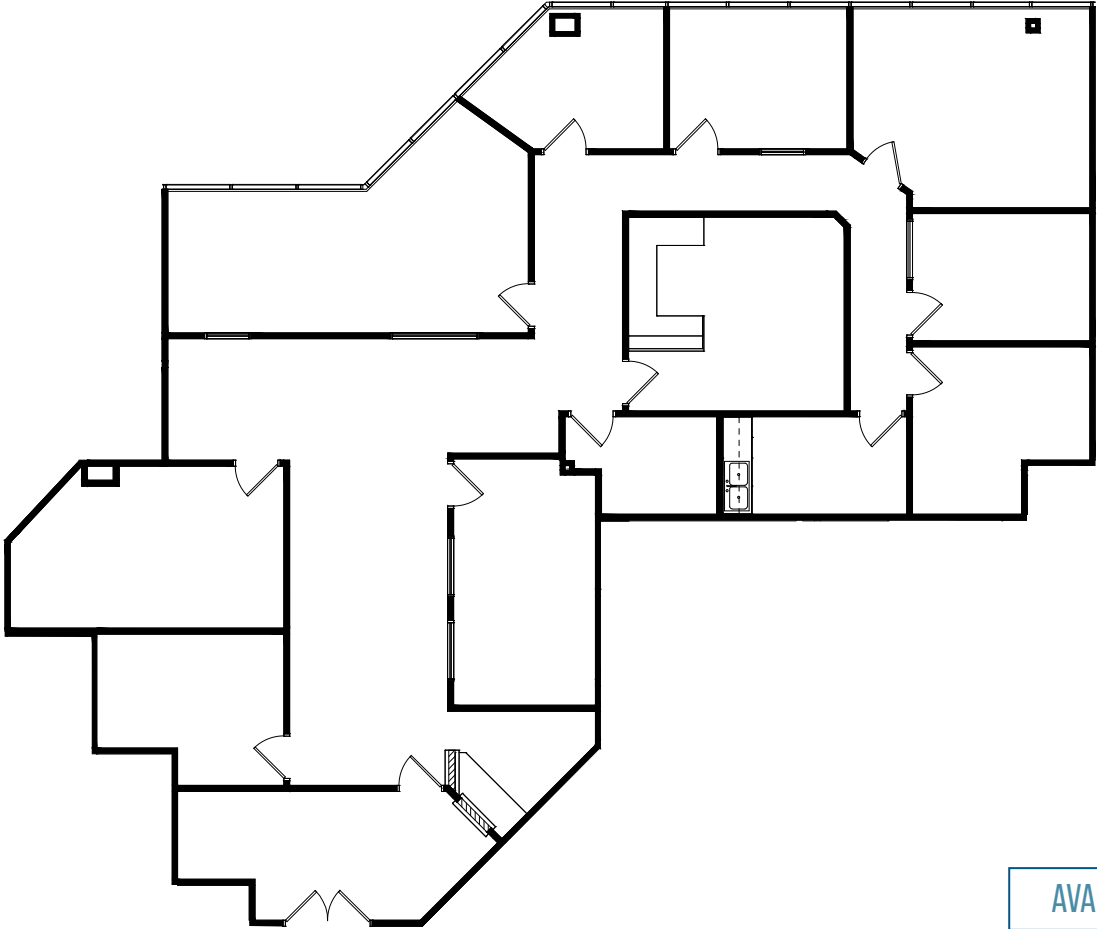
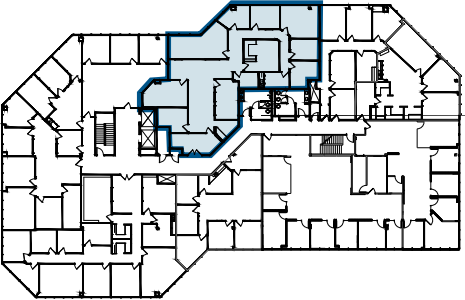


AVAILABILITIES

BUILDING 1 | SECOND FLOOR

Suite 213

SIZE: 3,485 RSF
RATE: \$2.45

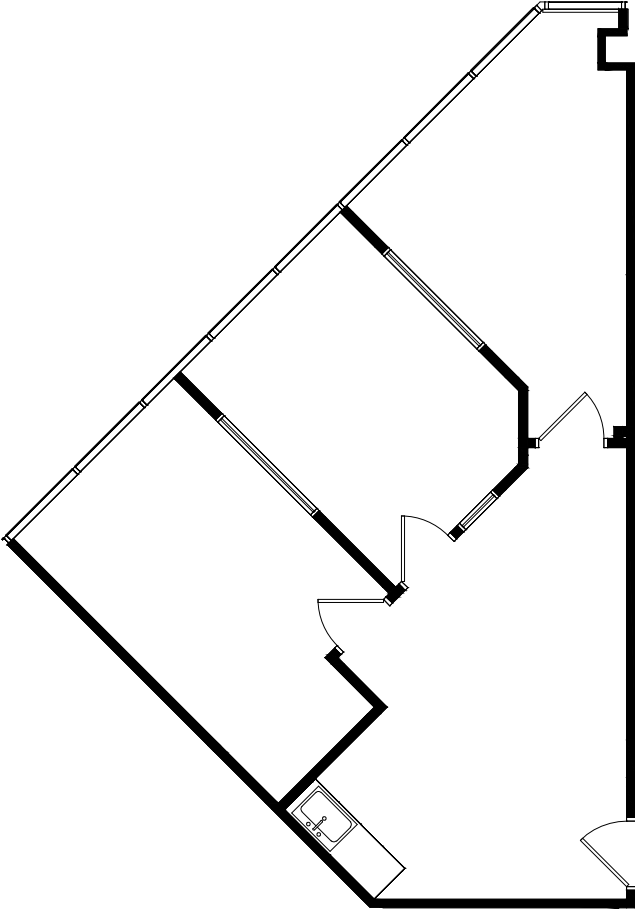
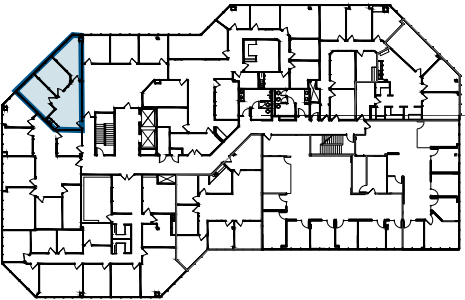


AVAILABILITIES

BUILDING 1 | SECOND FLOOR

Suite 218

SIZE: 914 RSF
RATE: \$2.45



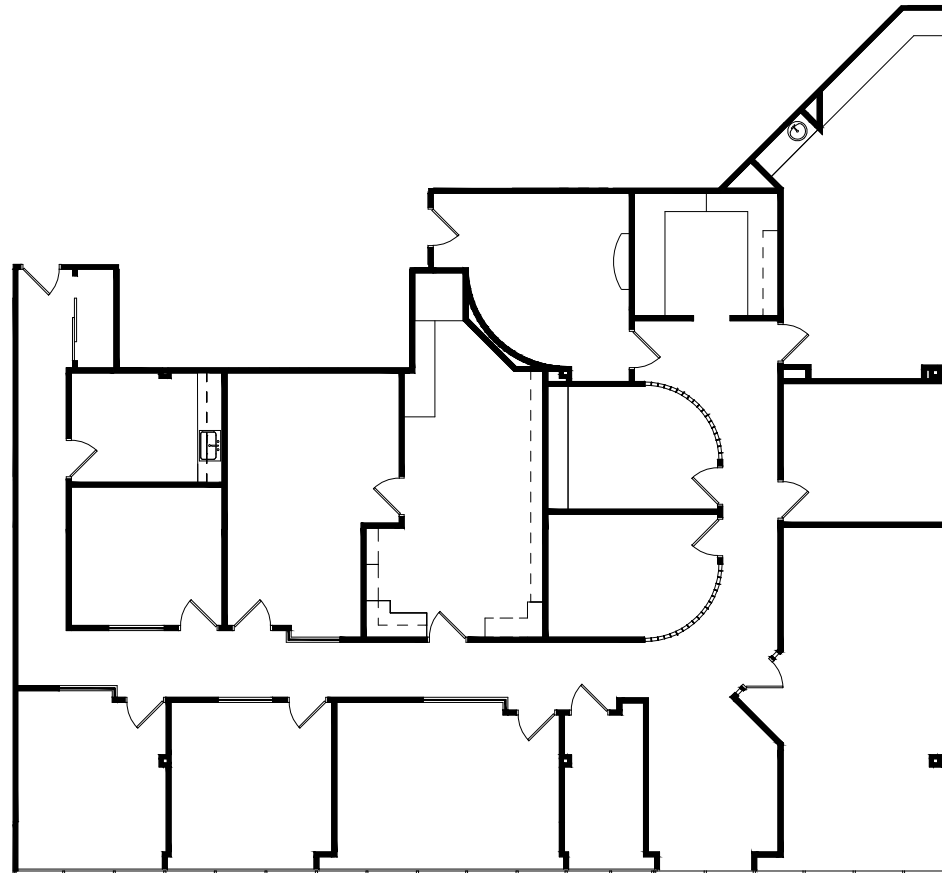
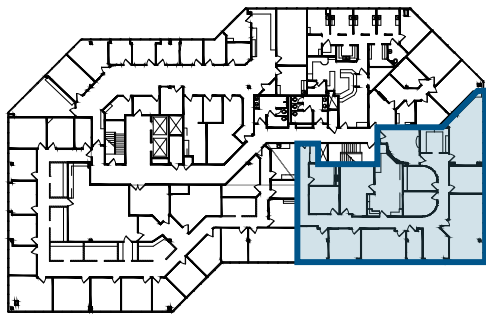
AVAILABILITIES

BUILDING 1 | THIRD FLOOR

Suite 310

SIZE: 4,747 RSF

RATE: \$2.45

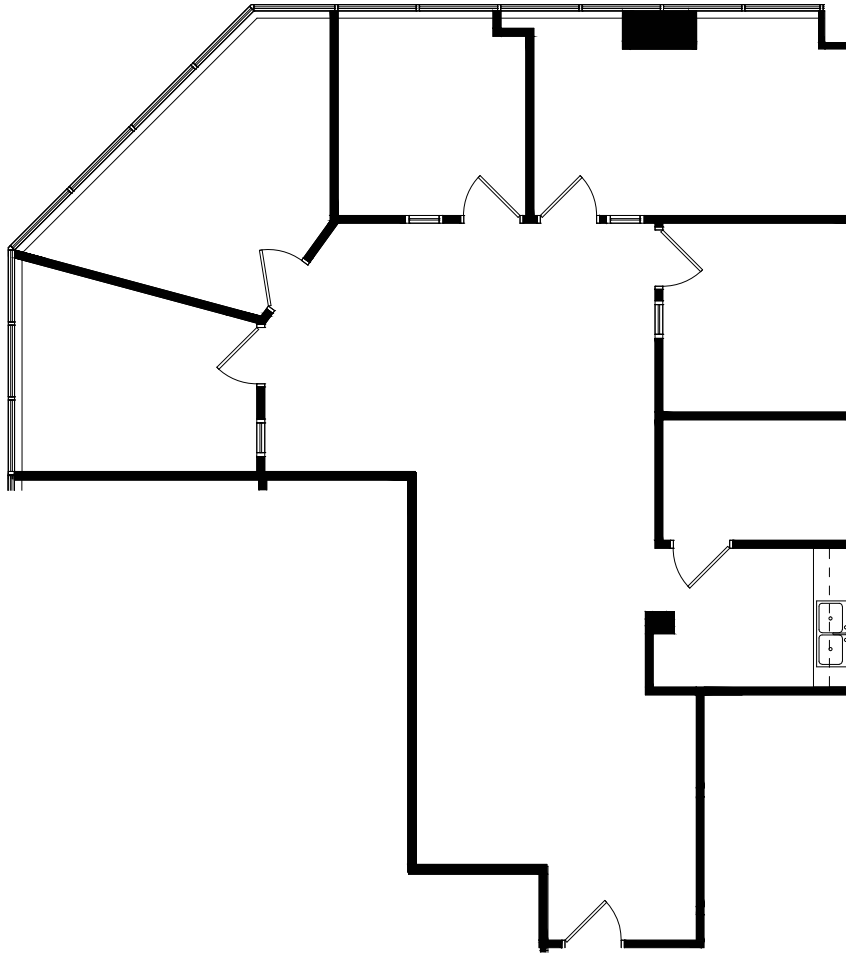
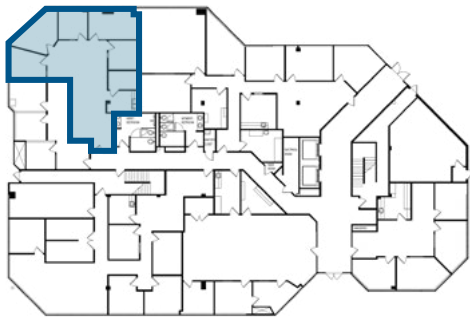


AVAILABILITIES

BUILDING 2 | FIRST FLOOR

Suite 138

SPEC SUITE
SIZE: 1,804 RSF
RATE: \$2.45



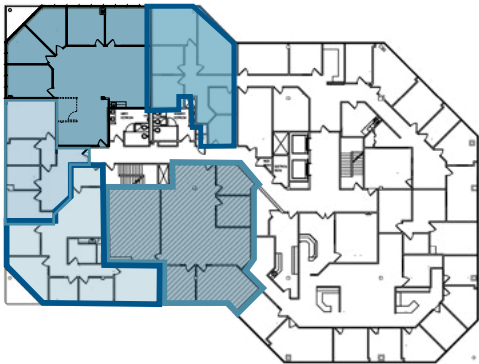
AVAILABILITIES

BUILDING 2 | SECOND FLOOR

Suite 227, 230, 240, 242 & 245

RATE: \$2.45

CONTIGUOUS TO 9,124 RSF



SUITE 240
SIZE: 2,354 RSF

SUITE 242
SIZE: 1,360 RSF

SUITE 245
SIZE: 1,127 RSF

SUITE 227
SIZE: 2,490 RSF

SUITE 230
SIZE: 1,793 RSF

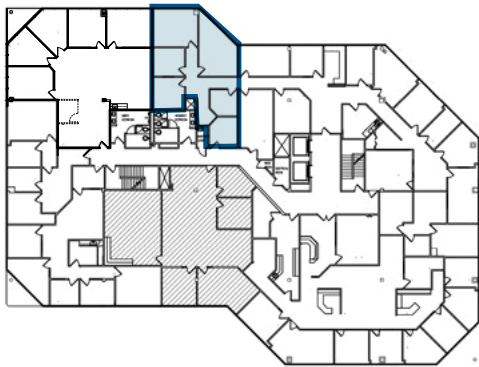
AVAILABILITIES

BUILDING 2 | SECOND FLOOR

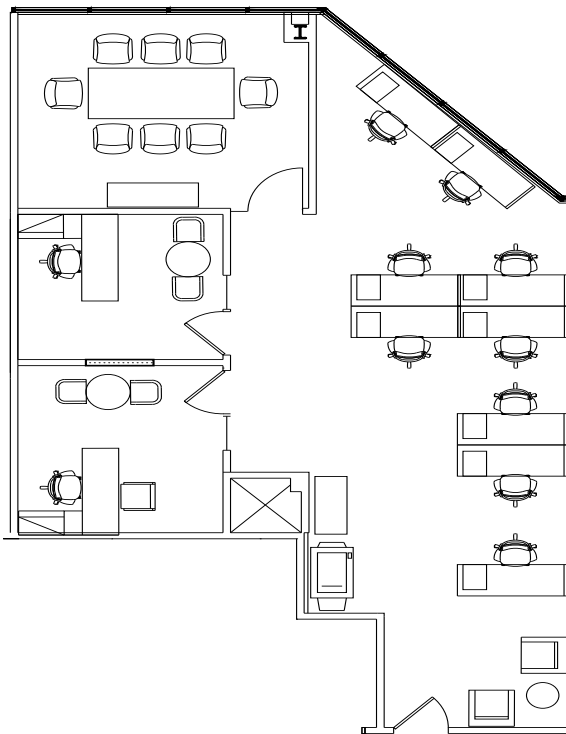
Suite 242

SIZE: 1,360 RSF

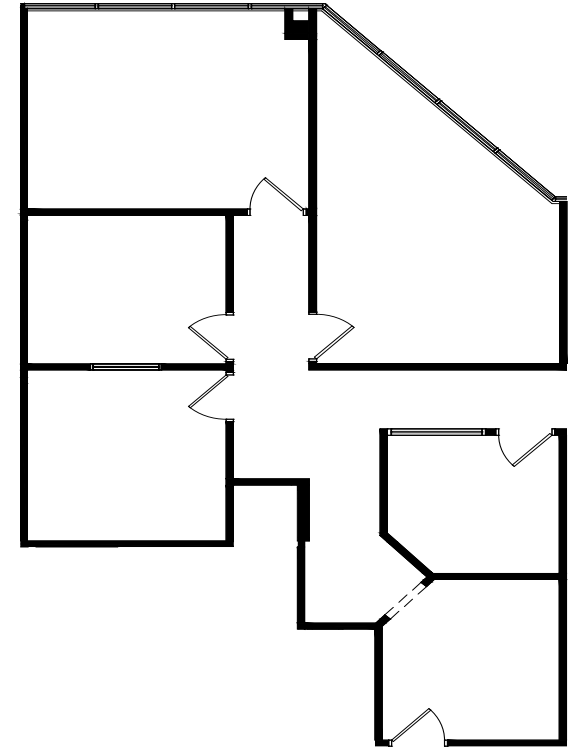
RATE: \$2.45



HYPOTHETICAL FLOOR PLAN



AS-BUILT FLOOR PLAN

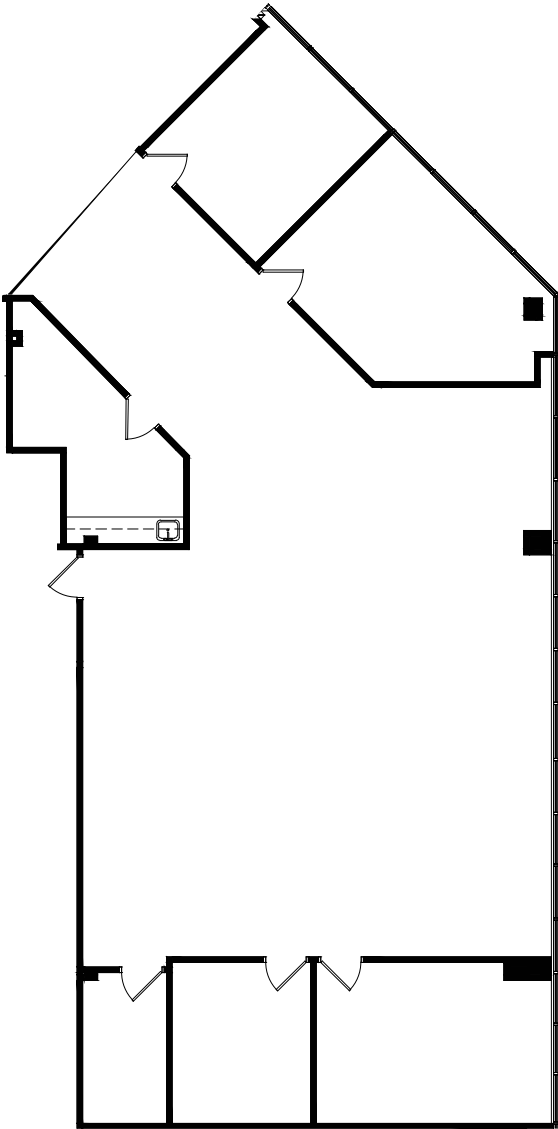
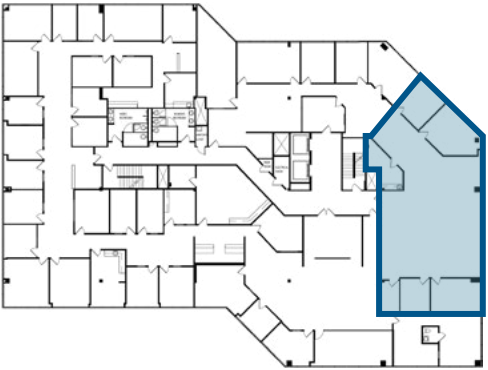


AVAILABILITIES

BUILDING 2 | THIRD FLOOR

Suite 340

SIZE: 3,162 RSF
RATE: \$2.45



AVAILABILITIES

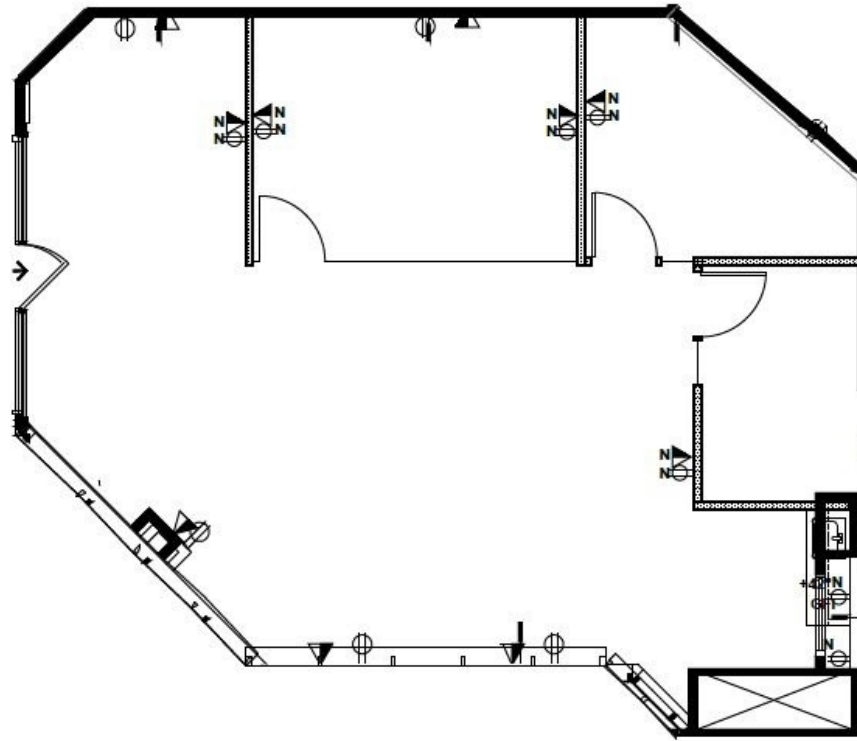
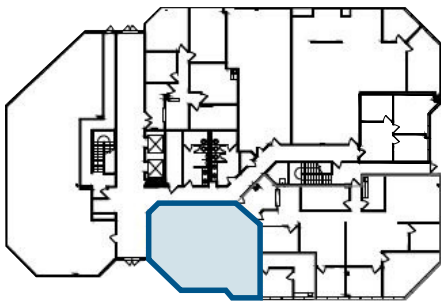
BUILDING 3 | FIRST FLOOR

Suite 150

SPEC SUITE

SIZE: 1,337 RSF

RATE: \$2.45



AVAILABILITIES

BUILDING 3 | SECOND FLOOR

Suite 272 & 273

SPEC SUITE

SUITE 272

SIZE: 2,115 RSF

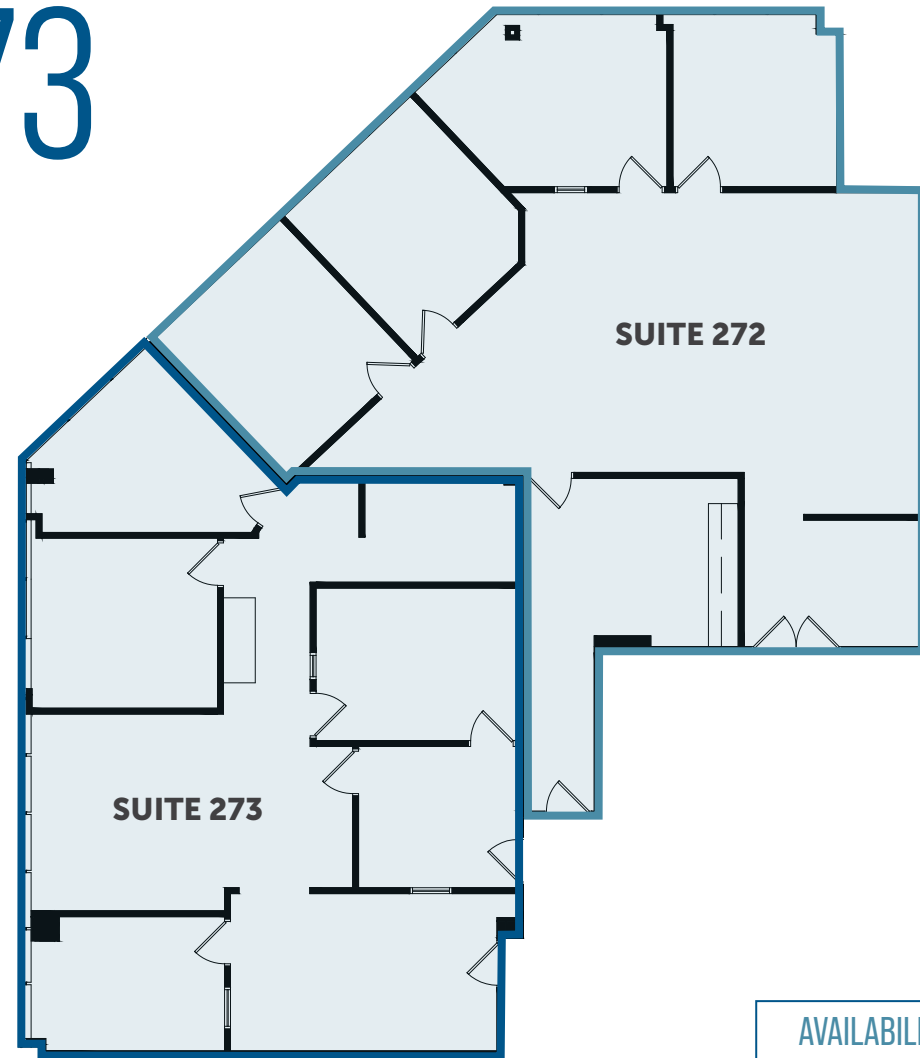
RATE: \$2.45

SUITE 273

SIZE: 1,833 RSF

RATE: \$2.45

CONTIGUOUS TO 3,948 RSF



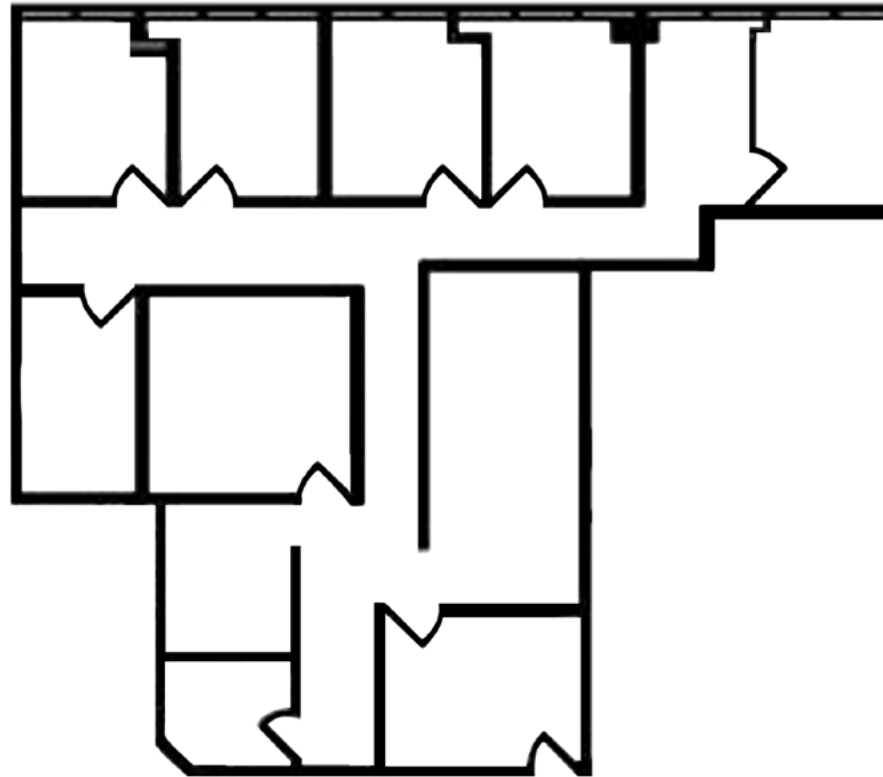
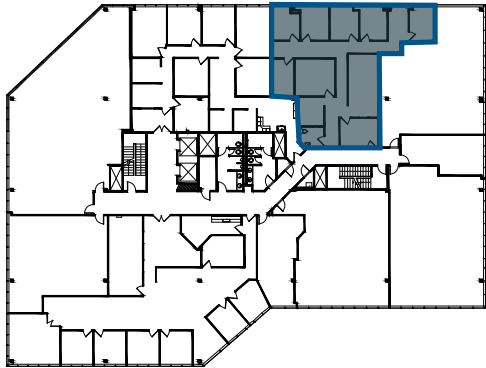
AVAILABILITIES

BUILDING 3 | THIRD FLOOR

Suite 363

SIZE: 2,381 RSF

RATE: \$2.45



AVAILABILITIES

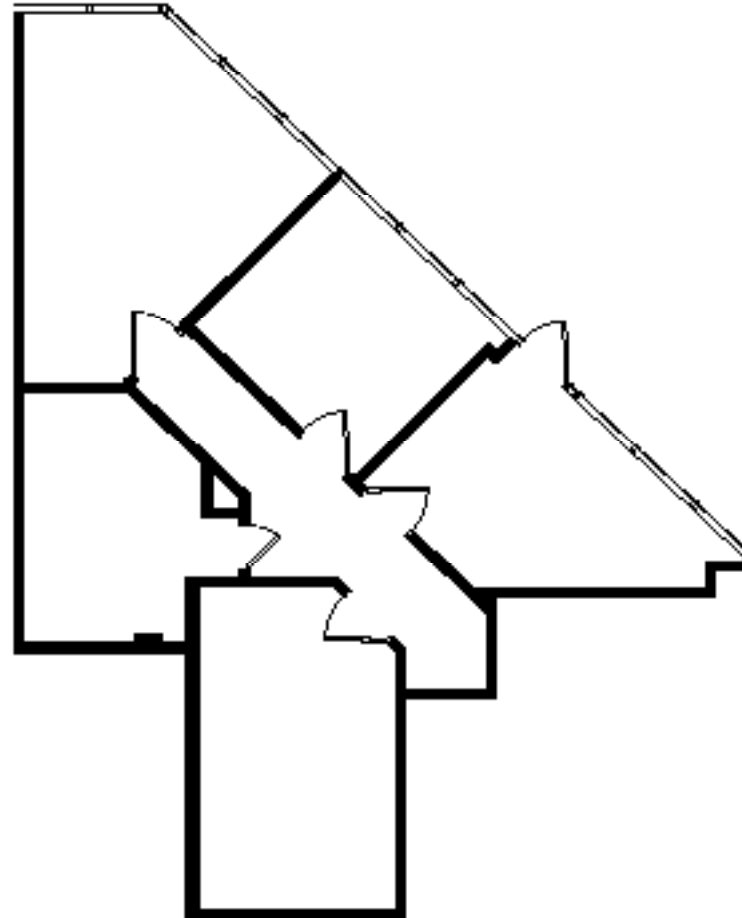
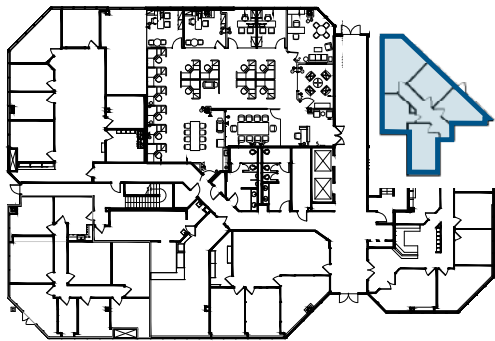
BUILDING 4 | FIRST FLOOR

Suite 195

SIZE: 997 RSF

RATE: \$2.45

AVAILABLE 5/1/2025



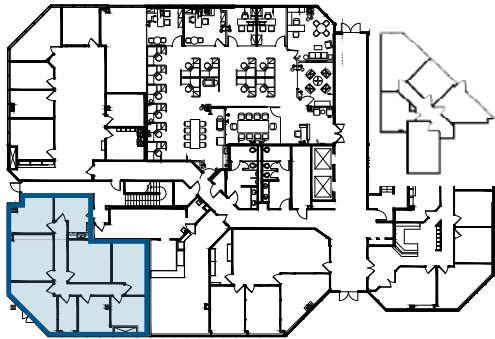
AVAILABILITIES

BUILDING 4 | FIRST FLOOR

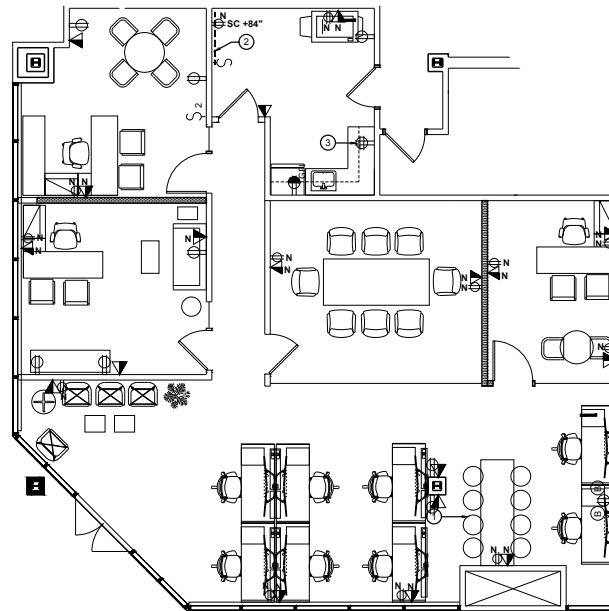
Suite 199

SIZE: 2,103 RSF

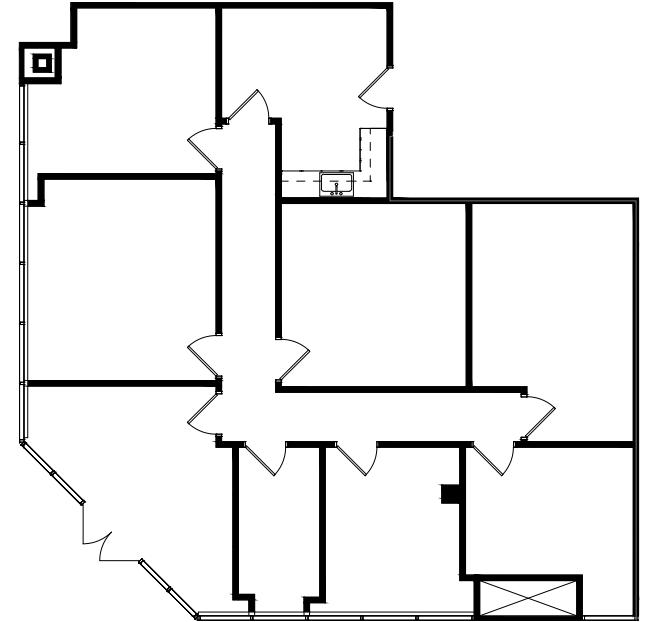
RATE: \$2.45



HYPOTHETICAL FLOOR PLAN



AS-BUILT FLOOR PLAN



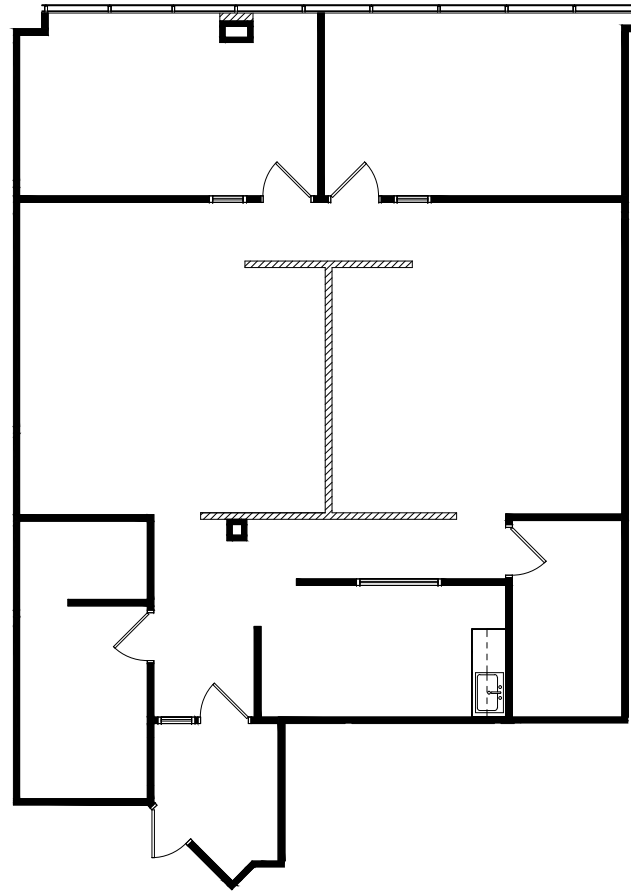
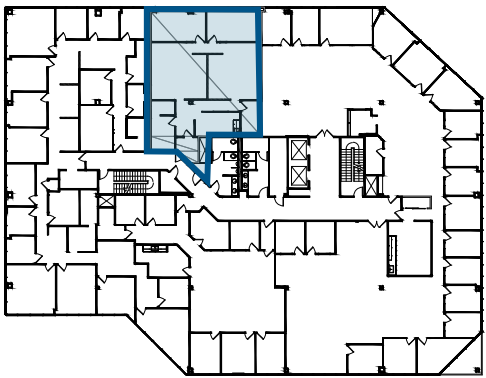
AVAILABILITIES

BUILDING 4 | SECOND FLOOR

Suite 288

SIZE: 2,117 RSF

RATE: \$2.45



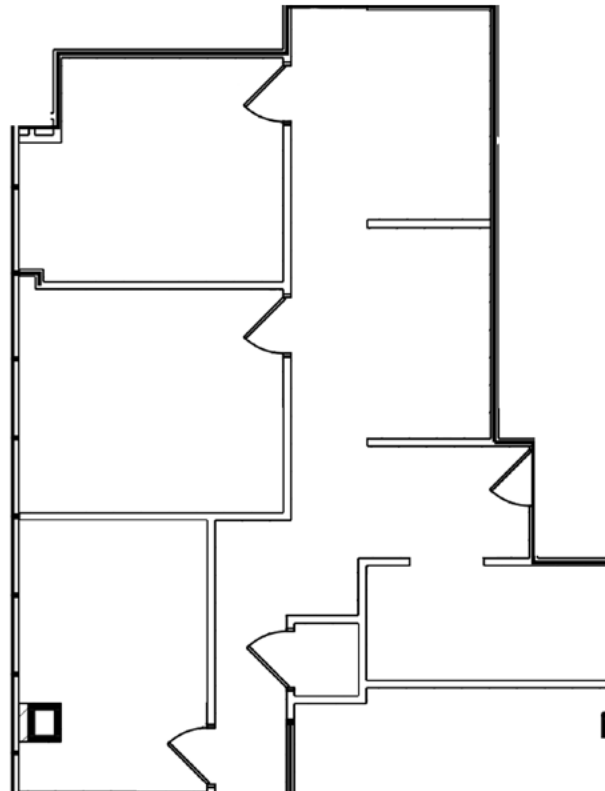
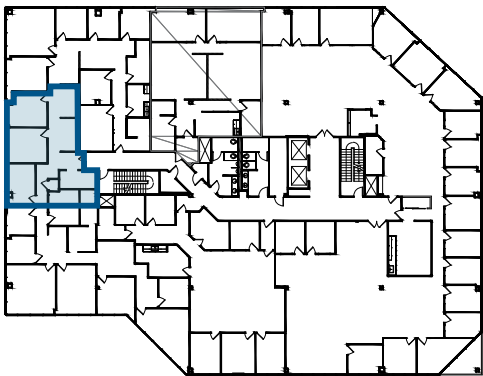
AVAILABILITIES

BUILDING 4 | SECOND FLOOR

Suite 292

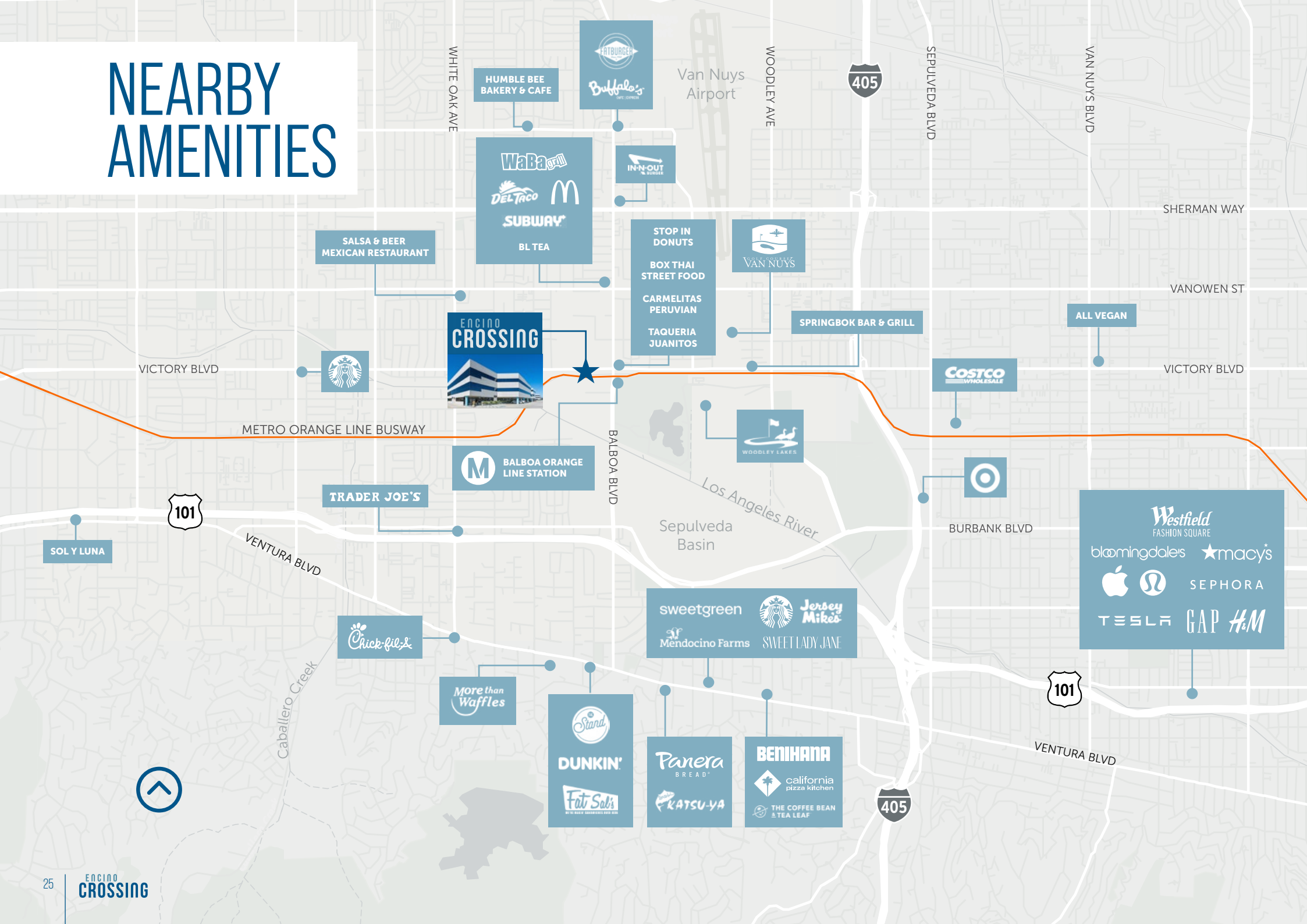
SIZE: 1,345 RSF

RATE: \$2.45



AVAILABILITIES

NEARBY AMENITIES





Integrated Advisory Services Team

Caitlin Hoffman
caitlin.hoffman@colliers.com
+1 818 334 1850
Lic. No. 01935762

Matthew Heyn
matt.heyn@colliers.com
+1 818 334 1860
Lic. No. 01306148

Dalton Saberhagen
dalton.saberhagen@cbre.com
+1 818 251 3613
Lic. No. 01971713



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.