



# 16133

## VENTURA

**ENCINO FINANCIAL CENTER**

16133 VENTURA BLVD | ENCINO, CA

LEASED BY

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

MANAGED BY

 **HOSPITALITY  
at WORK**  
A LOWE COMPANY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Elevating the Workplace through Hospitality

# HOSPITALITY AT WORK

Hospitality at Work's Management is well known for delivering superior services and elevating the tenant experience through hospitality-inspired "third places." H@W engages with its Tenants with amenity areas such as outdoor lounges, concierge attended lobby, conference rooms, and cafés—creating dynamic spaces for work and collaboration. The tenant experience is further enhanced by an on-site Building Host who curates weekly events focused on fitness, food, charitable initiatives, and community service, enriching the workday.



**14-STORY**  
CLASS A  
OFFICE BUILDING



**229,525 SF**  
TOTAL RBA



**SCOTT ROMICK**

Managing Director  
818.933.0305  
sromick@lee-re.com  
DRE #01323527

**DAVID KAUFMAN**

Principal  
818.505.4677  
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DRE #02109841

**SYDNEY FRASER**

Associate  
818.288.4085  
sfraser@lee-re.com  
DRE #02149511



[www.16133VENTURA.COM](http://www.16133VENTURA.COM)



Office & Medical Suites



On-Site Management



±13% Load Factor



40 EV Charging Stations



On-Site Cafe/Eatery



Training / Conference Room



Lobby Concierge



Car Washing Services



After-Hours HVAC Available



Controlled Access



On-Site Storage Available



Outdoor Tenant Lounge



Year-Round Tenant Appreciation Events

# NEXT LEVEL AMENITIES

Tenant Lounge  
Training / Conference Room  
On-Site Cafe

...because we appreciate our tenants.



## The Eatery



*"I can't stop recommending The Eatery to all my friends and family!*

*I feel great supporting a local small business and it's even better when the food is all delicious and priced so well!"*

*- Yelper*

# 16133

## VENTURA

SUITE	RSF	DETAILS
905	5,201	<b>Double Corner Unit;</b> 5 Exterior & 4 Interior Offices, 2 Conf Rooms, Kitchen, Reception, Large Bullpen, Storage; <b>Avail 90 Days</b>
685	3,871	<b>Double Corner Unit;</b> 9 Windowed Offices with Glass Sidelights, Conference Room, Enclosed Reception Area, Kitchen
400	3,522	6 Exterior Offices, Conference Room, Kitchen, Large Bullpen, Waiting Room, Copy/Print Room
600/620*†	3,411	<b>Double Corner Unit;</b> 8 Exterior & 1 Interior Office, 1 Conf Room, Kitchen, Reception, Small Bullpen, Storage; <b>Avail 90 Days</b>
625†	2,372	5 Exterior Offices, Conference Room, Kitchen, Reception/Waiting Room, Bullpen
540	2,188	4 Exterior Offices, Conference Room, Kitchen, Small Bullpen, Reception/Waiting Room, Storage
500	1,919	<b>Spec Suite!</b> 5 Exterior Offices, Glass Conference Room, Bullpen
560	1,599	3 Exterior & 2 Interior Offices, Kitchen, Reception/Waiting Room, Storage
1230	1,241	<b>Dental Office;</b> 3 Plumbed Treatment Rooms, 1 Office, Reception, Waiting Room, Lab Room, Storage
300	1,035	<b>Medical;</b> 3 Plumbed Rooms, 1 Exterior Office, Restroom, Reception/Waiting Room, Storage; <b>Avail 30 Days</b>

\*Suite 600/620 can be demised to ±1,490 and 1,921 RSF  
 †Suite 600/620 & 625 can be combined for up to 5,783 RSF

## LEASING SUMMARY

<b>RENT RATE</b>	\$2.90 PSF   Office \$3.30 PSF   Medical
<b>LEASE TYPE</b>	Full Service Gross
<b>TERM</b>	Negotiable
<b>PARKING</b>	3/1,000 Ratio \$160   Surface Unreserved \$170   Covered Unreserved \$210   Covered Reserved

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### SYDNEY FRASER

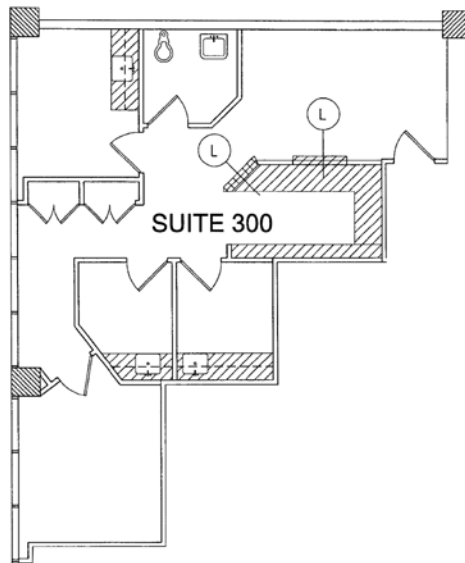
Associate  
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 DRE #02149511

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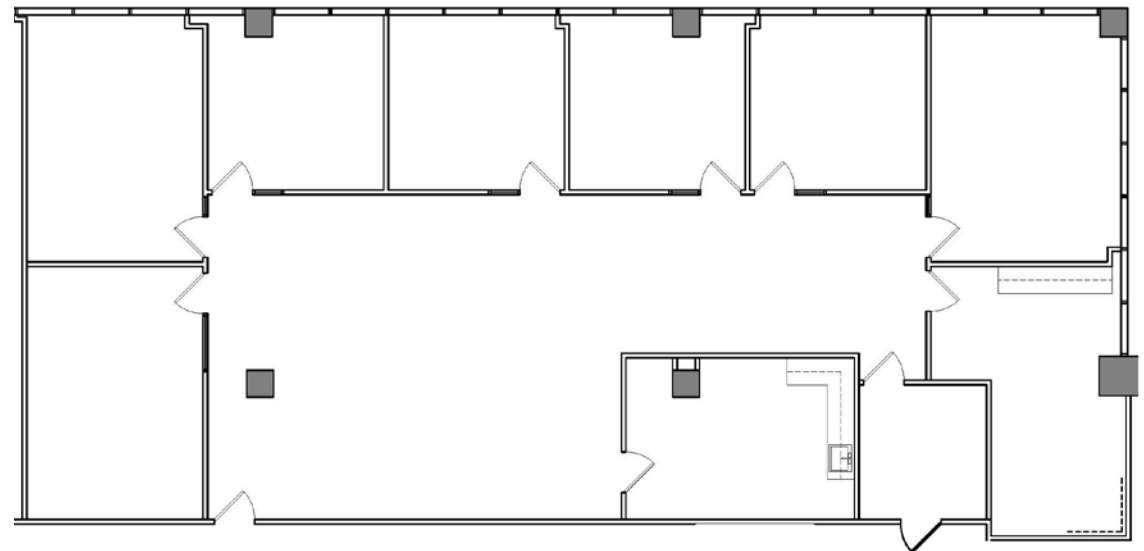
# FLOOR PLANS

3rd & 4th Floor

FOR LARGER SCALED  
PLANS, CLICK HERE   
[www.16133VENTURA.com](http://www.16133VENTURA.com)



**300**  
1,035 RSF | MEDICAL | AVAIL 30 DAYS



**400**  
3,522 RSF

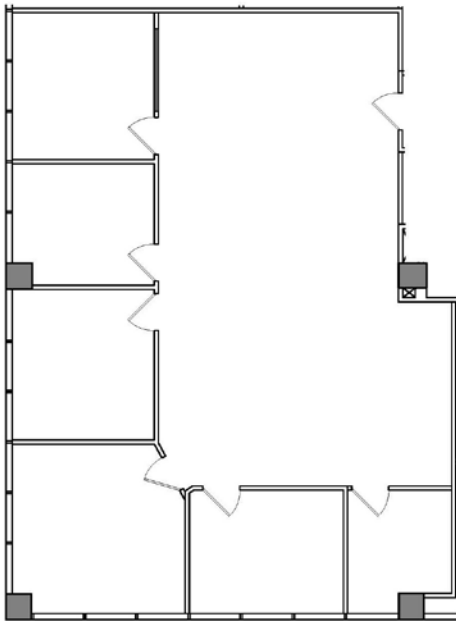
# FLOOR PLANS

## 5th Floor

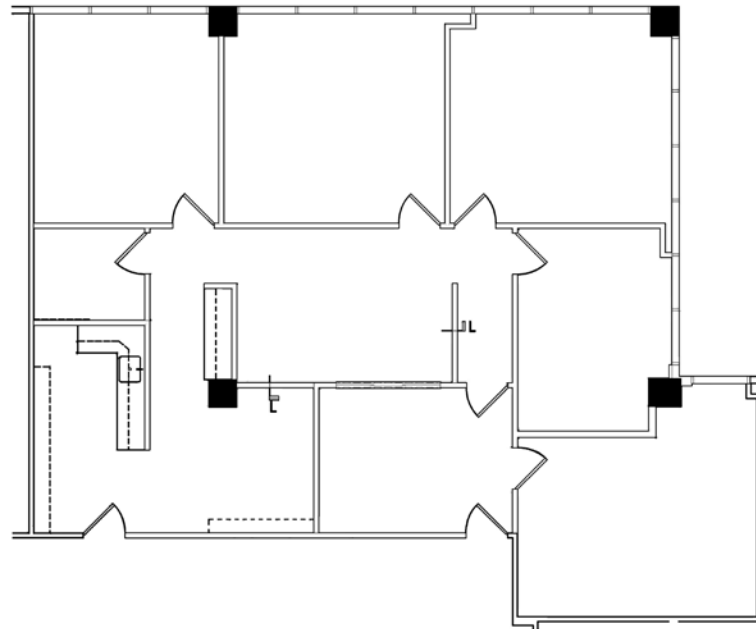
FOR LARGER SCALED  
PLANS, CLICK HERE



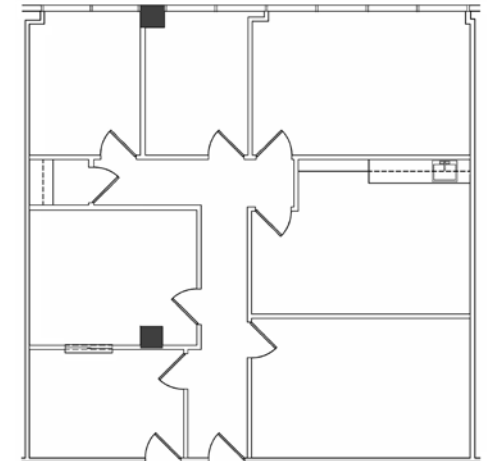
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**500**  
1,919 RSF



**540**  
2,188 RSF



**560**  
1,599 RSF

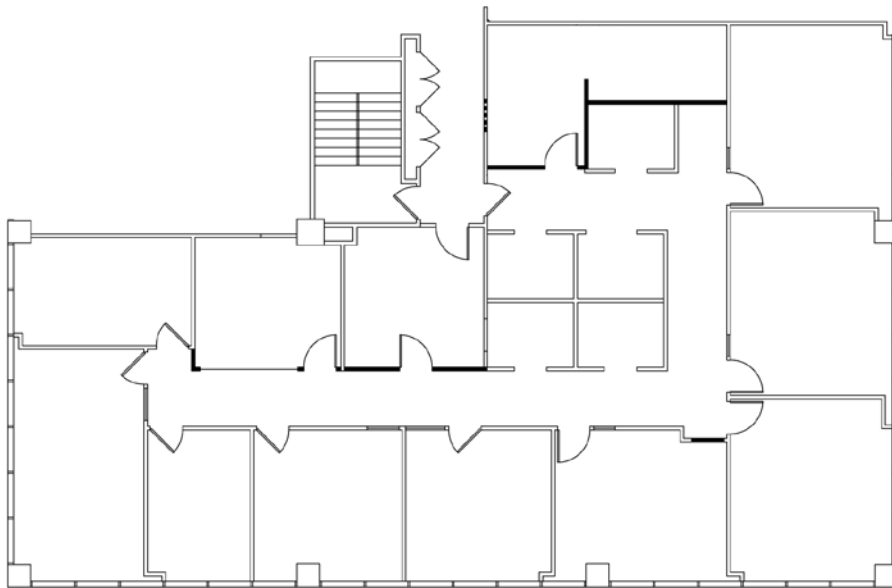
# FLOOR PLANS

## 6th Floor

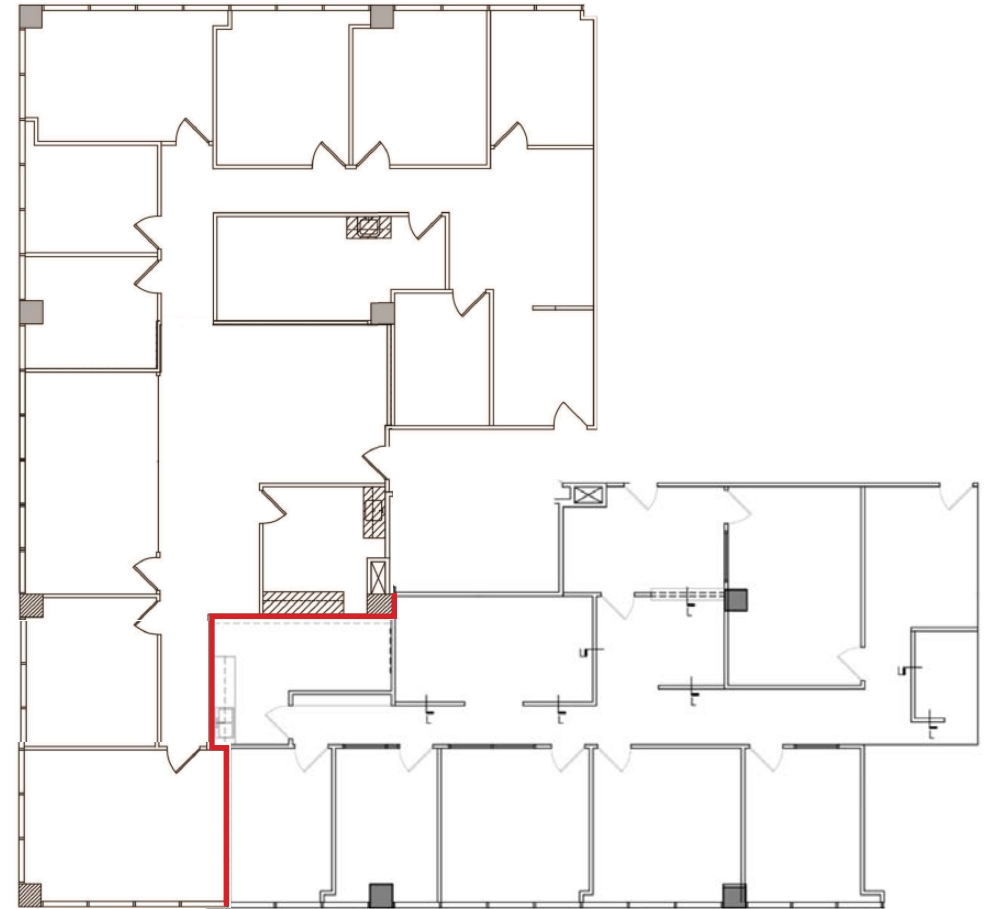
FOR LARGER SCALED  
PLANS, CLICK HERE



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**685**  
3,871 RSF



**600/620\*†**  
3,411 RSF | AVAIL 90 DAYS

**625†**  
2,372 RSF

\*SUITE 600/620 CAN BE DEMISED TO ±1,490 AND 1,921 RSF

†SUITE 600/620 & 625 CAN BE COMBINED FOR UP TO 5,783 RSF

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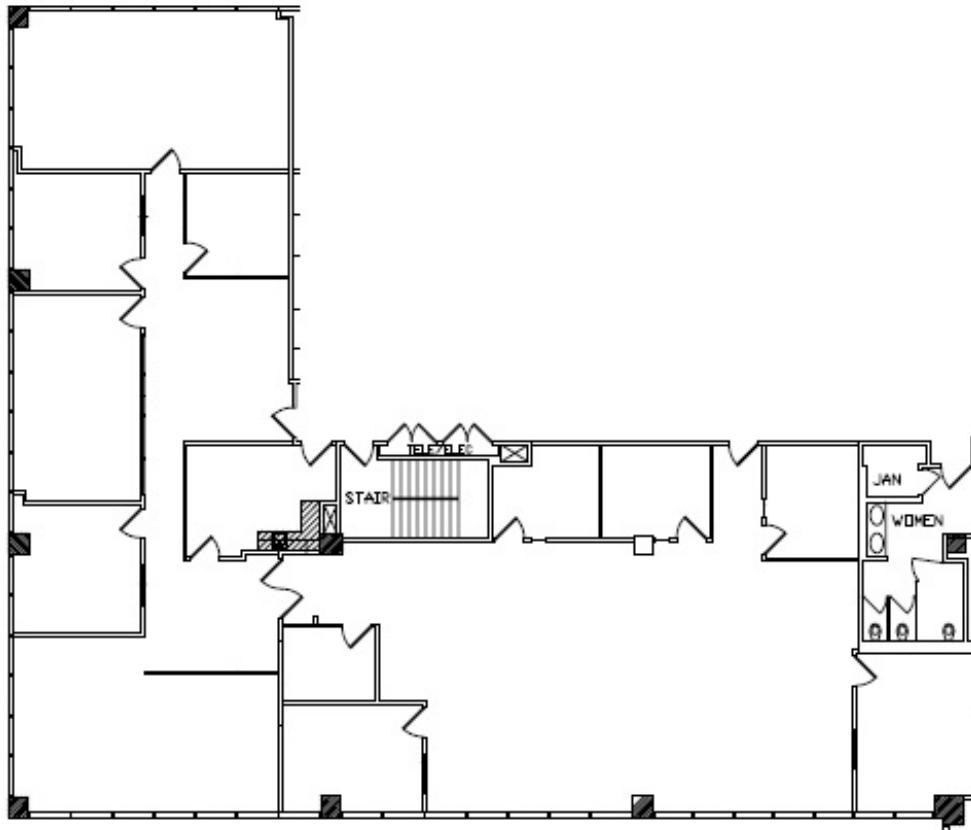
# FLOOR PLANS

9th & 12th Floor

FOR LARGER SCALED  
PLANS, CLICK HERE

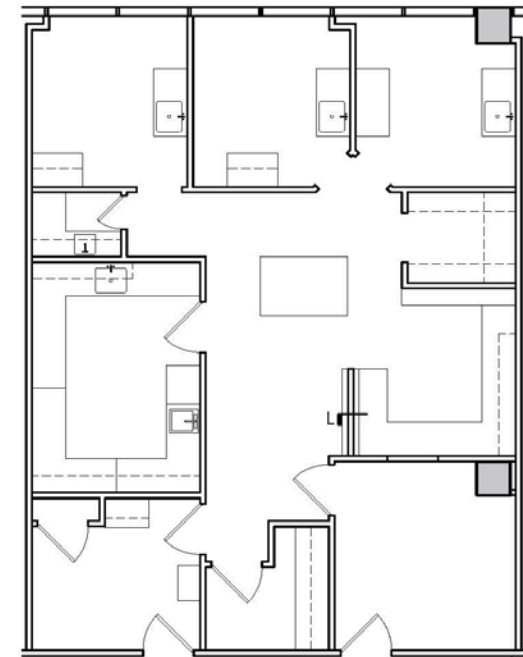


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**905**

5,201 RSF | AVAIL 90 DAYS



**1230**

1,241 RSF | DENTAL

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# 16133 VENTURA

surrounded by a mecca of amenities

**16133 VENTURA** is conveniently located less than a mile from the 101 & 405 interchange and is walking distance to a diverse array of eateries, shops, and other amenities, including the Sherman Oaks Galleria.





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For more information, please contact:

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