

# Central SFV Office Space For Lease

16600 Sherman Way | Lake Balboa | CA 91406

**Free Parking Available!**  
**Move-in-Ready Specs Available**



**Contact Info:**

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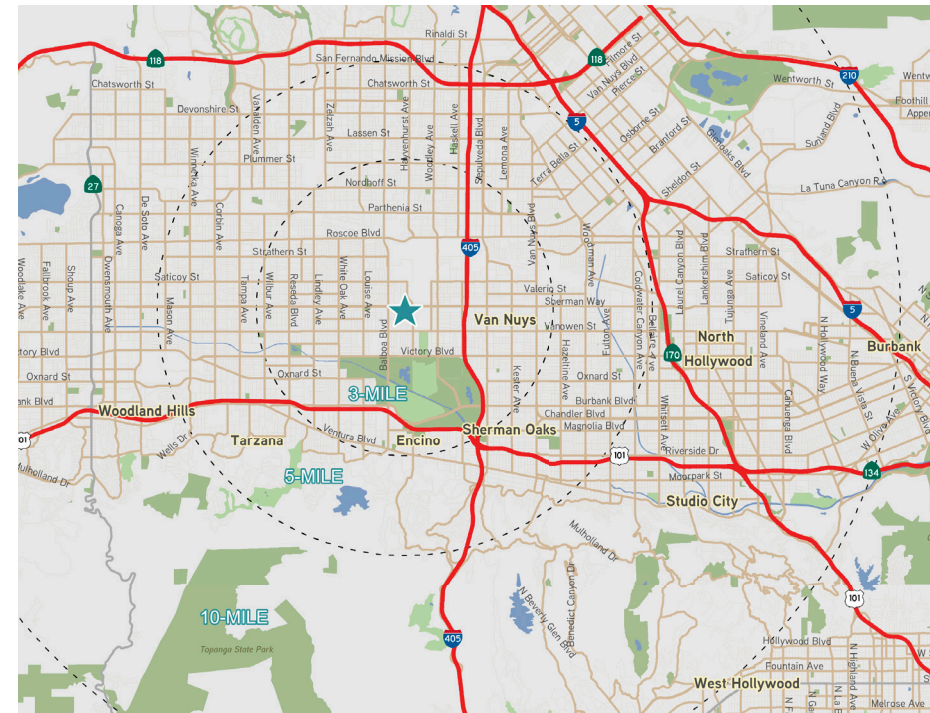
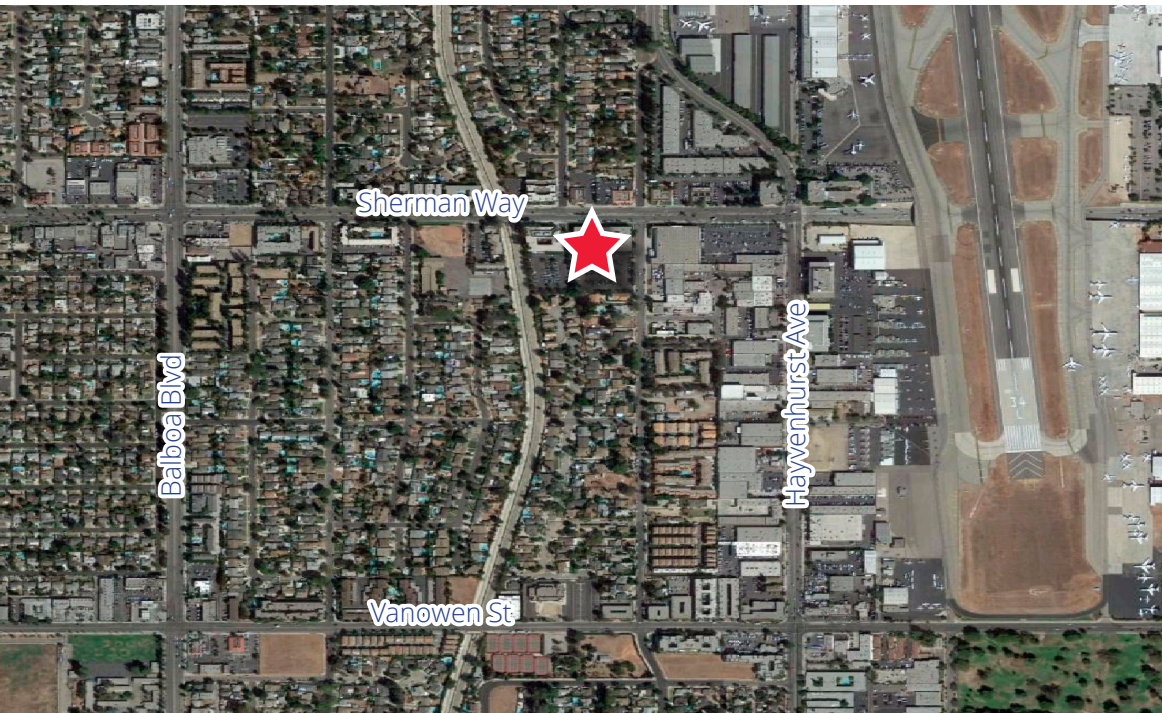


# Building Highlights

- 3 per 1,000 SF parking, FREE
- Impressive/well-maintained courtyard & outdoor common areas
- Floor-to-ceiling glass-line provides abundant natural light
- AT&T and Spectrum available



# Location Highlights



- Centrally located in the heart of the San Fernando Valley, just west of Hayvenhurst Avenue and east of Balboa Boulevard
- Convenient access to San Diego (405) Freeway and Highway 101
- Within minutes of Van Nuys Courthouse



# Availability

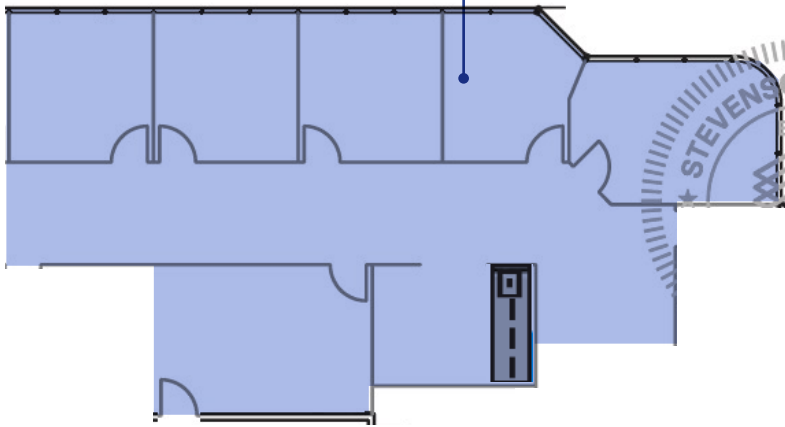
Suite	SF	Available	Notes
*277 B	1,114	Immediately	<b>Move-in-Ready Spec Suite</b> 1 window office and open work area
*277 A	1,499	Immediately	<b>Move-in-Ready Spec Suite</b> 3 window offices, open work area and kitchenette
104	2,026	Immediately	<b>Move-in-Ready</b> 4 window offices, reception room and kitchen
270	3,219	Immediately	<b>Move-in-ready</b> 7 window offices, 2 interior offices, conference room, kitchen, storage room, and reception area.
150	5,802	Immediately	

*\*Can be combined totaling 2,613 SF*

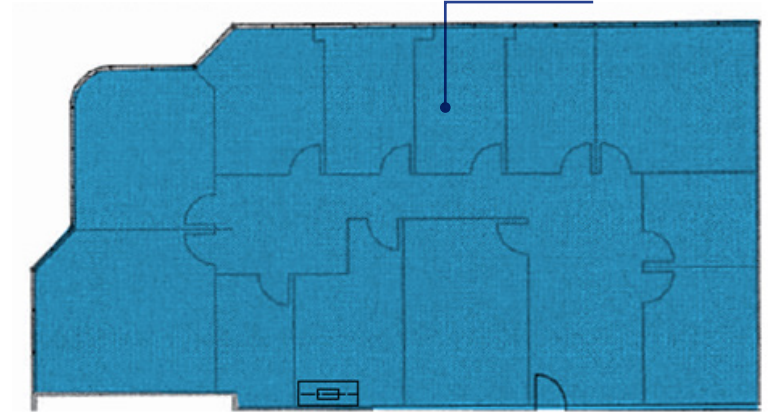


# Floor Plan

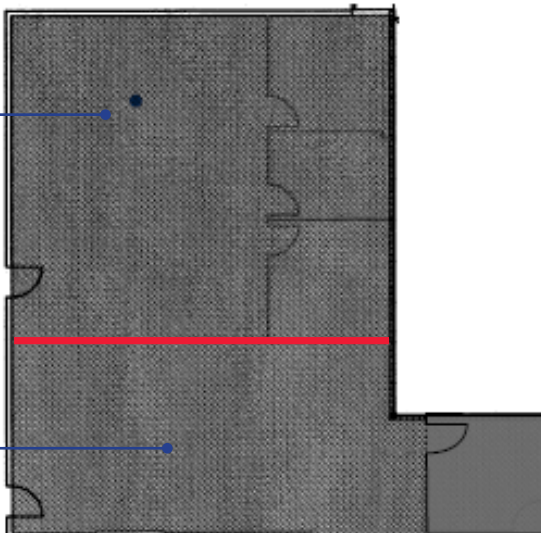
Suite 104  
2,026 SF



Suite 270  
3,219 SF



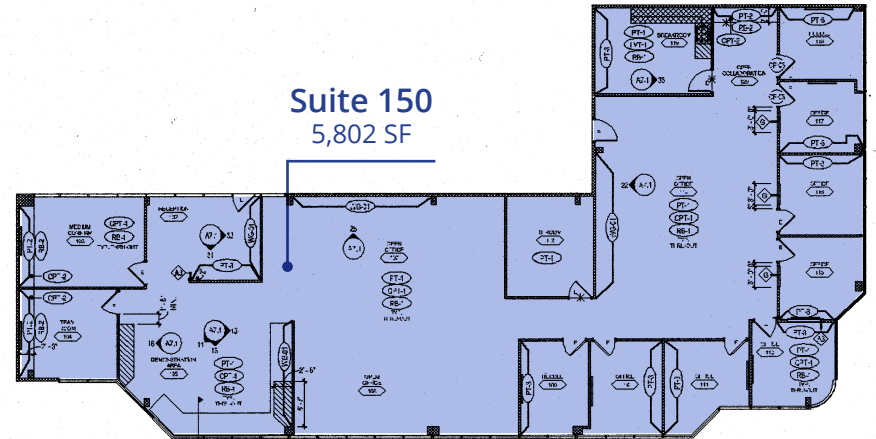
Suite 277 A  
1,499 SF



Suite 277 B  
1,114 SF

*\*Can be combined totaling 2,613 SF*

Suite 150  
5,802 SF



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