

Promotional Rate - \$2.00 - \$2.25 PSF*
\$2.00/sf for General Office and \$2.25/sf for Medical Office

5170

**SEPULVEDA BLVD
SHERMAN OAKS**

OFFICE & MEDICAL SPACE FOR LEASE



JENNIFER DONALDSON 818.986.9800

jdonaldson@lee-re.com Lic # 01317737

TODD WUSCHNIG 818.986.9800

twuschnig@lee-re.com Lic # 01367230



5170

SEPULVEDA BLVD

SHERMAN OAKS

OFFICE SPACE FOR LEASE

5170

Available Space

General Office:

- Suite 330 | 1,751 RSF | \$2.35/SF
* \$2.00 teaser rate for the first 6 months

Medical Office:

- Suite 300 | 5,024 RSF | \$3.25/SF
* 2.25 teaser rate for the first 6 months

Parking 2.5/1,000 SF Ratio

\$85.00 per month Unreserved

\$150.00 per month Reserved

5170

SEPULVEDA BLVD
SHERMAN OAKS

OFFICE SPACE FOR LEASE

Lee & Associates
AVAILABLE
818/986-9800

Easy Freeway Access to 405 & 101 Freeways

**Close Proximity to Ventura Blvd Amenities
Including Sherman Oaks Galleria**

Corner Suites with Excellent Window Line

Kitchen/Break Rooms

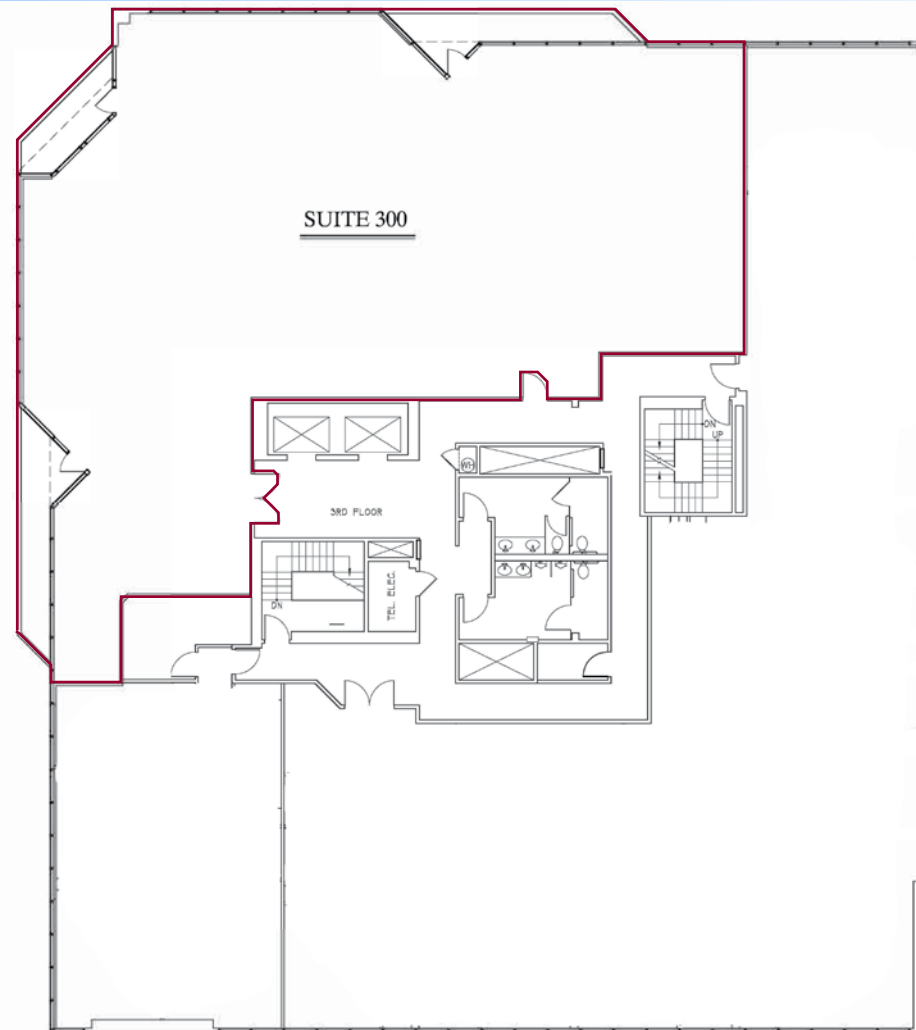
5170

SEPULVEDA BLVD
SHERMAN OAKS
OFFICE SPACE FOR LEASE

Suite 300 | 5,024 RSF

SUITE DETAILS:

- **Corner Suite**
- **Fully Built-out Medical Suite**
- **Double Door Entry - Immediately off the Elevator**
- **Enclosed Reception and Waiting Area**
- **Multiple Exam Rooms and Offices**
- **X-Ray Room**
- **Three (3) Private Balconies**
- **Two (2) In-Suite Restrooms**
- **Kitchen**
- **Dedicated Staff and Storage Areas**



5170

SEPULVEDA BLVD
SHERMAN OAKS

Suite 300 | 5,024 RSF

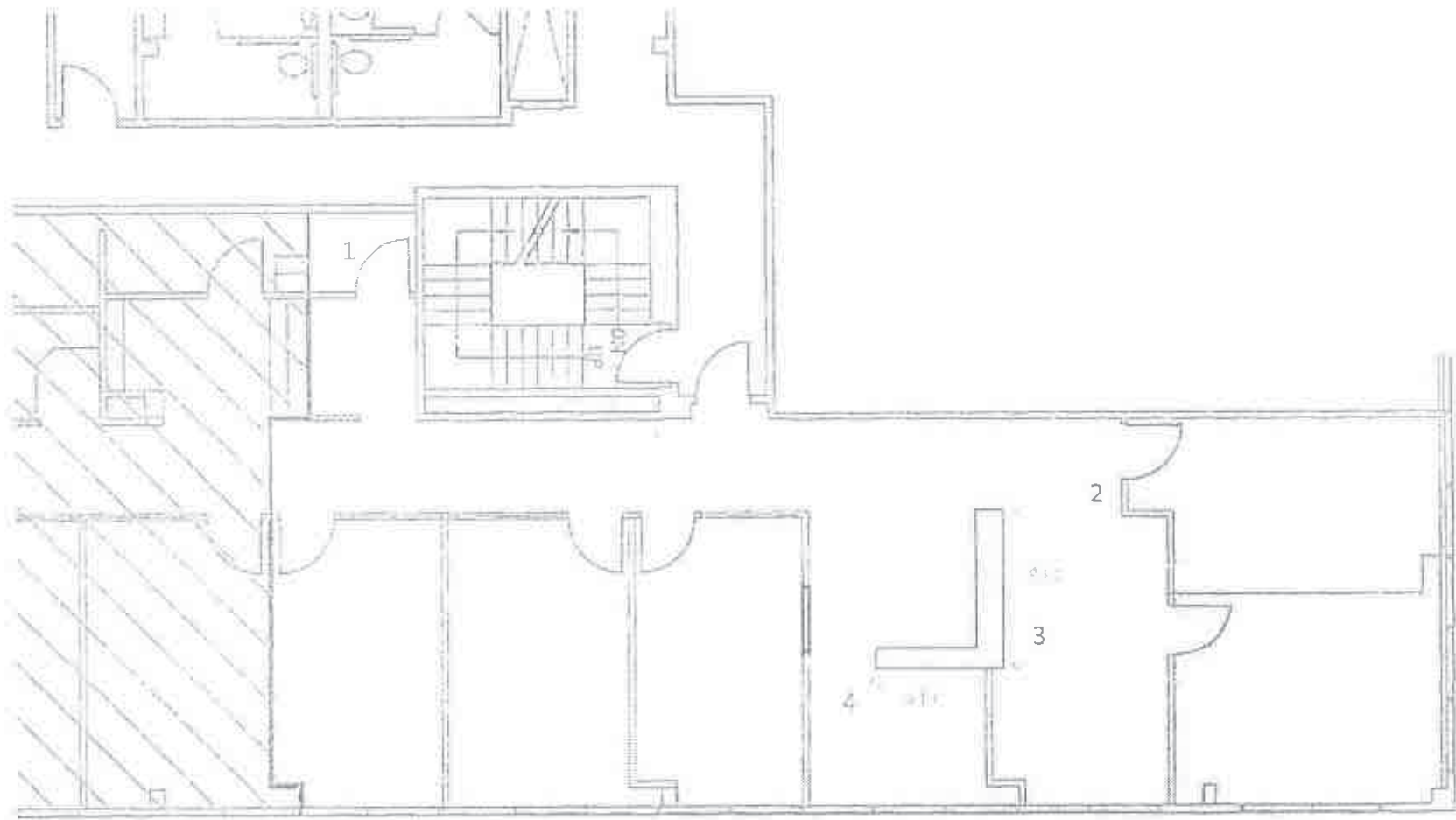


5170

SEPULVEDA BLVD
SHERMAN OAKS

OFFICE SPACE FOR LEASE

Suite 330 | 1,751 RSF



5170

SEPULVEDA BLVD
SHERMAN OAKS

OFFICE SPACE FOR LEASE



JENNIFER DONALDSON

818.986.9800

jdonaldson@lee-re.com

Lic # 01317737

TODD WUSCHNIG

818.986.9800

twuschnig@lee-re.com

Lic # 01367230



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®-LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates Group of Companies
15250 Ventura Blvd, Suite 100, Sherman Oaks, CA 91403

P: 818.986.9800 F: 818.783.9260

www.lee-associates.com