

FOR LEASE

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CAPITAL REALTY
SOLUTIONS INC.

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Sherman Oaks, CA 91403

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Marketing Brochure

14852 Ventura Boulevard, Suite 122, Sherman Oaks, CA 91403

Immaculate & Turnkey Small Professional Office Suite

Landmark Location in Upscale Sherman Oaks

Move-In Ready - Plug & Play - Internet & 1 Onsite Parking Spot Included

Easy Freeway Access for HWY 405 & 101

Lease Rate \$2,275.00 P/M FSG - Easy to Tour

Signalized Corner on Prestigious Ventura Boulevard



Small Professional Office Suite For Lease





Property Highlights

14852 Ventura Boulevard, #122, Sherman Oaks, CA 91403

Address: 14852 Ventura Blvd, # 122,
Sherman Oaks, CA 91436

Premises: 617 RSF - Suite 122

Load Factor: 12.24%

Availability: January 1, 2026

Walk Score: 83

Zoning: C2-1VL

Use: General Office Use

APN: 2276-004-002

Lot: 394

Map Page 561-J4

FWY Access: Easy Access to 101 & 405

Appointment: Easy to Tour

- Newly Remodeled - Move In Ready.
- Excellent Ventura Boulevard Exposure.
- Free Internet - VOIP Phone - Plug & Play.
- Light Filtering Roller Shades on Windows.
- Smart Office - Free Smart TV Monitor for Streaming, Presentations, Videos and More.
- First Floor Level - Light & Bright.
- On-site Parking.
- Close Proximity to Banks, Restaurants.
- Central Air & Heat including Efficient Mini Split AC.
- Terrific Site for Multiple Uses - C2 Zoning
- Security Cameras Monitoring Building Entrance.
- Controlled Access Entry with Access Codes.



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Aerial Photo

(Not to Scale)

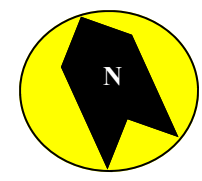


FIGURE 1

2276 4 SHEET I

SCALE 1" = 80'

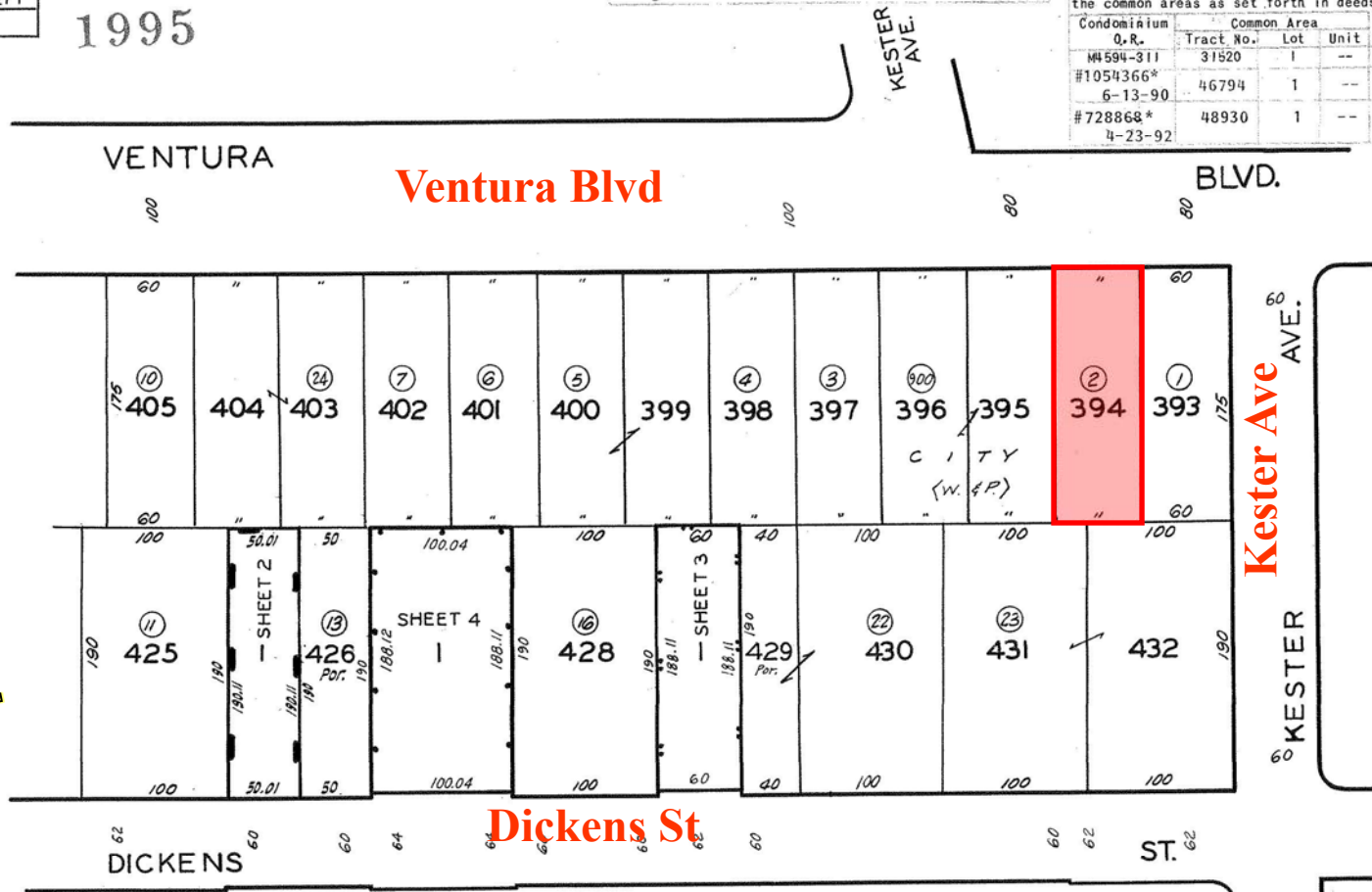
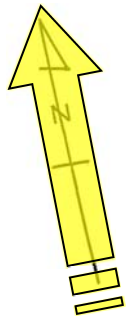
1995

*Diagrammatic depicts approximate dimensions.

The assessment of units in the following Condominium Plan O.R. M's includes all rights and interests in the common areas as set forth in deeds of record.

Condominium O.R.	Tract No.	Lot	Unit	Subdivision of Airspace
M4594-311	31520	1	--	Sheet 2
#1054366* 6-13-90	46794	1	--	Sheet 3
#728868* 4-23-92	48930	1	--	Sheet 4

Revised
2-14-58
4-9-64
730412408
740218302
740312002
87091401003001
88102601002001
50072599001001-03
92051305001001-03
92061195002001-03
950216



CODE 8849

FOR PREV. ASSM'T. SEE: 2276-4

TRACT NO. 5822
M.B. 66-64-65

CONDOMINIUM
TRACT NO. 48930
M.B. 1187-40-41

CONDOMINIUM
TRACT NO. 31520
M.B. 838-60-61

CONDOMINIUM
TRACT NO. 46794
M.B. 1156-71-72

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Plat Map

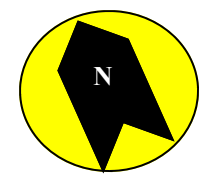
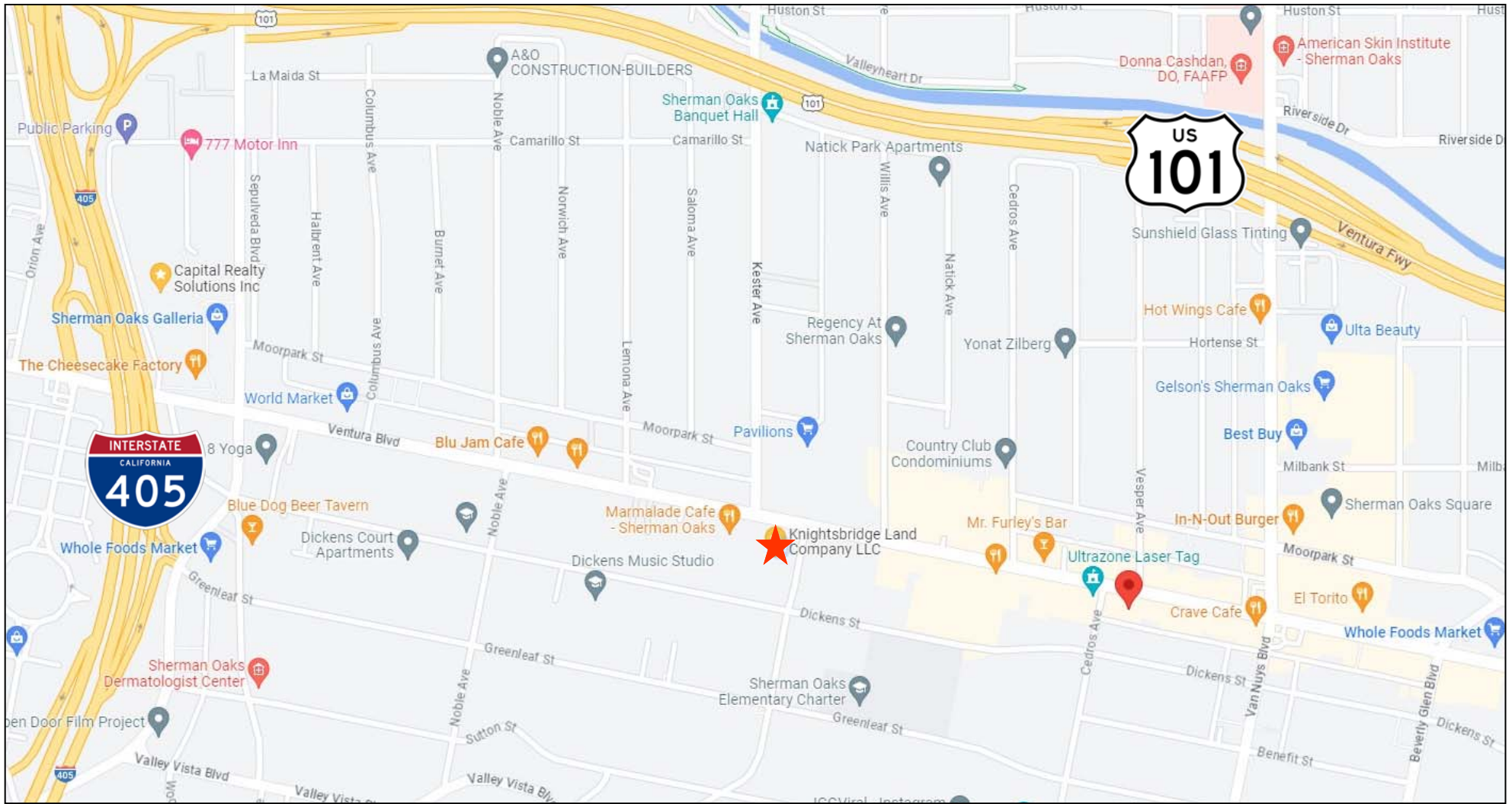


FIGURE
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Location Map

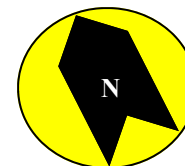
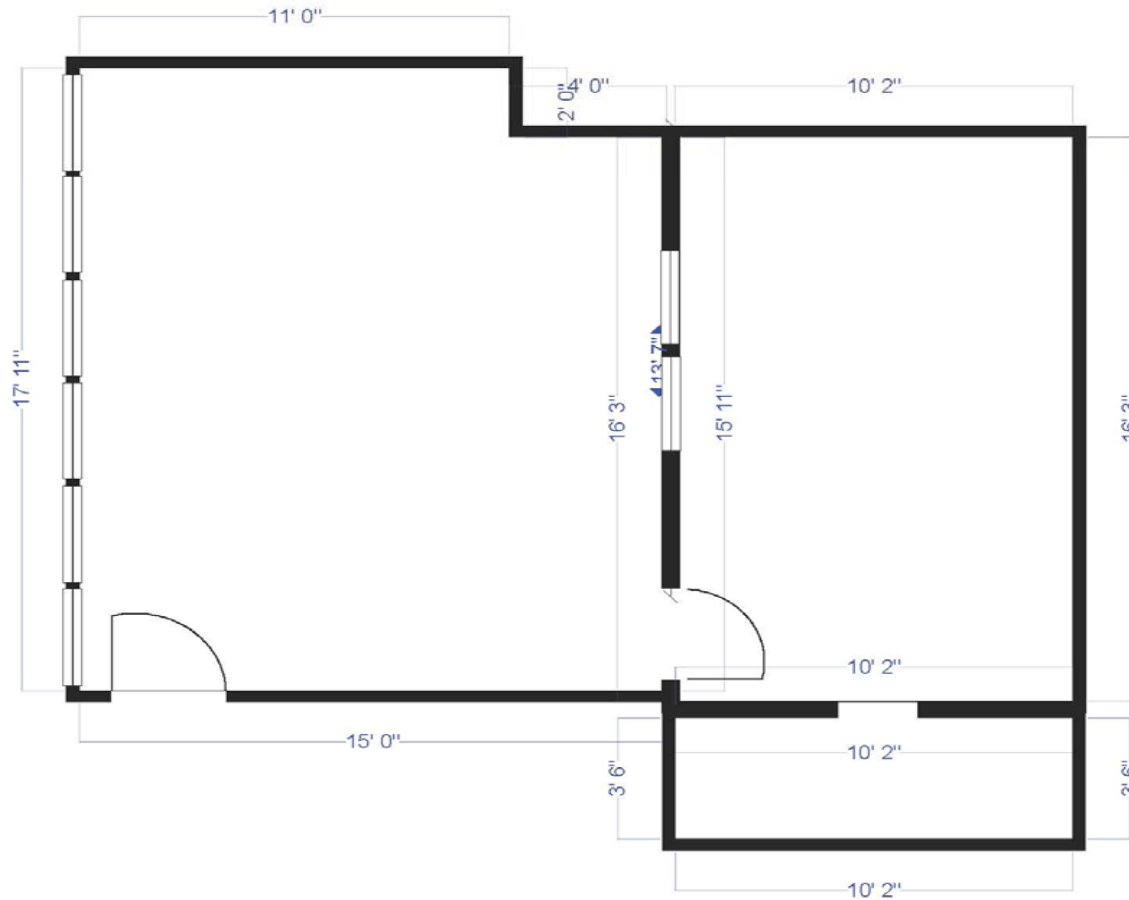


FIGURE
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(Not to Scale)



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Floor Plan

(Not to Scale)

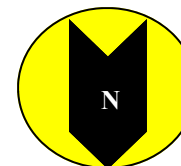
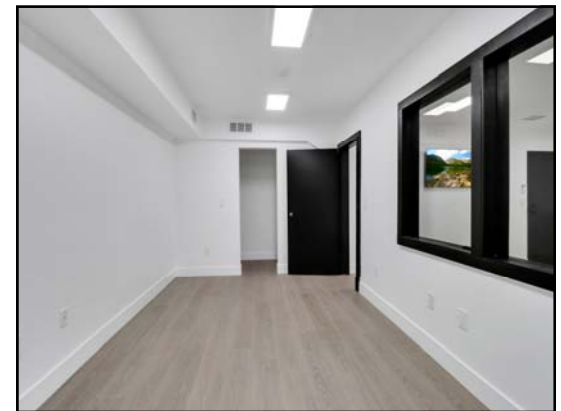
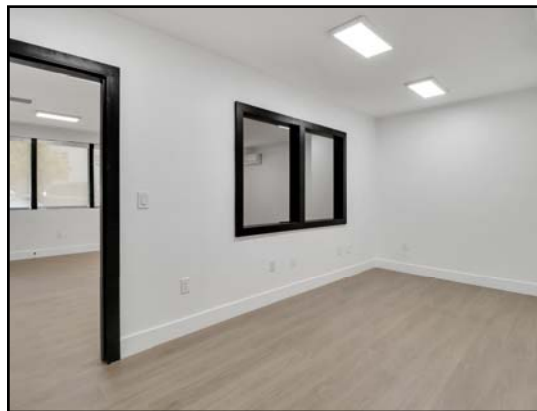
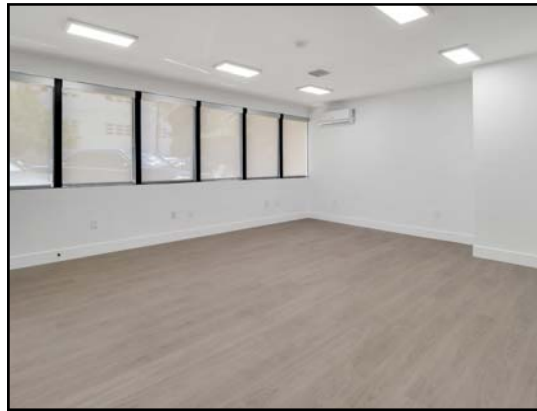
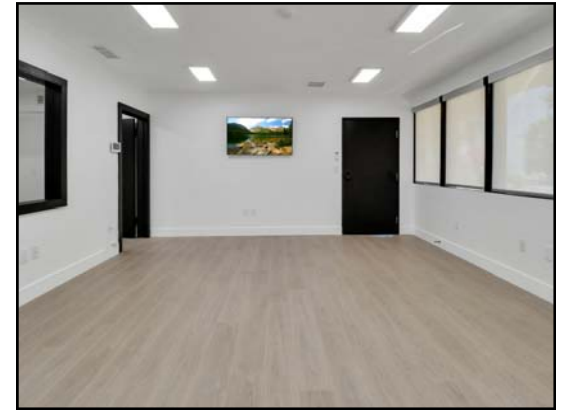
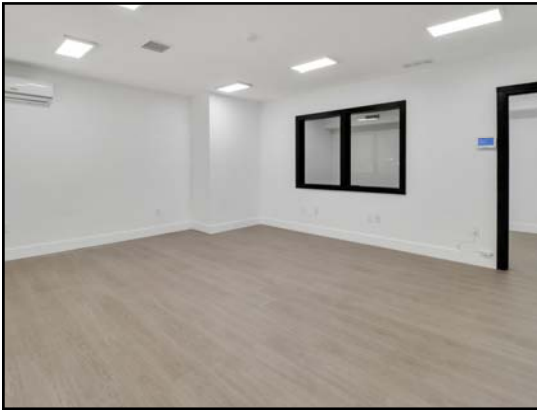


FIGURE
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(Not to Scale)

Property Photographs

**FIGURE
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