

OFFICE SUITES FOR LEASE

SHERMAN OAKS ATRIUM

15315 Magnolia Blvd, Sherman Oaks



FEATURES

- Beautiful Landscaped Atrium
- Outdoor Patio
- Subterranean Parking
- Excellent Street Parking
- Flexible After-Hours HVAC
- Easy Access to 405 & 101 Freeways

PARKING *(per stall)*

\$180 per month Tandem Reserved (\$90 per car)
 \$130 per month Single Reserved
 2/1,000 SF

LEASE RATE

\$2.15 PSF FSG

AVAILABLE

SUITE	SIZE	COMMENTS
101	2,462 SF	
110	2,413 SF	Contiguous up to 4,977 SF
114	1,094 SF	Contiguous up to 4,977 SF
118	1,470 SF	Contiguous up to 4,977 SF
111	685 SF	
120	2,349 SF	
203	909 SF	
225	3,329 SF	Contiguous up to 6,029 SF
226	2,700 SF	Contiguous up to 6,029 SF
302	2,399 SF	
208	1,385 SF	
310	2,054 SF	Contiguous up to 6,837 SF
320	3,018 SF	Contiguous up to 6,837 SF
322	1,765 SF	Contiguous up to 6,837 SF
403	1,676 SF	

\$2.00 PSF BROKER BONUS
\$2.00 PSF TENANT MOVING ALLOWANCE
***3+ YEAR LEASES**

For more information please contact:

Darren Casamassima
 Principal
 818.933.0303
 dc@lee-re.com
 DRE #01425638

Scott Romick
 Principal
 818.933.0305
 sromick@lee-re.com
 DRE #01323527

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

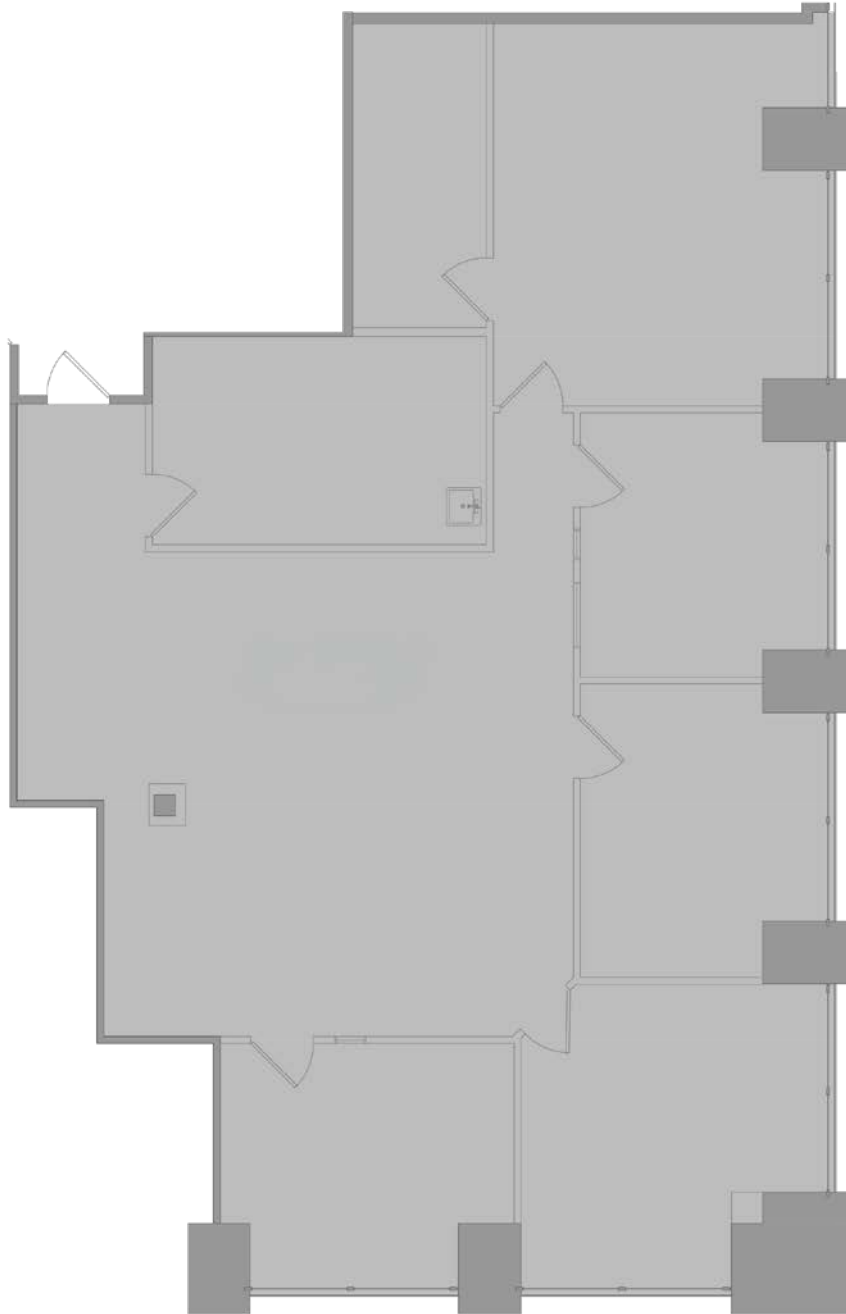
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
 A Member of the Lee & Associates® Group of Companies
 15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
 P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 101
2,462 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

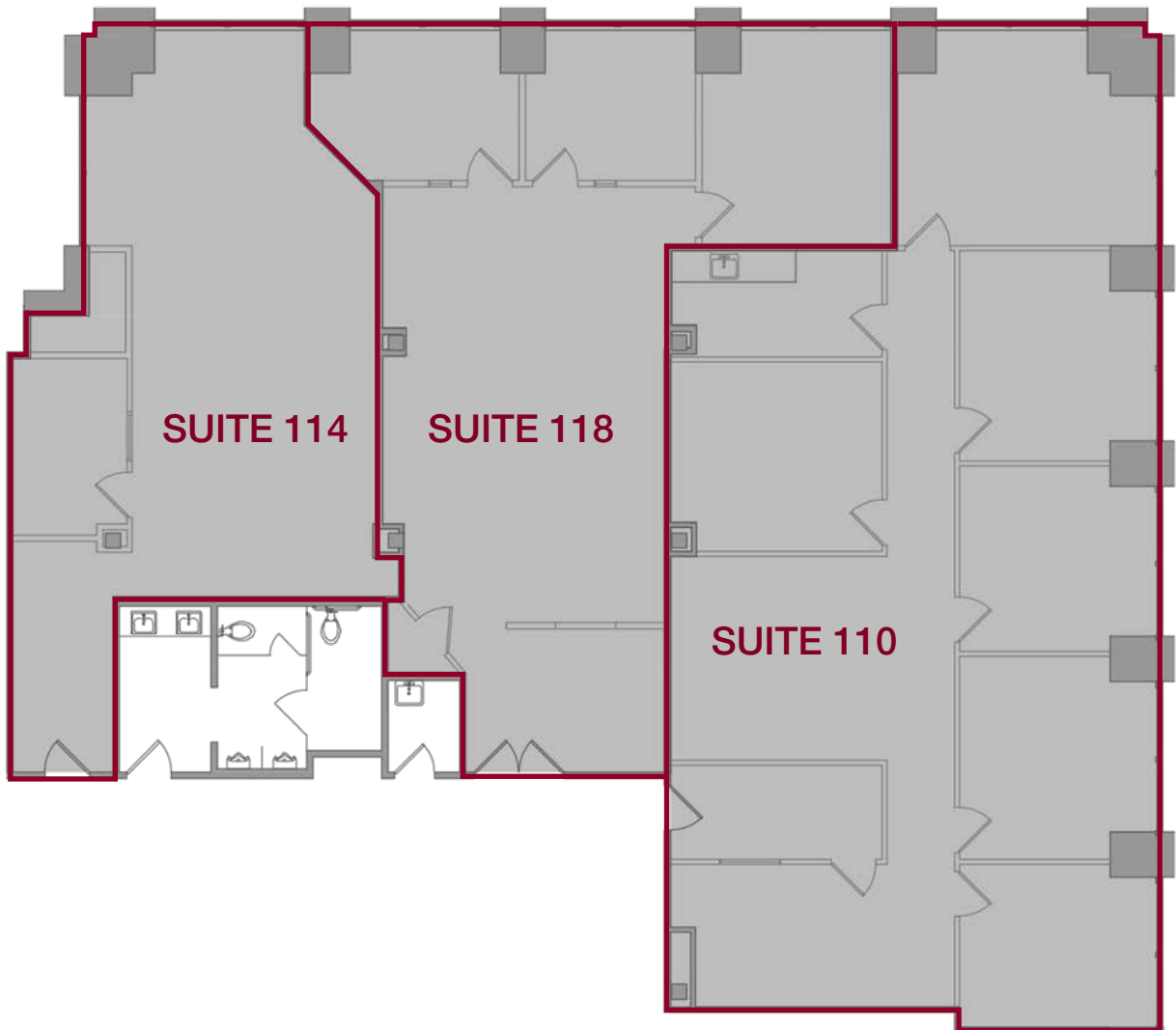
15315 Magnolia Blvd, Sherman Oaks

SUITE 114
1,094 SF

SUITE 118
1,470 SF

SUITE 110
2,413 SF

CONTIGUOUS UP TO 4,977 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



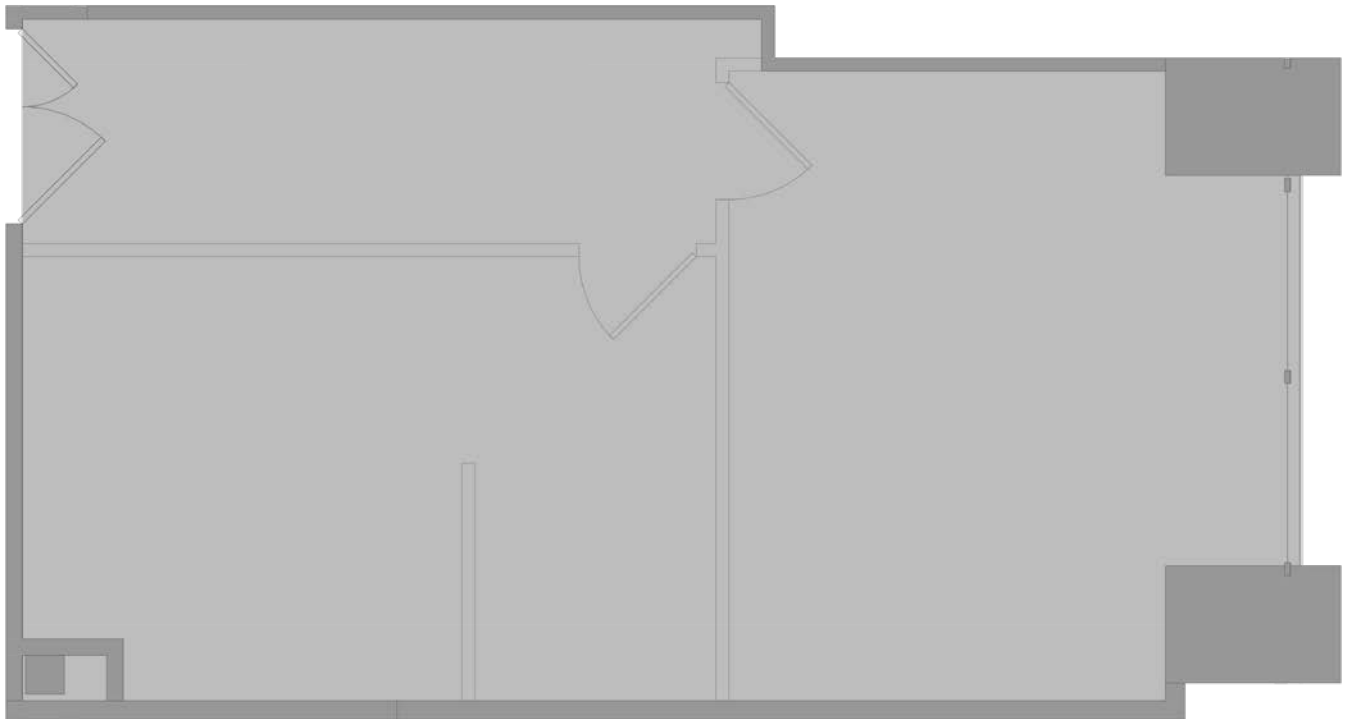
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 111
685 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 120
2,349 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



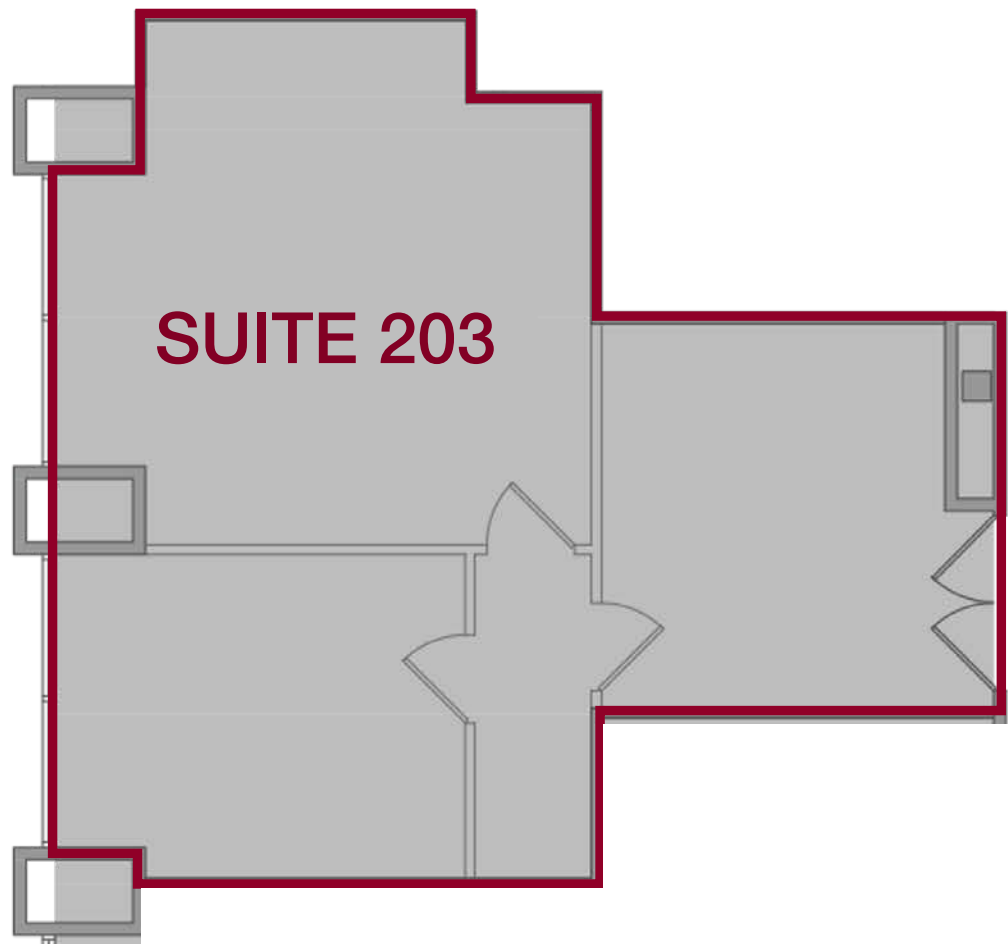
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 203
909 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

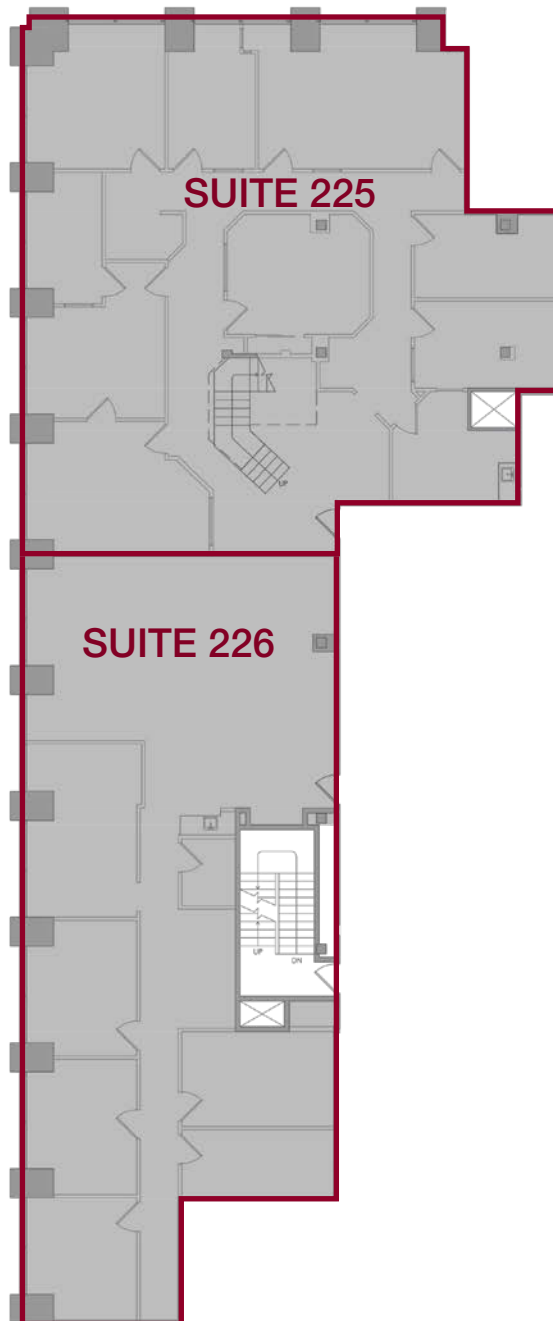
Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 225
3,329 SF

SUITE 226
2,700 SF

CONTIGUOUS UP TO 6,029 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



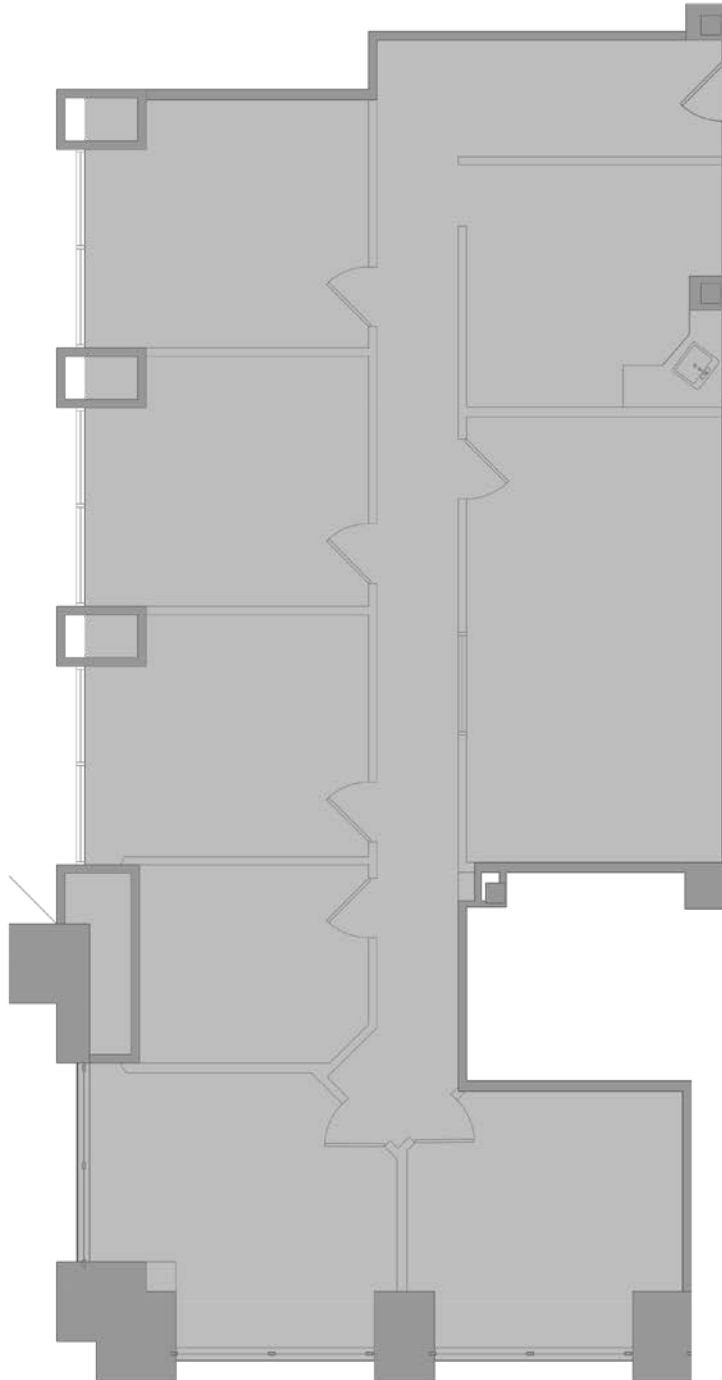
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 302
2,399 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



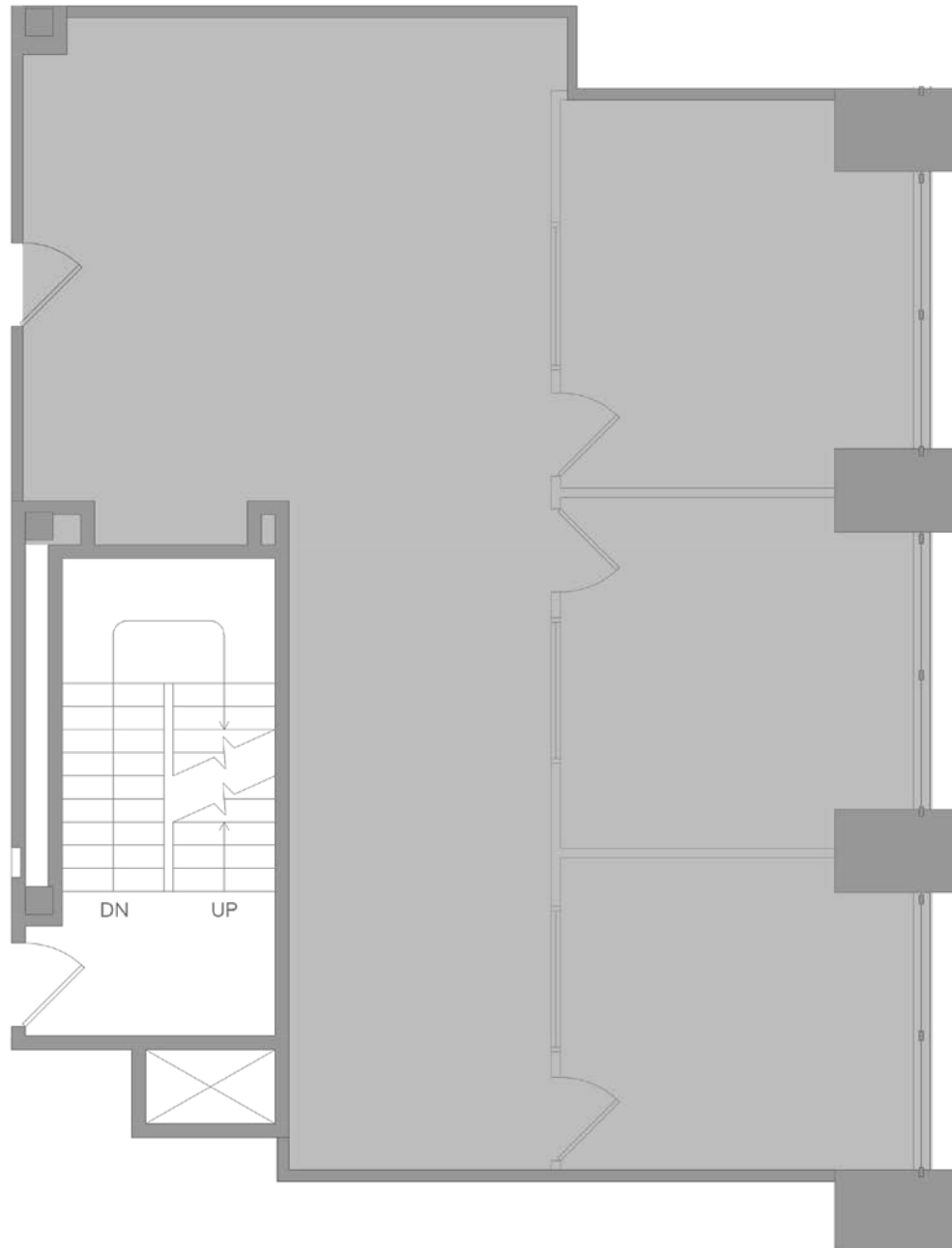
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 308
1,385 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P: 818.986.9800 F: 818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

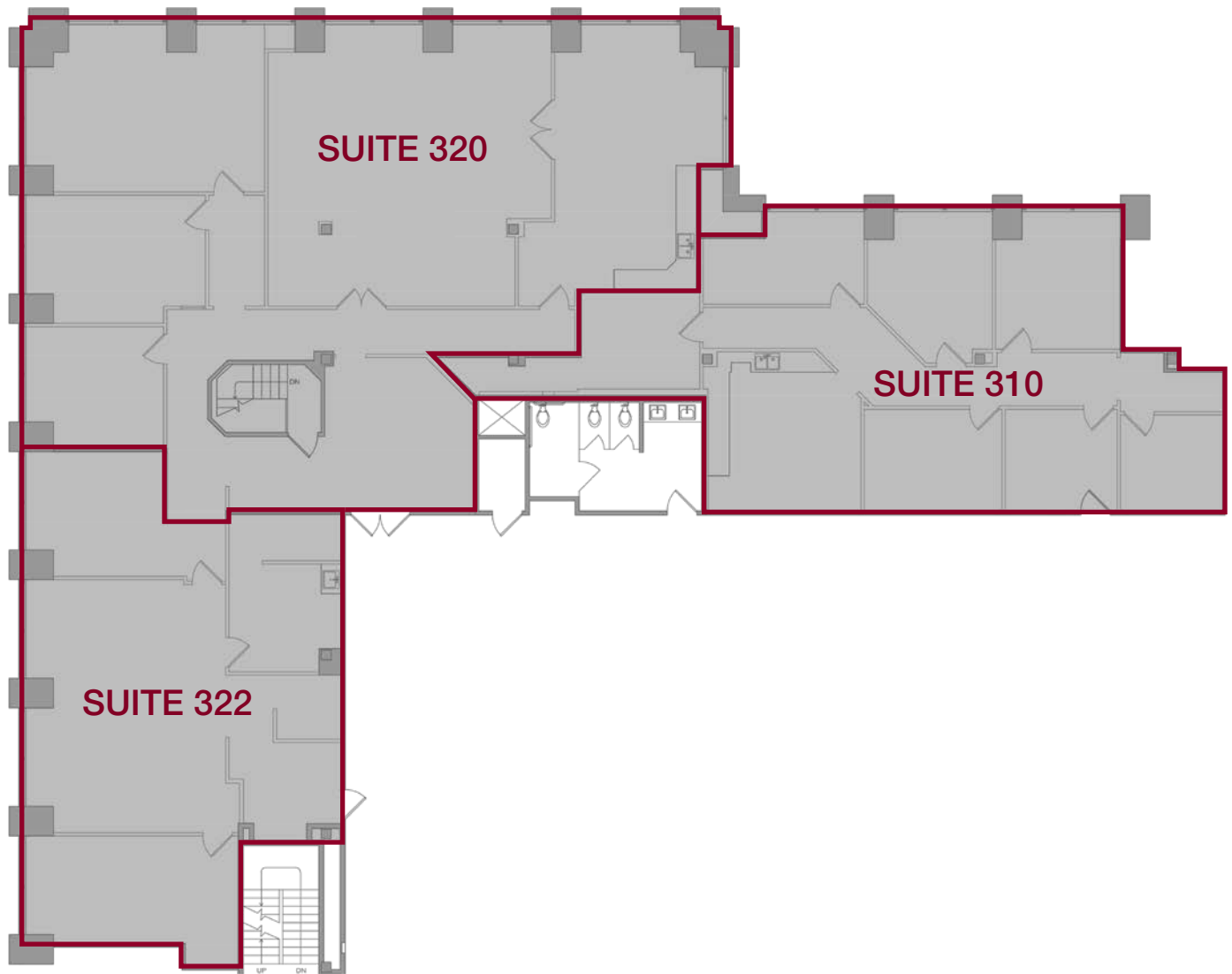
15315 Magnolia Blvd, Sherman Oaks

SUITE 322
1,765 SF

SUITE 320
3,018 SF

SUITE 310
2,054 SF

CONTIGUOUS UP TO 6,837 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



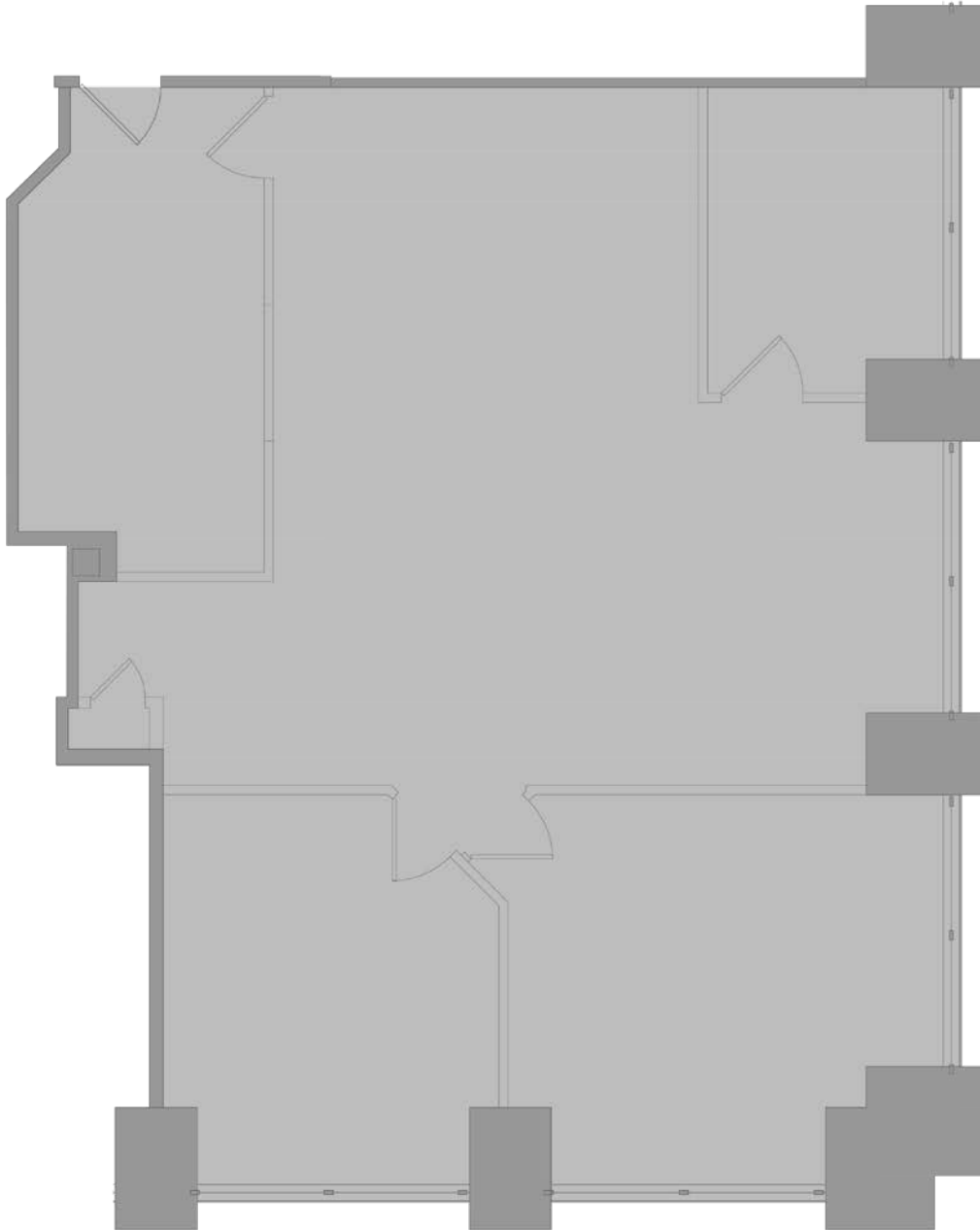
Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks

SUITE 403
1,676 SF



NOT TO SCALE

For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527

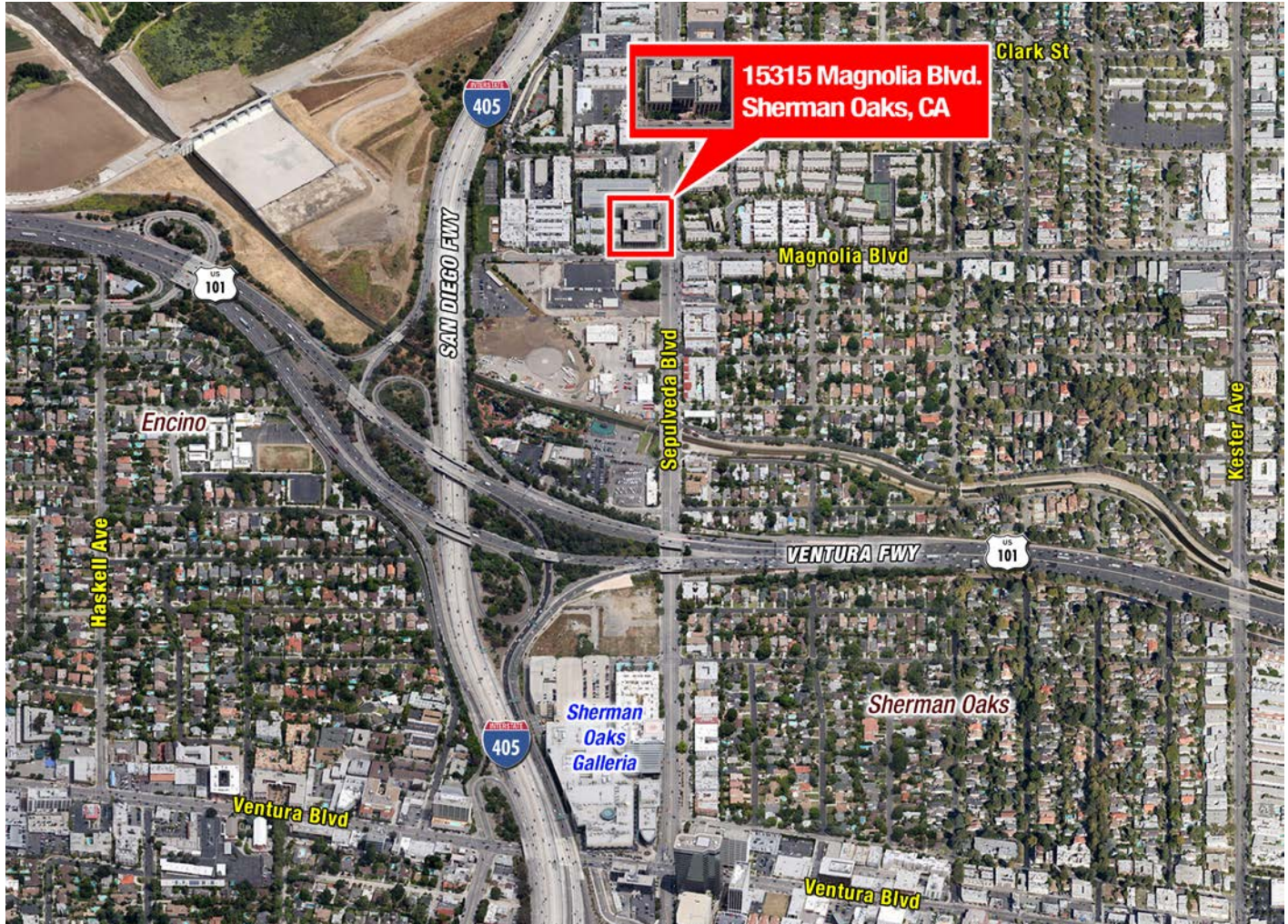


Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Sherman Oaks Atrium

15315 Magnolia Blvd, Sherman Oaks



For more information please contact:

Darren Casamassima
Principal
818.933.0303
dc@lee-re.com
DRE #01425638

Scott Romick
Principal
818.933.0305
sromick@lee-re.com
DRE #01323527



Lee & Associates® - LA NorthVentura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.