

# SHERMAN OAKS OFFICE SPACE FOR LEASE

5805 Sepulveda Boulevard, Sherman Oaks, CA



COMMERCIAL REAL ESTATE SERVICES  
Corporate ID #01191898

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Corporate ID #01876070

**Stacy Vierheilg-Fraser**  
Principal  
**818.933.0313**  
svierheilg@lee-re.com  
License ID #00986794

For more information please contact:

**Bruce A. Frasco**  
Senior Managing Director  
**818.385.1414**  
bfrasco@cag-re.com  
License ID #00639403



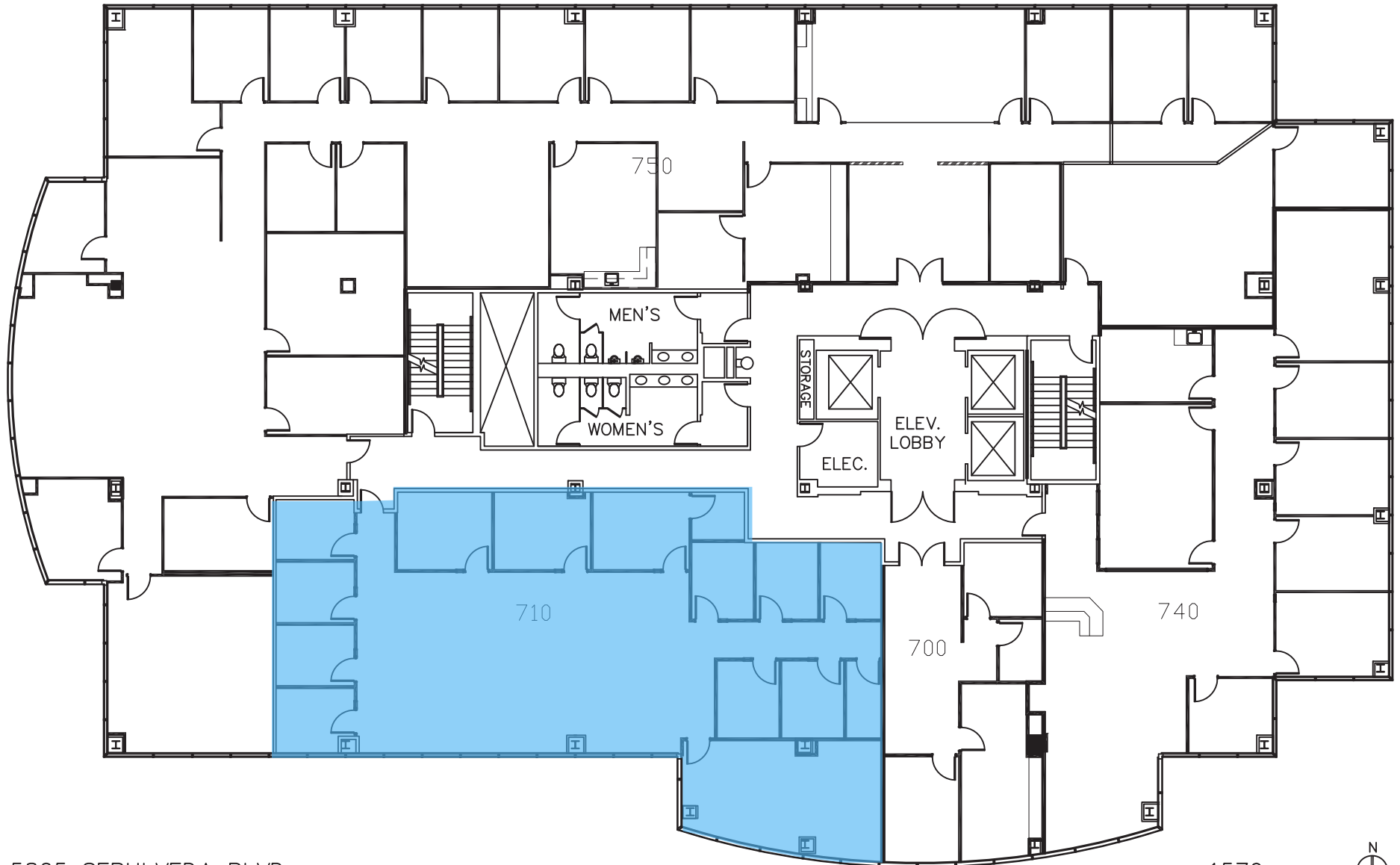
## PROPERTY DETAILS

- **AVAILABLE:** Suite 710 |  $\pm 3,471$  RSF  
**NOTES:** Suite has a Kitchen
- **AVAILABLE:** Suite 850 |  $\pm 4,574$  RSF\*  
\*Divisible to 1,481  
**NOTES:** Suite has a Kitchen
- **ASKING RATE:** \$2.65 FSG
- **LEASE TERM:** Minimum 3 Years
- **PARKING:** 3/1,000 SF Rates Range from \$80-110 per car.

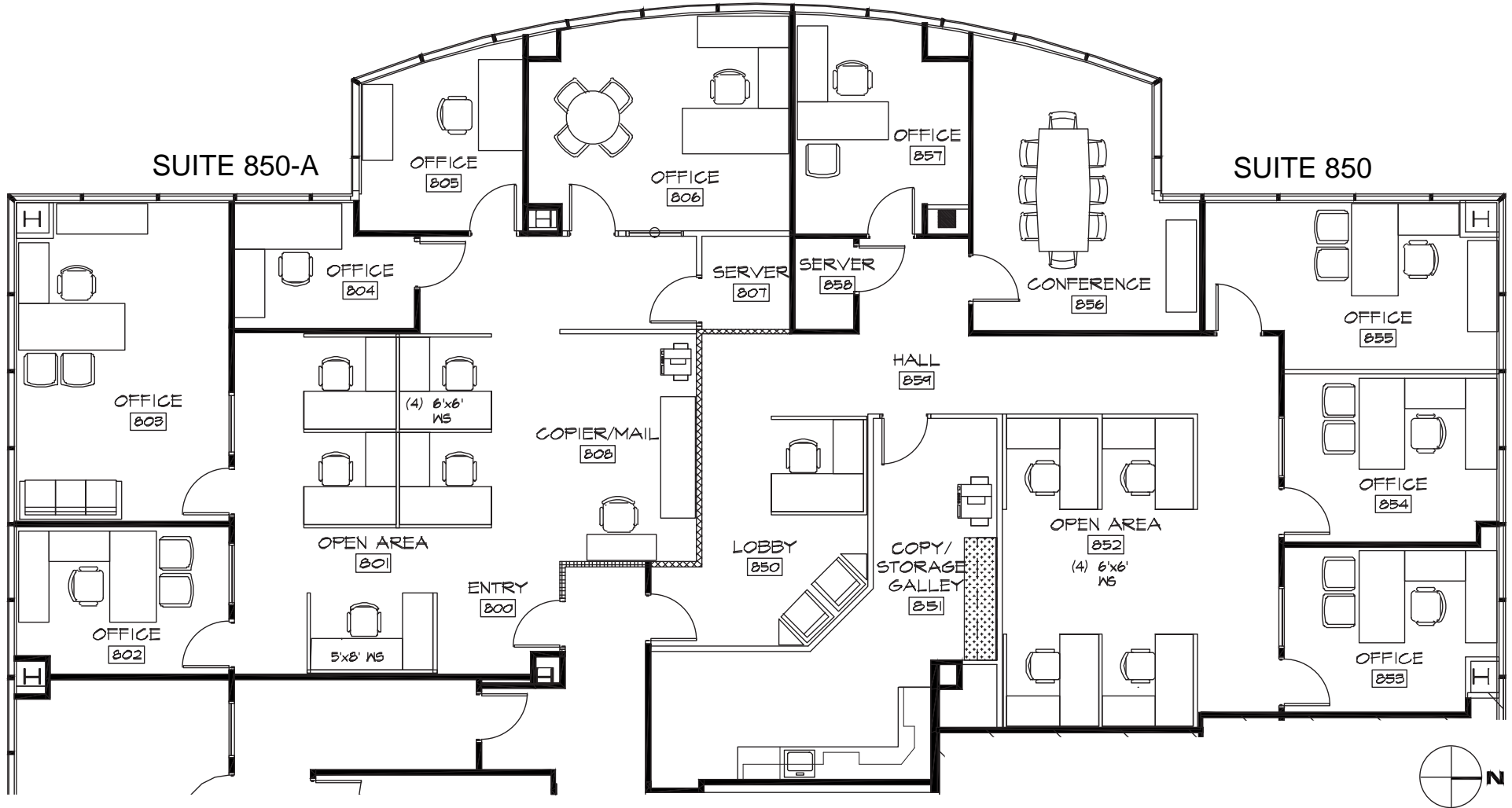
## PROPERTY HIGHLIGHTS

- Adjacent to 405 Freeway - 4 way off-on ramp on Burbank Boulevard
- Short walking distance to Metro Orange Line and all services
- Near all public transportation and shopping
- Panoramic views of the Los Angeles River & Sepulveda Wildlife Reserve
- State Enterprise Zone Medical Use Permitted

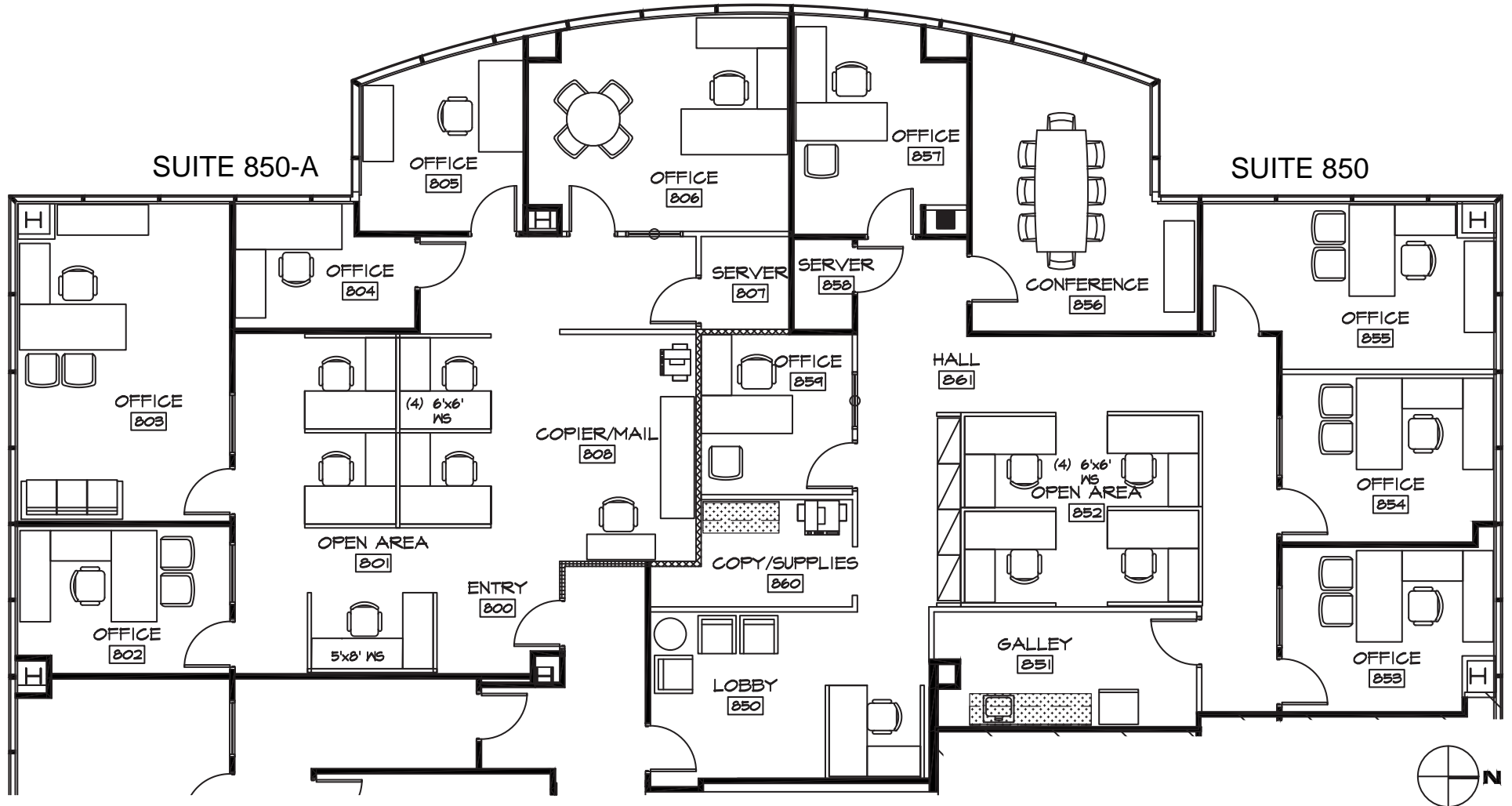
FLOOR PLAN Suite 710



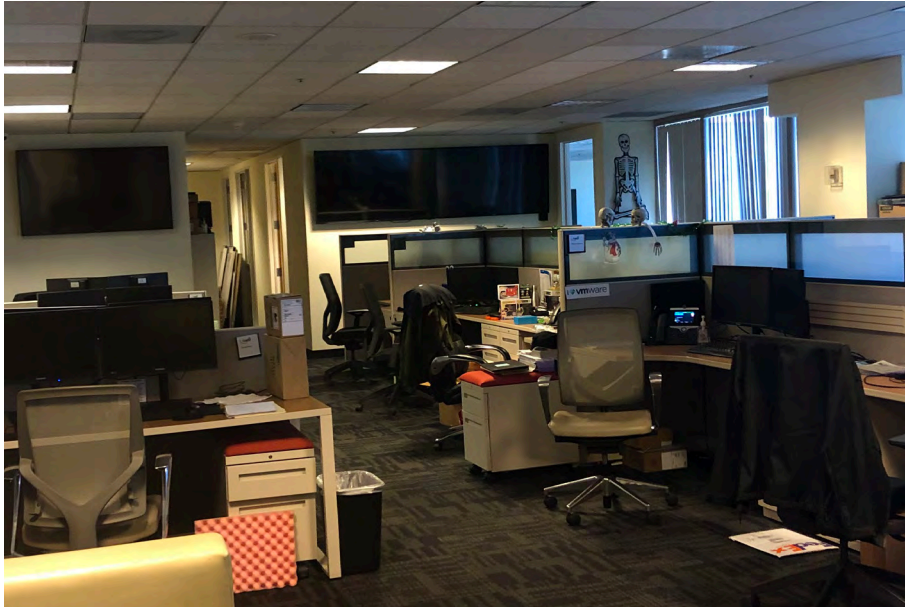
FLOOR PLAN Suite 850- OPTION A



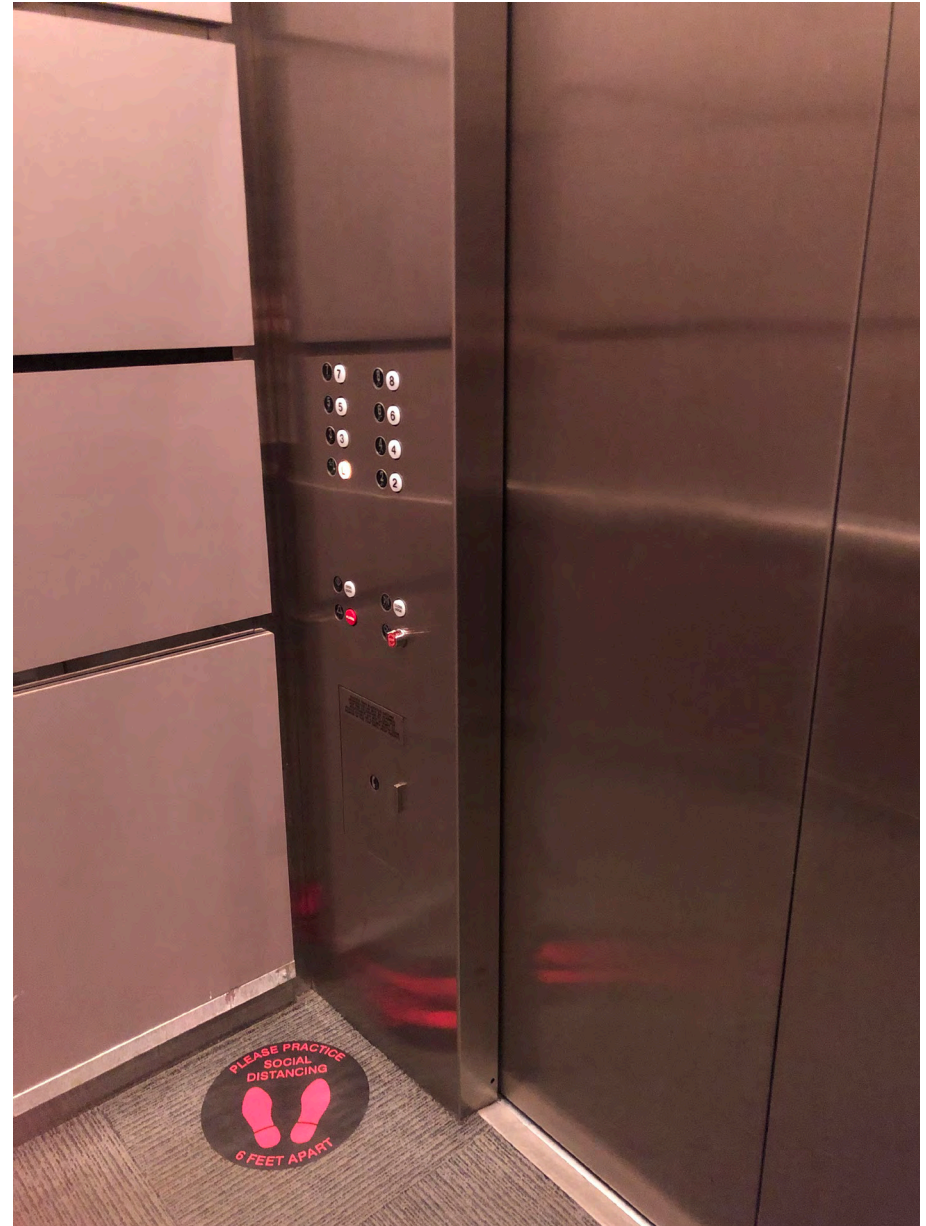
FLOOR PLAN Suite 850- OPTION B



SUITE 710 PHOTOS



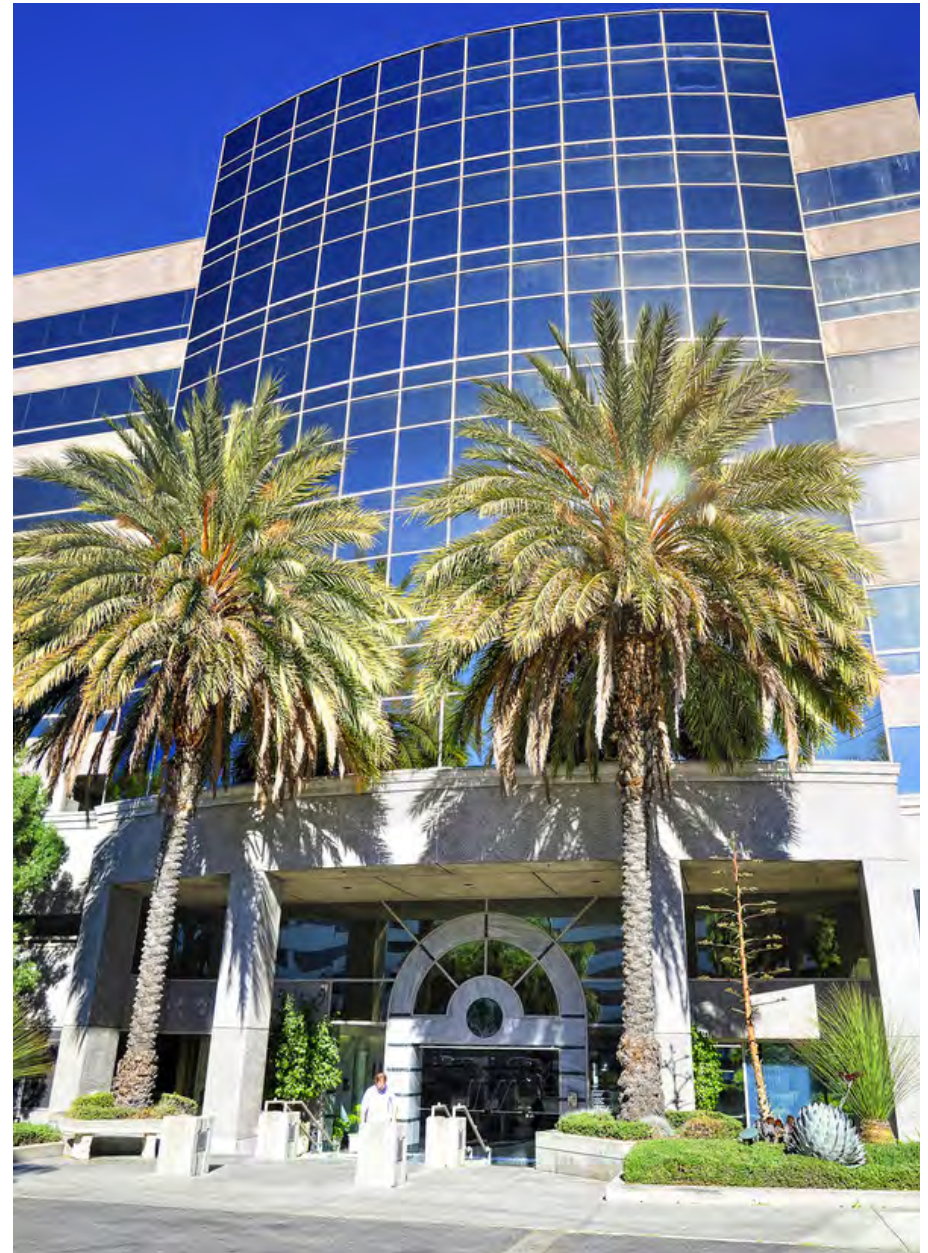
**SAFETY MEASURES IN PLACE**



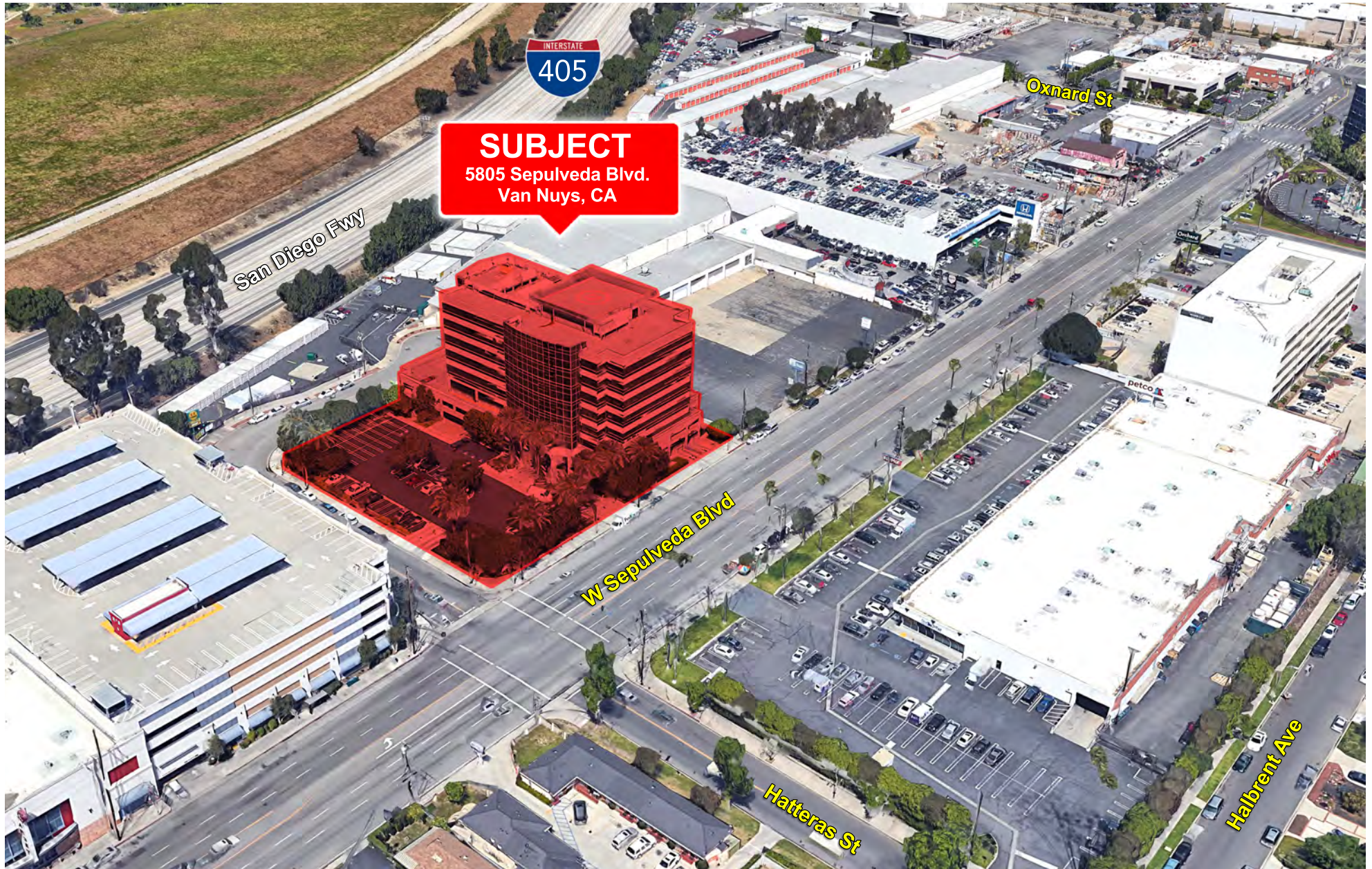
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



## AMENITIES AERIAL



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Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898  
A Member of the Lee & Associates® Group of Companies • www.lee-associates.com  
15250 Ventura Blvd., Suite 100, Sherman Oaks, CA 91403 • P:818.986.9800 F:818.783.9260



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