

20335 Ventura Boulevard
Woodland Hills, CA 91364

OFFICE SPACE FOR LEASE

PROMOTIONAL RATE \$1.50/SF



CONTACT:

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES® - LA NORTH/VENTURA

15250 Ventura Boulevard, Suite 100 | Sherman Oaks, CA 91403 | Corporate ID #01191898

PROPERTY DETAILS

20335 Ventura Boulevard is an atrium-style building in Woodland Hills. The property is fully renovated with new flooring, restrooms, elevator cabs, doors and much more.

PROPERTY FACTS

Space Available:

Suite 125	±3,243 SF	Suite 400	±3,953 SF
Suite 300**	±3,630 SF	Suite 418	±3,305 SF
Suite 305**	±4,290 SF	Suite 420*	±1,563 SF
Suite 310**	±2,207 SF	Suite 426*	±1,548 SF
Suite 318**	±2,502 SF		

**Suite 300, 305, 310 and 318 are contiguous for a total of 12,629 SF

* Suite 420 and 426 are contiguous for a total of 3,111 SF *

Lease Rate: \$2.00/SF MG **Promotional Rate \$1.50/SF**
Utilities Are Included
Tenant Responsible for Interior Janitorial

Parking: 3/1000
Front Reserved: \$100.00/mo/car
Lower Ground Reserved: \$85.00/mo/car
Single Top Reserved: \$60/mo/car
Tandem Reserved: (2 cars) \$100/mo
Off-Site Unreserved Back Lot: \$25/mo/car
Off-Site Parking: \$25/mo/car

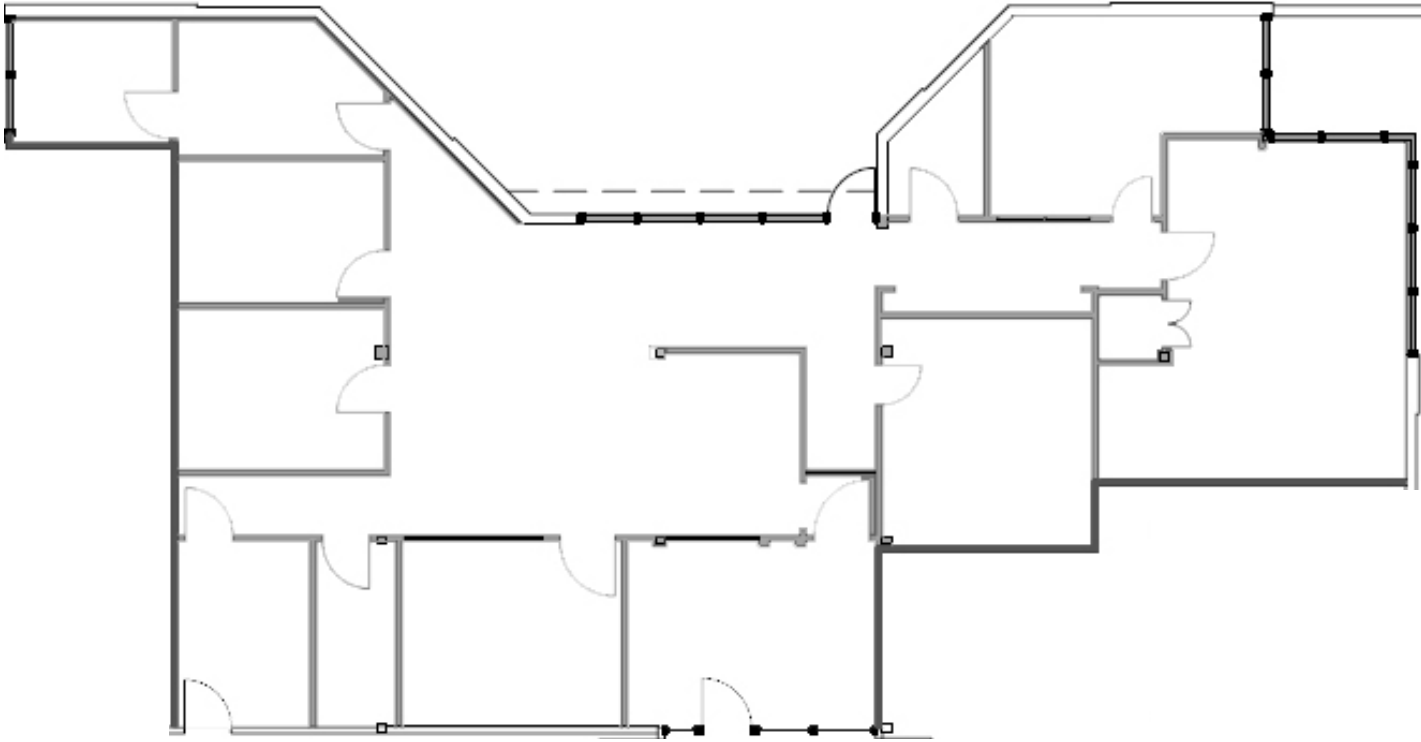
PROPERTY HIGHLIGHTS

- Gorgeous interior suites with sidelights, hard surface flooring and lots of natural light throughout
- Efficient layout suitable for almost any requirement
- Excellent Ventura Blvd location
- Near the 101 Freeway on and off ramps
- Walking distance to Target, Today, and many more!
- Windowed offices
- Good street parking
- Some suites fully renovated and move-in ready
- Pet friendly building

www.lee-associates.com



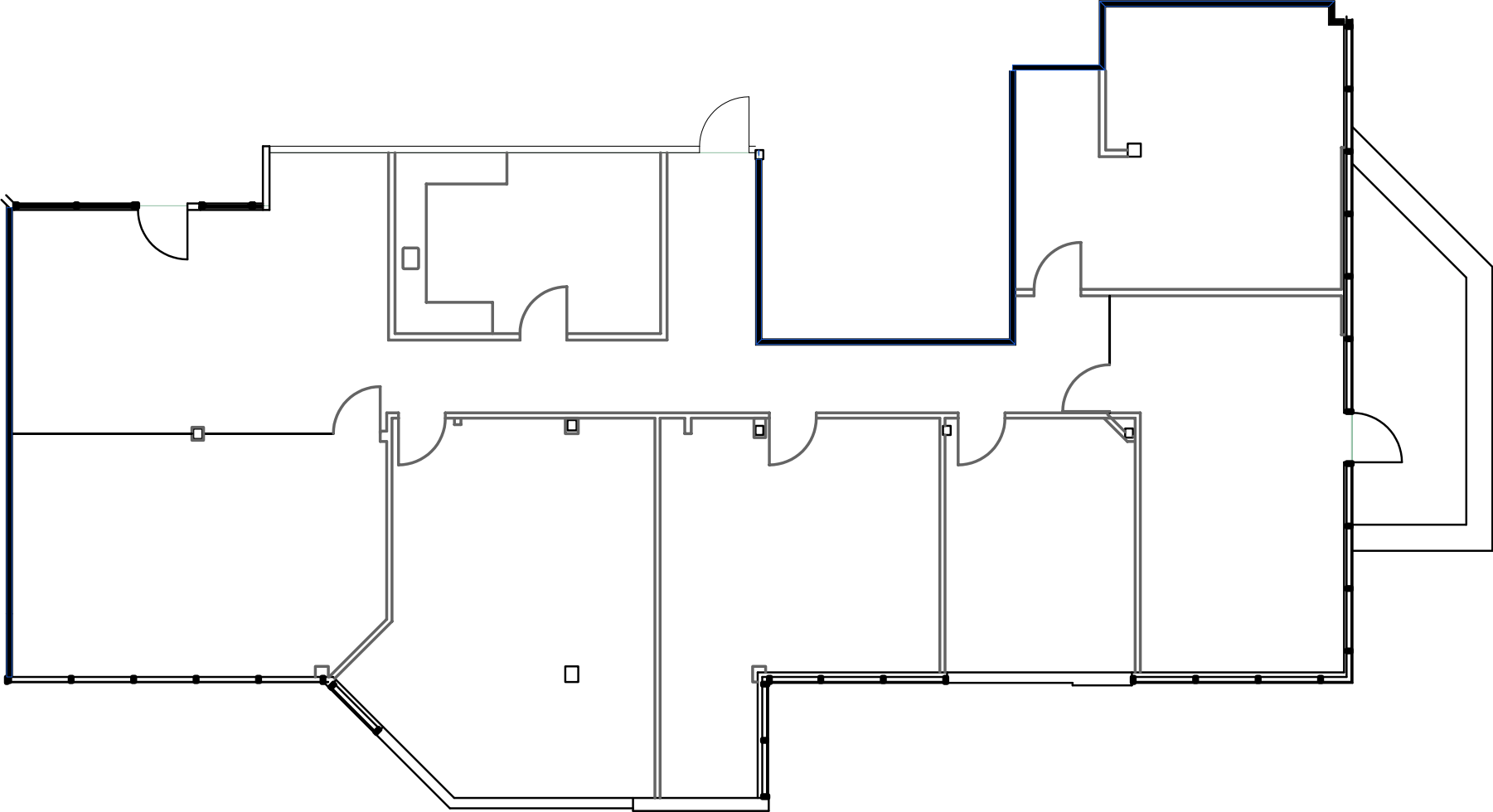
20335 Ventura Boulevard, Woodland Hills, CA 91364



NOT TO SCALE

FLOOR PLAN SUITE 300

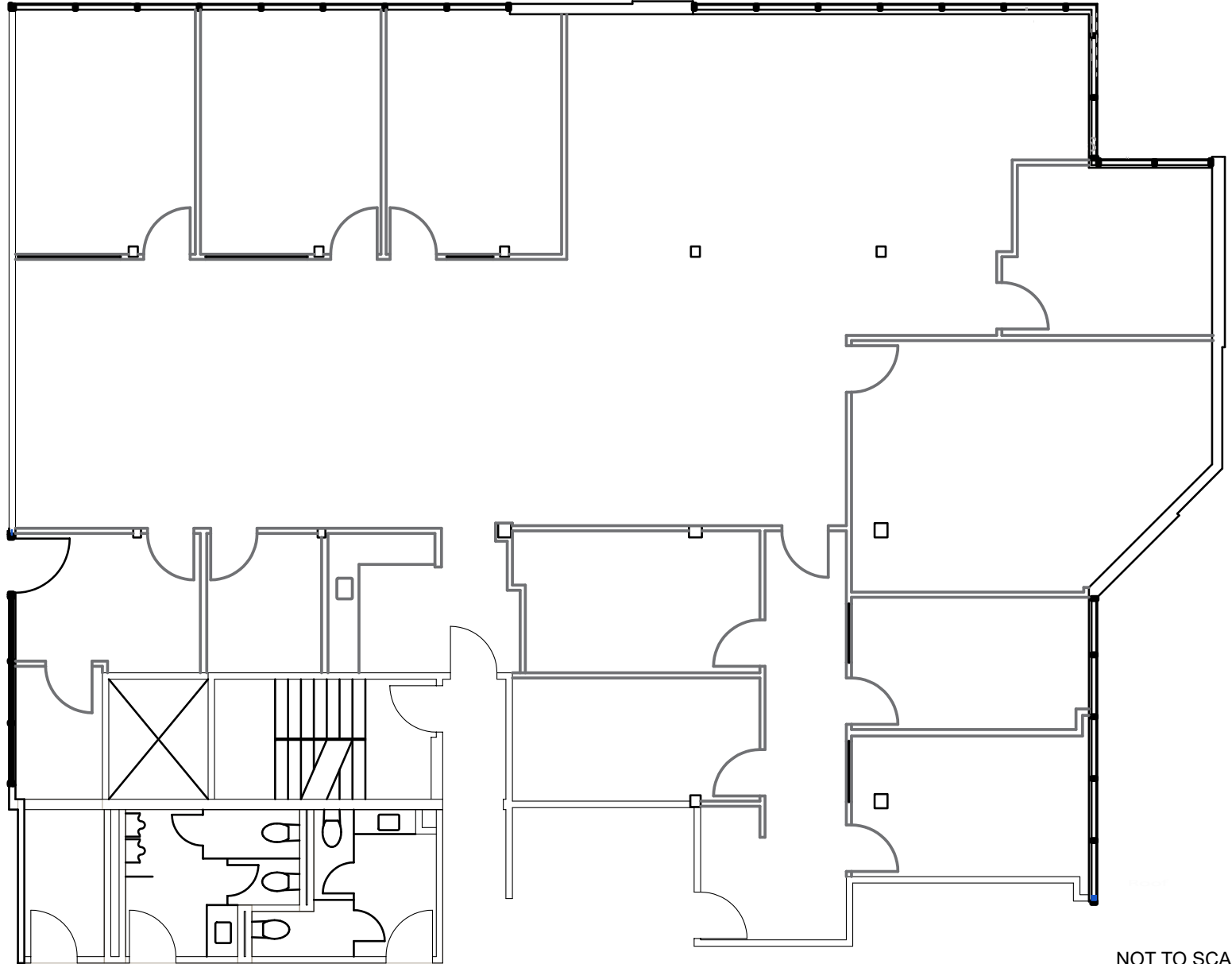
±3,630 SF



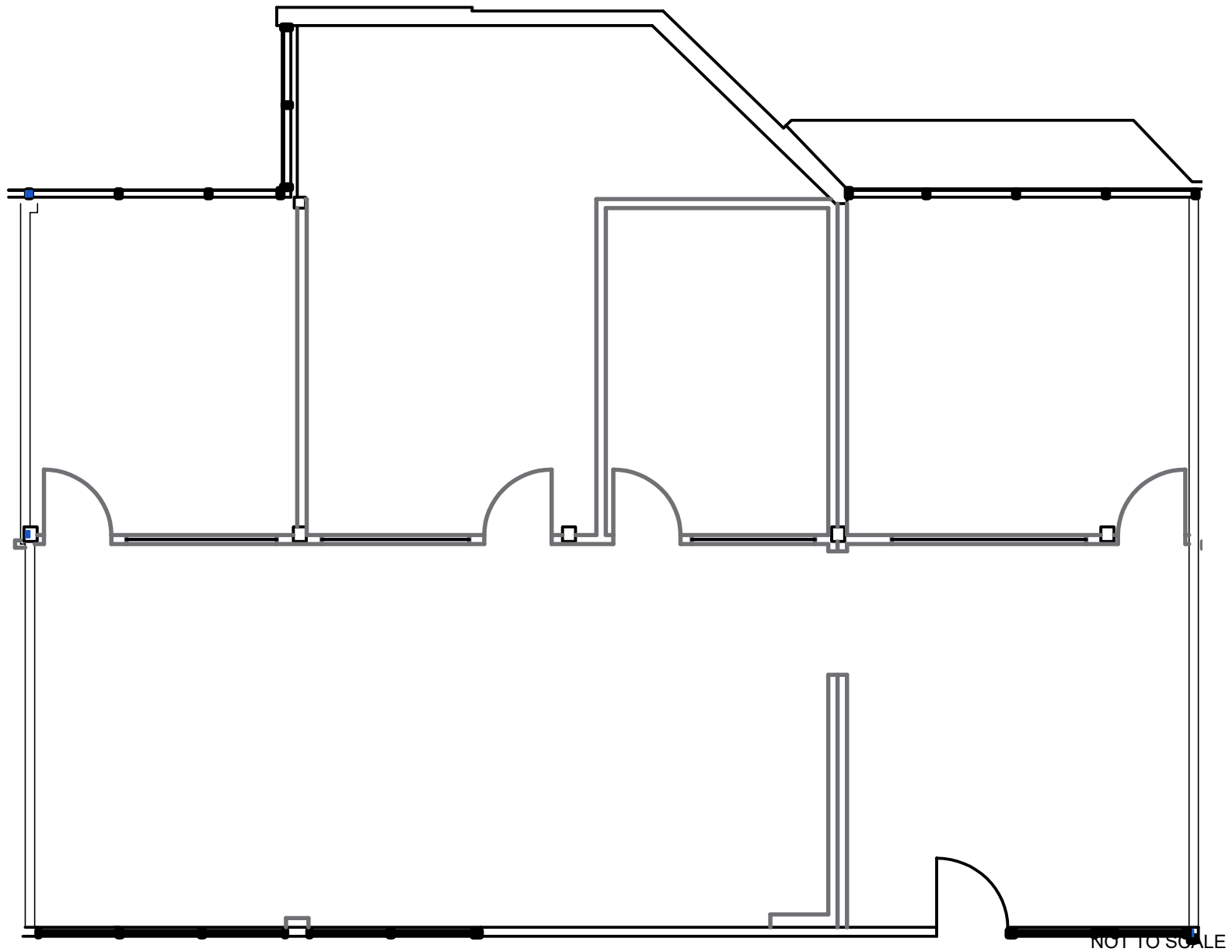
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FLOOR PLAN SUITE 305

±4,290 SF

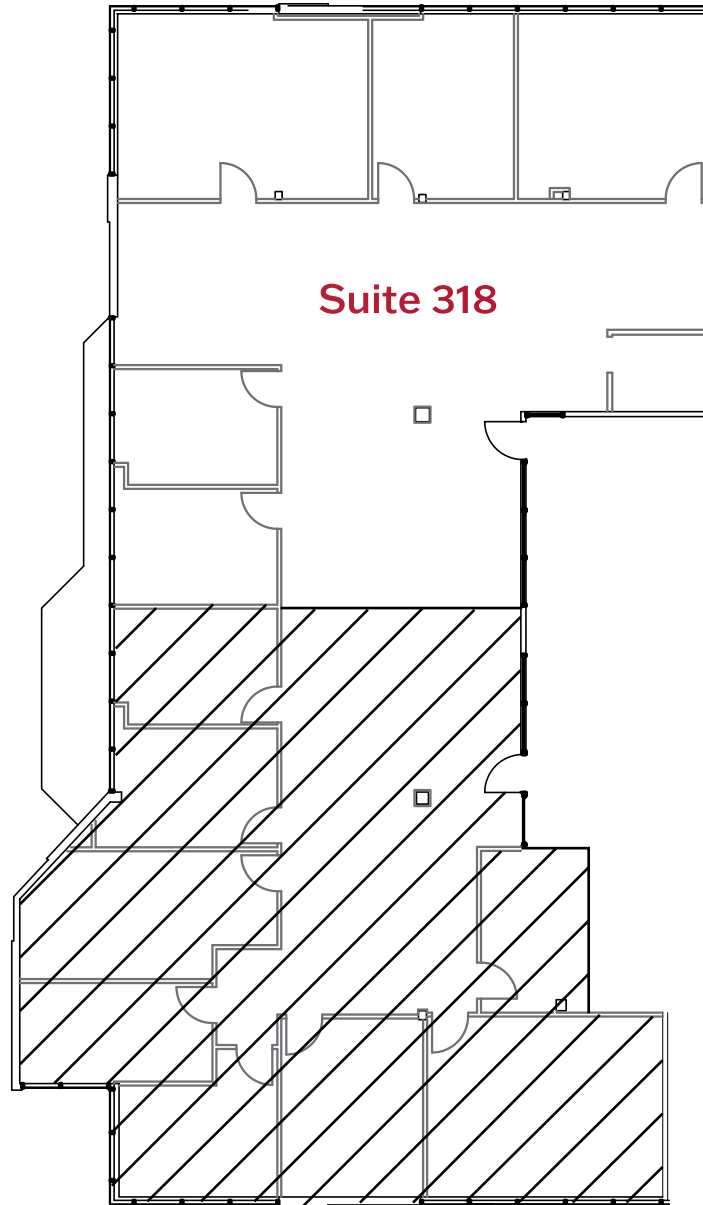


NOT TO SCALE



NOT TO SCALE

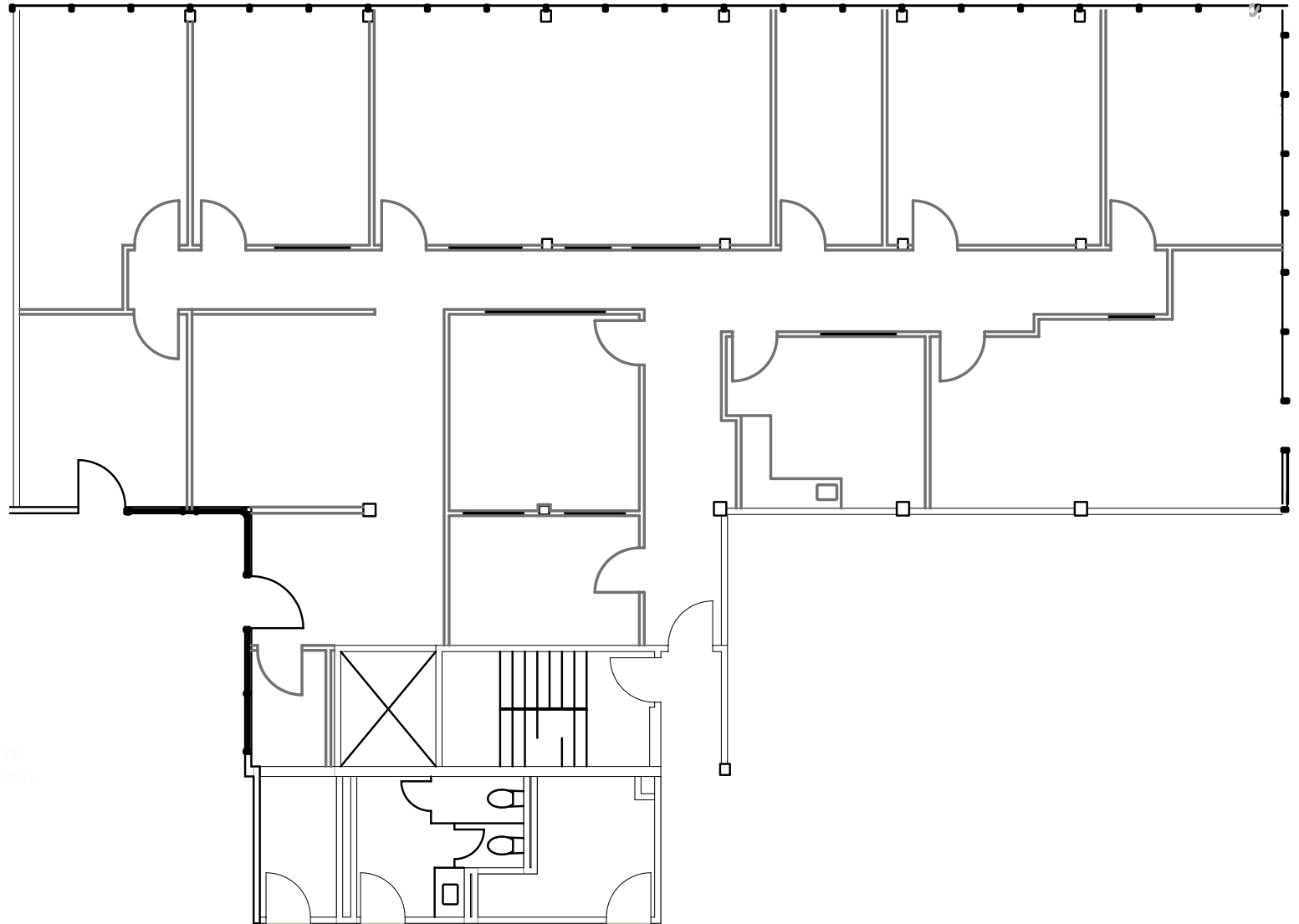
FLOOR PLAN SUITE 318 2,502 SF
SUITE 315 & 318 ARE CONTIGUOUS FOR 5,004 SF



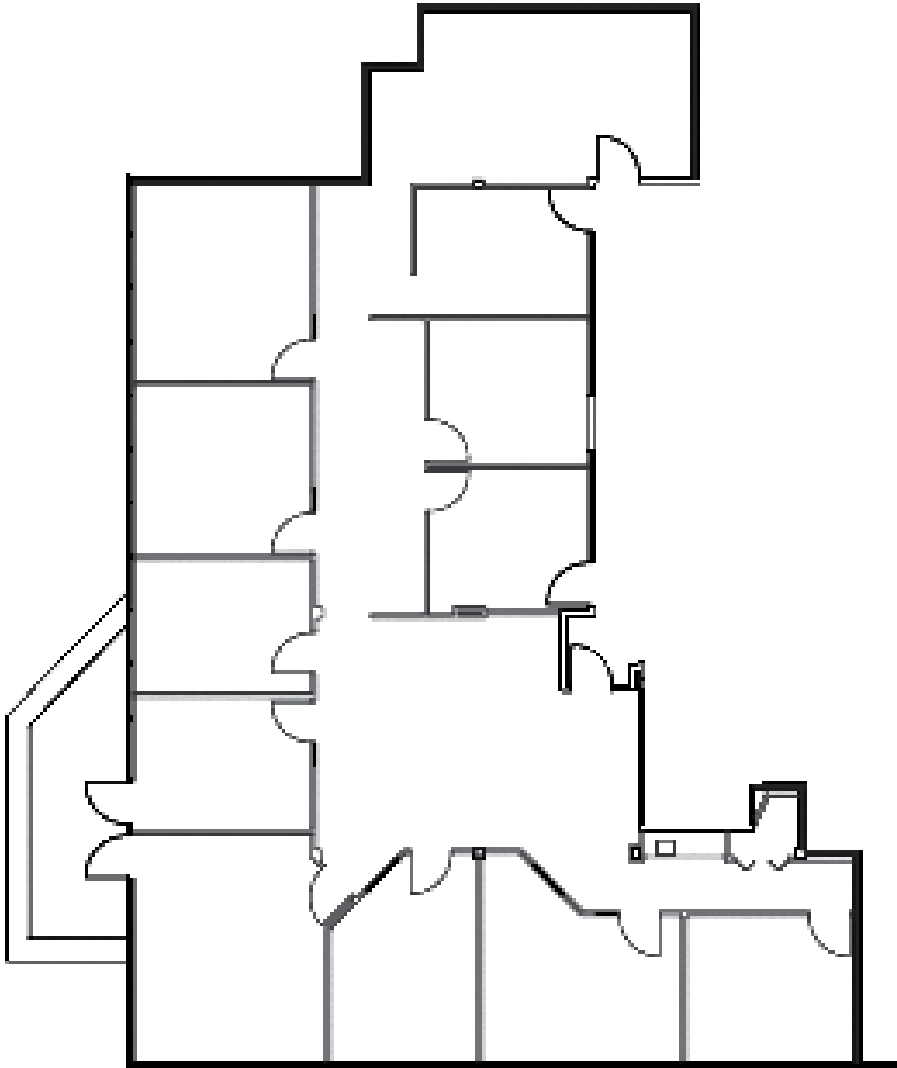
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FLOOR PLAN SUITE 400

±3,953 SF



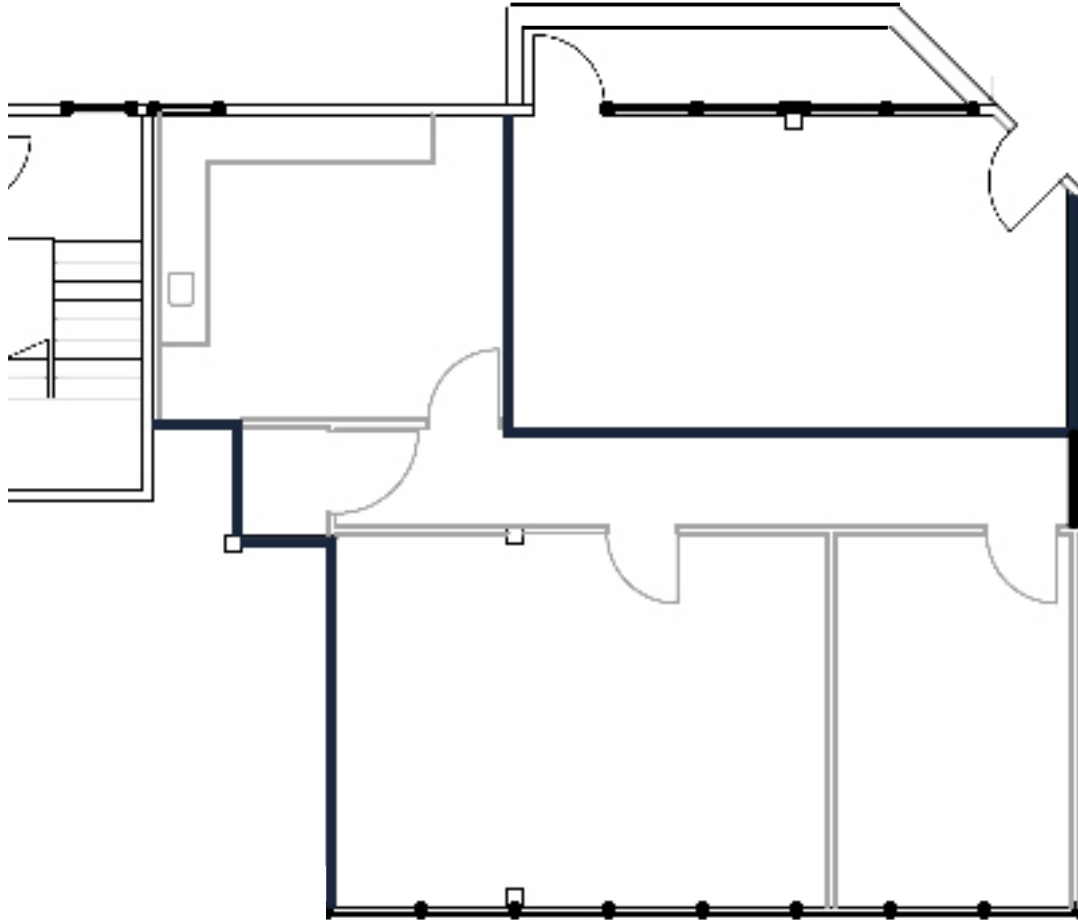
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NOT TO SCALE

FLOOR PLAN SUITE 420

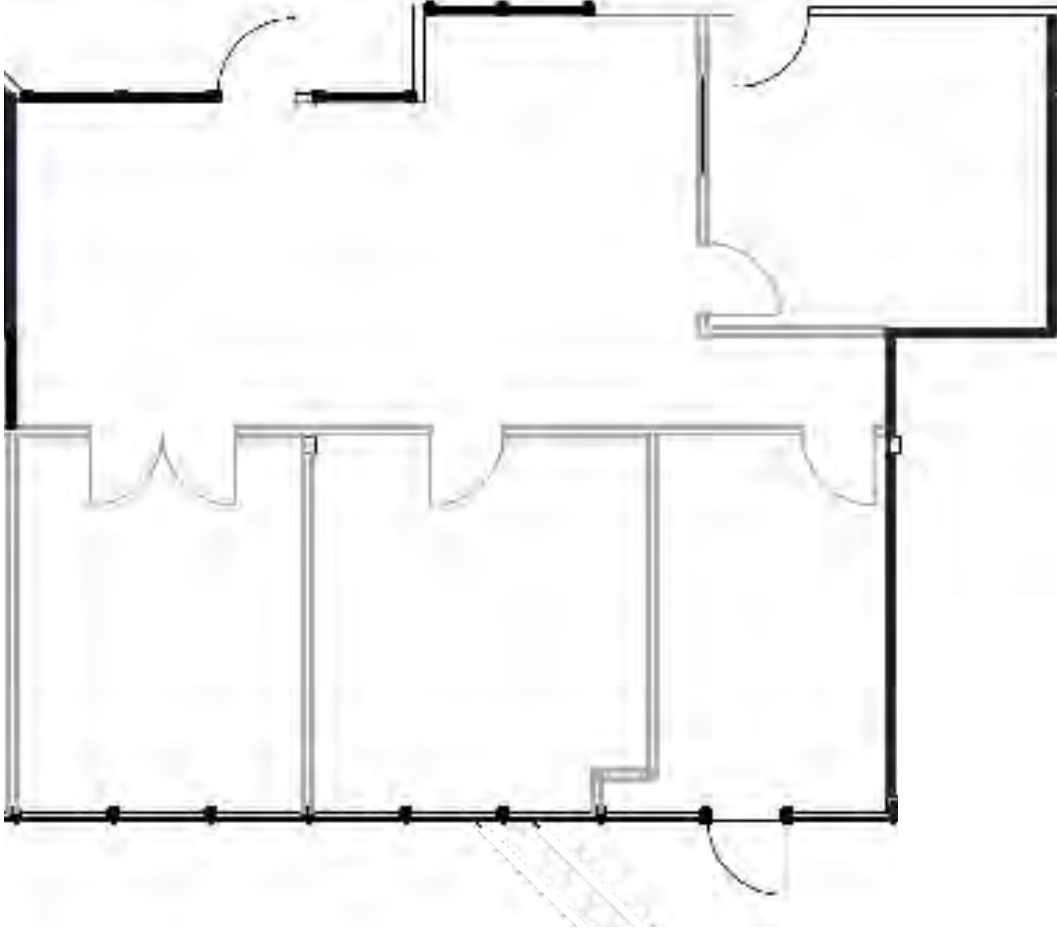
±1,563 SF



NOT TO SCALE

FLOOR PLAN SUITE 426

±1,548 SF



NOT TO SCALE

PROPERTY PHOTOS



AERIAL VIEW

VENTURA FWY (US 101)

SUBJECT
20335 Ventura Blvd.
Woodland Hills, CA



Ventura Blvd

20335 Ventura Boulevard, Woodland Hills, CA 91364

AMENITIES AERIAL



Pierce College



SUBJECT
 20335 Ventura Blvd.
 Woodland Hills, CA



Warner Center

Woodland Hills