



COMMERCIAL GROUP

FOR LEASE

16255 Ventura Blvd,
Encino, CA 91436



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Office



SIZE

Suite 1110 - 9,297 SQFT

Suite 1120 - 7,624 SQFT

Demisable Space - 1,500 SQFT and Up



FLOOR

11th Floor



RATE

\$1.70/RSF FSG



TERM

8/31/2029



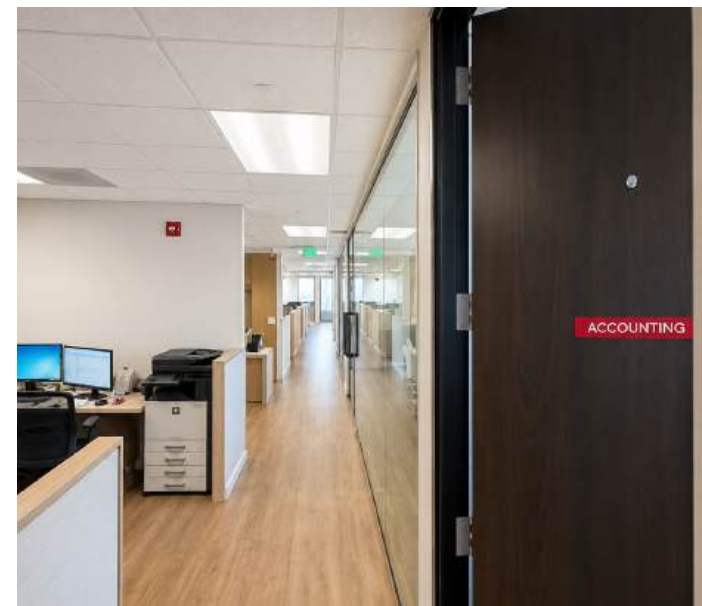
YEAR BUILT/RENOVATED

1971/1996

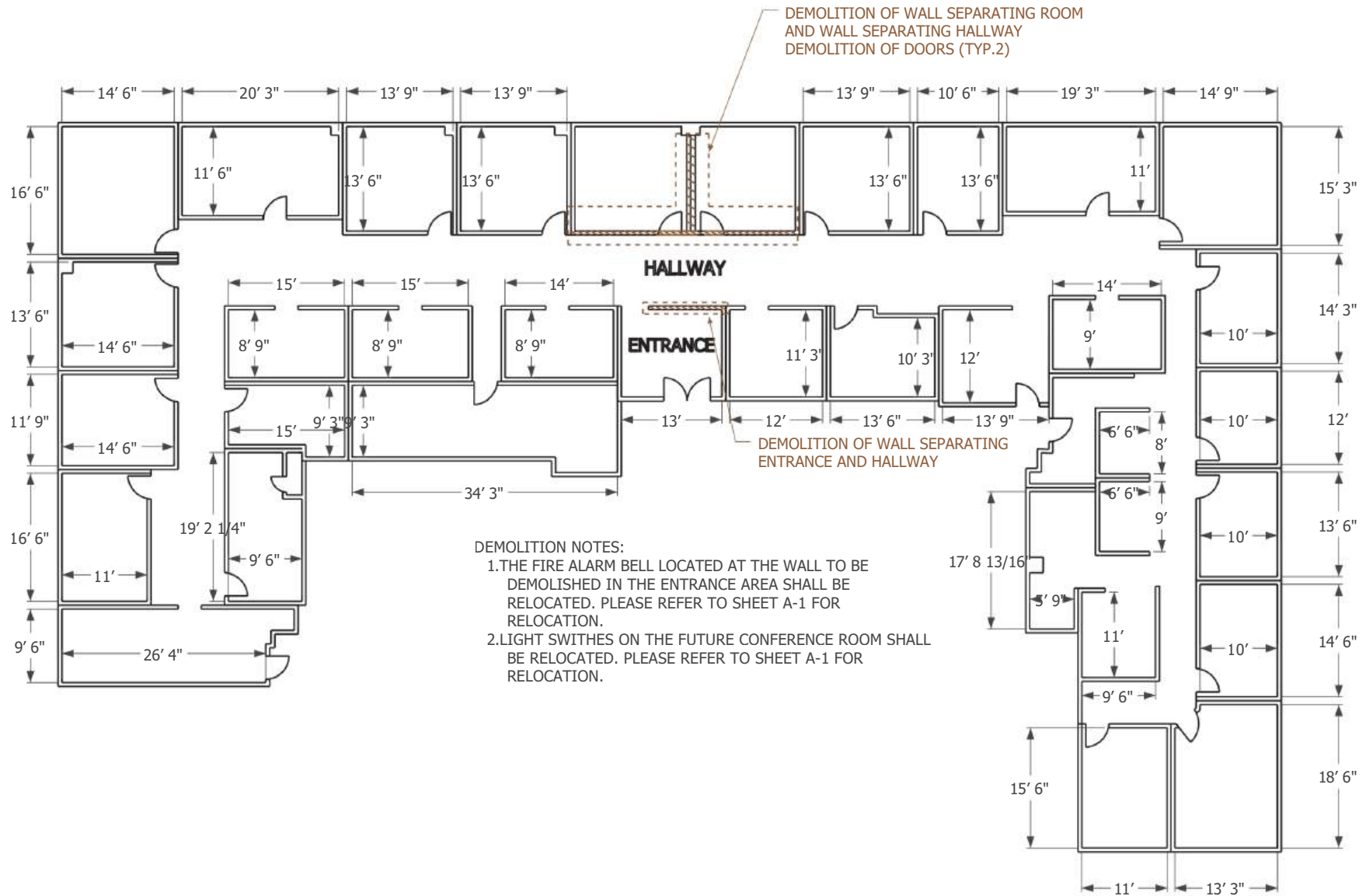
Rose & Co.
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PROPERTY PHOTOS



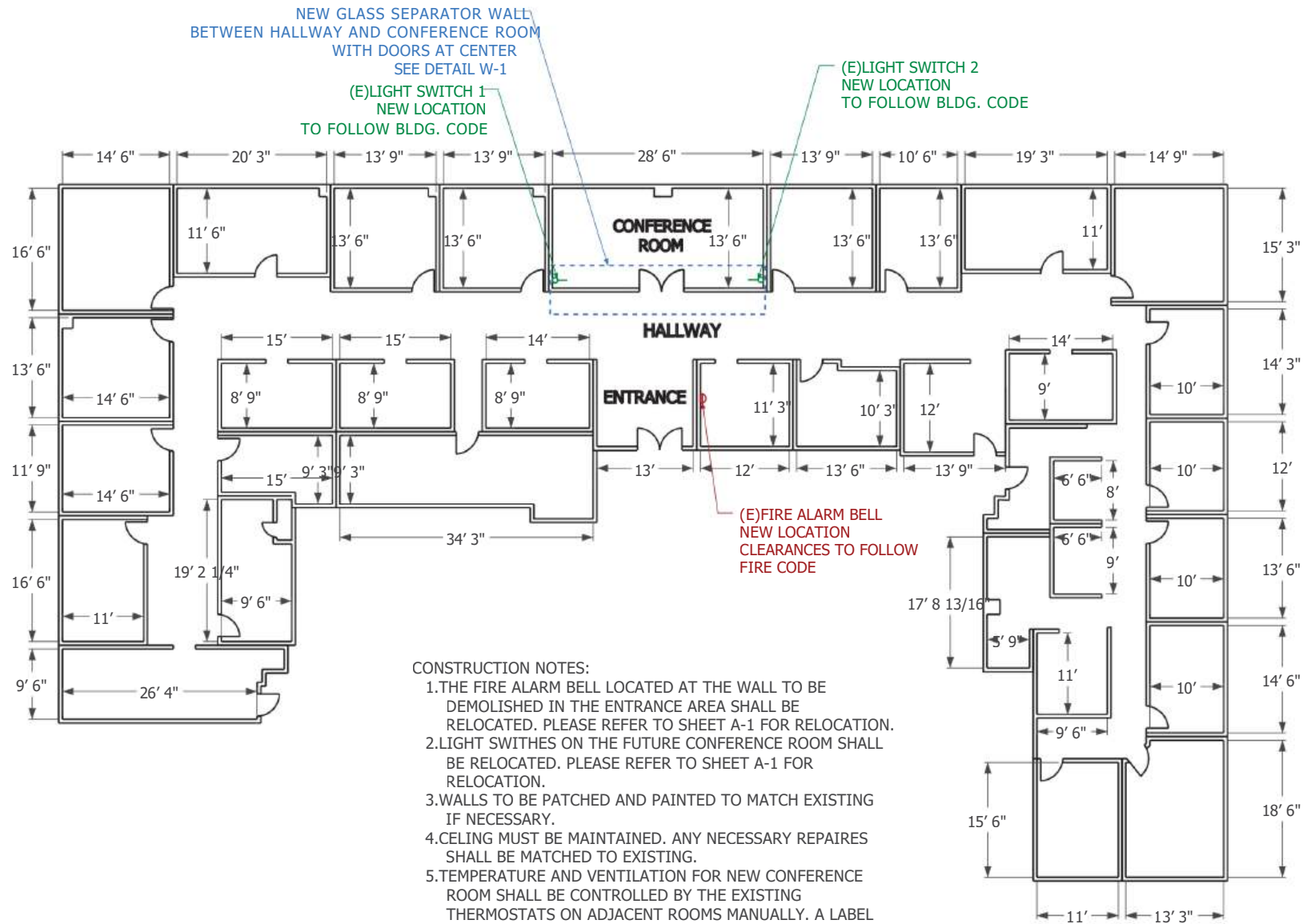
SITE PLAN



South West Solar, Inc.
9752 Eton Avenue, Chatsworth, CA 91311
(310) 340-7946
License Number: 1012298

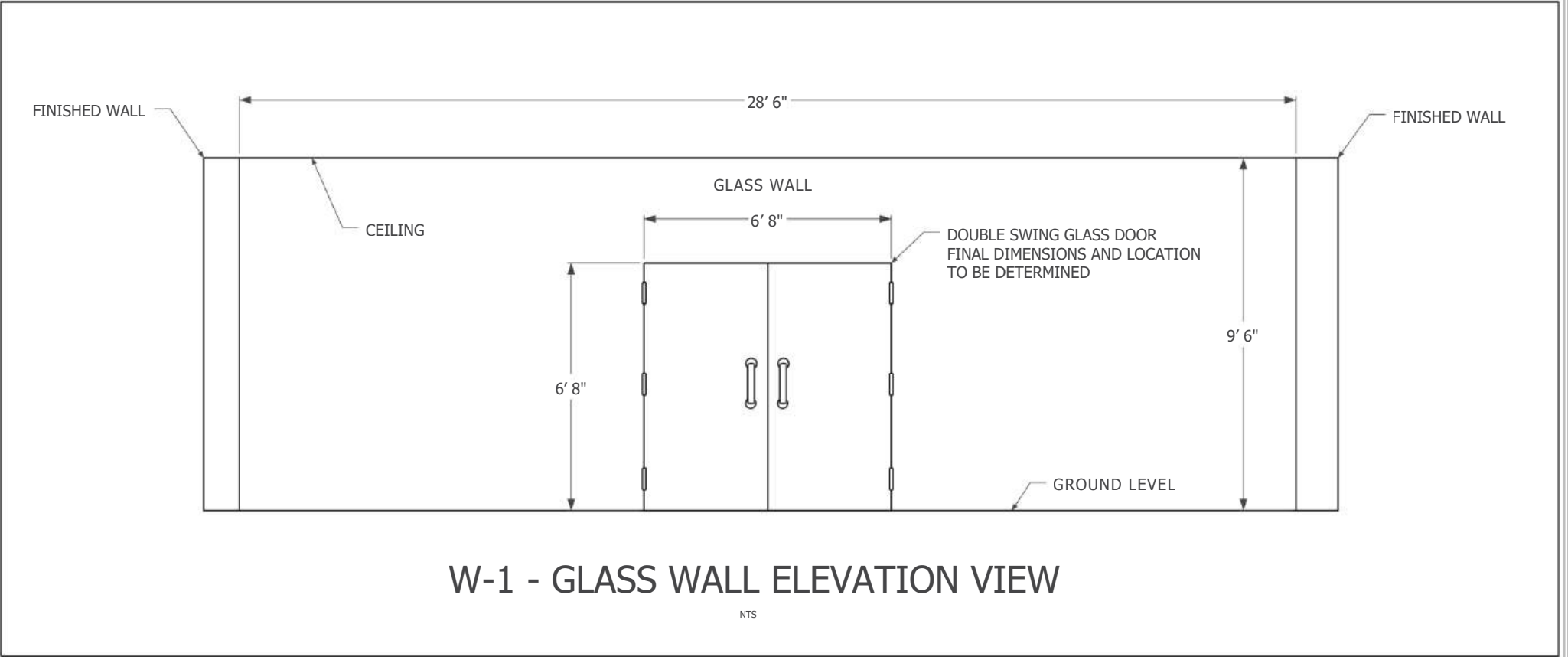
Ronald Krofta

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PROPERTY SHOWCASE



TWO 11TH FLOOR OFFICE SUITES AVAILABLE

Professional office spaces offered for sublease with abundant natural light and impressive views.



PRIME VENTURA BOULEVARD LOCATION

Prestigious Encino business address with excellent access to the US-101 Freeway, dining, retail, and nearby amenities.



FLEXIBLE SUBLEASE OPPORTUNITY

Ideal for professional, legal, financial, medical, or creative office users seeking a turnkey workspace.



PROFESSIONAL OFFICE ENVIRONMENT

Located within a well-maintained, high-rise office building that offers a polished and professional business setting.

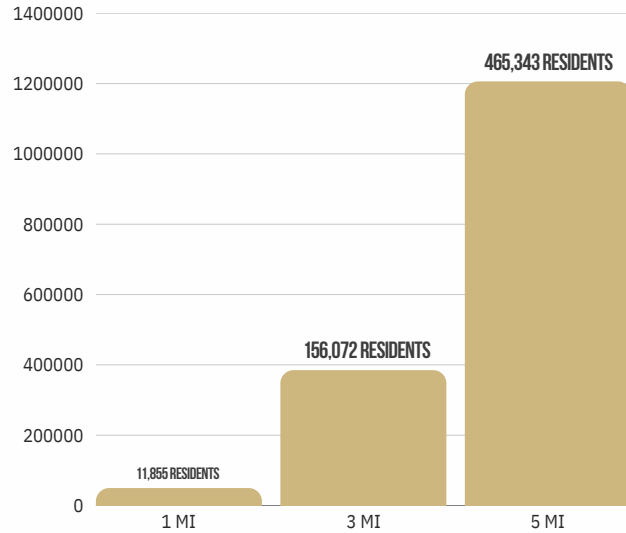


CONVENIENT CENTRAL LOCATION

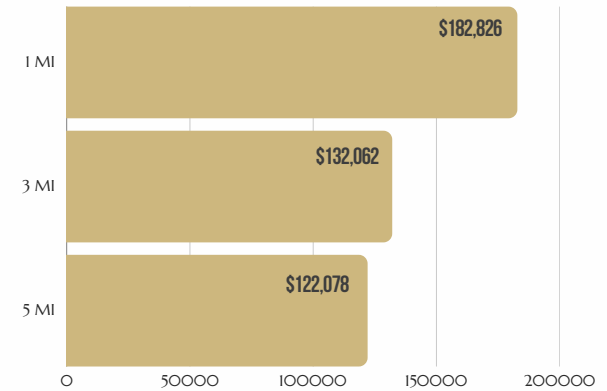
Minutes from Sherman Oaks, Tarzana, and Woodland Hills, providing easy access for both employees and clients.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Libbit Ave	Ventura Blvd	6,733 vehicles/day	.02miles
Libbit Ave	Ventura Blvd	6,648 vehicles/day	.02miles
Libbit Ave	Ventura Blvd	5,601 vehicles/day	.06miles
Libbit Ave	Ventura Blvd	5,530 vehicles/day	.06miles
Ventura Blvd	Noeline Ave	46,762 vehicles/day	.08miles
Ventura Blvd	Woodley Ave	38,058 vehicles/day	.12miles
Ventura Blvd	Hayvenhurst Ave	47,475 vehicles/day	.21miles
Ventura Blvd	Hayvenhurst Ave	48,233 vehicles/day	.21miles
Woodley Ave	Ventura Blvd	4,029 vehicles/day	.23miles
Woodley Ave	Ventura Blvd	4,074 vehicles/day	.23miles



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424.421.4241



arie@roseandcogroup.com



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