



18580 VENTURA BLVD | TARZANA, CA 91356

# Freestanding Ventura Blvd Flagship Opportunity

Approx. 5,791 SF of image-forward space with dramatic 18-foot interior volume, strong street identity,

**5,791 SF**

Full-building lease opportunity

**18'**

Double-height main volume

**6+**

Offices and meeting rooms

**Roll-Up**

Side-drive access and flexibility

**30 Days**

Can be delivered for one user

## Why This Building Stands Out

This is a rare Tarzana identity play for a tenant that wants full-building control on Ventura Boulevard. The property combines visibility, signage value, natural light, mezzanine-style overlook space, and enough existing office infrastructure to support a serious operation without losing the dramatic character that makes the building memorable.

- Freestanding presence on one of the Valley's strongest commercial corridors
- Customer-facing first floor with upper-level executive, support, training, or VIP use
- Private balcony and strong street-facing arrival sequence
- Grandfathered stacked / valet-style parking plus free street parking on Ventura
- Three restrooms, including one with shower, plus break-area support space

## Best Current Photo Set



### Ventura Frontage

Strong identity, visibility, and signage exposure

### Mezzanine Overlook

Upper level adds drama, control, and separation of use

### Private Office Buildout

Multiple office and conference areas already in place

### Support Space

Kitchenette, restrooms, and utility flexibility already built in

FLAGSHIP HQ WELLNESS STUDIO SHOWROOM EXECUTIVE

## Now Positioning For One Strong Full-Building Tenant

Best suited for a qualified user that values identity, control, and a more distinctive layout than standard office inventory. Select marketing images include conceptual AI-enhanced staging based on the actual property.

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