

# FOR LEASE

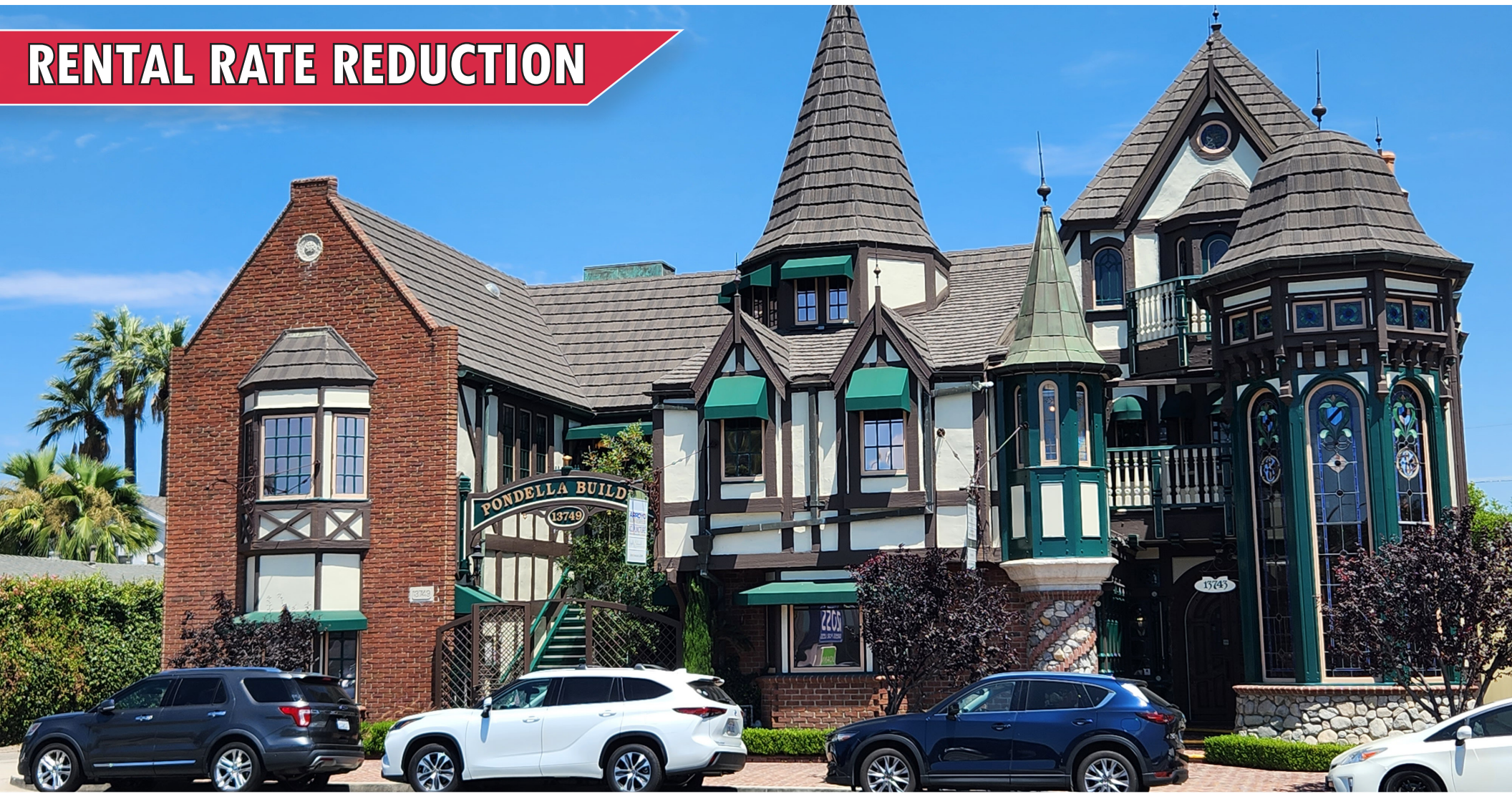
OFFICE SPACE IN UNIQUE  
VICTORIAN PONDELLA BUILDING

# 13749

## Riverside Drive

SHERMAN OAKS, 91423

### RENTAL RATE REDUCTION



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**WESTMAC**  
Commercial Brokerage Company

# Property Information

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## LOCATION

13749 Riverside Drive, Sherman Oaks, CA 91423  
Suite #204

## SUITE SIZE

± 1,950 square feet

## LEASE RATE

**\$2.50** \$2.95, per square foot, per month,  
full service gross  
(Contact broker for more information)

## LEASE TERM

3 - 5 years

## PARKING

Four [4] garaged parking spaces, Two [2] surface  
lot spaces (parking for six [6] cars)

## AVAILABLE

Immediately

## BUILDING DESCRIPTION & AMENITIES

- Executive office in a one of a kind Victorian office building, the PONDELLA BUILDING
- Building and suites have architectural features of vaulted ceilings, exposed wood trusses, hard wood flooring, and exposed brick
- Quiet Professional Building

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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# Suite Information and images

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SUITE	LEVEL	SQUARE FOOTAGE	FEATURES
204	2nd	± 1,950 SF	<ul style="list-style-type: none"><li>- Reception, six offices, conference room, open floor space, and kitchenette</li><li>- Entrances off both front and rear of building</li><li>- Suite can be delivered furnished or vacant</li><li>- Suite is not handicap accessible</li><li>- Suite is professionally cleaned twice per week</li><li>- Easy access from freeways</li></ul>



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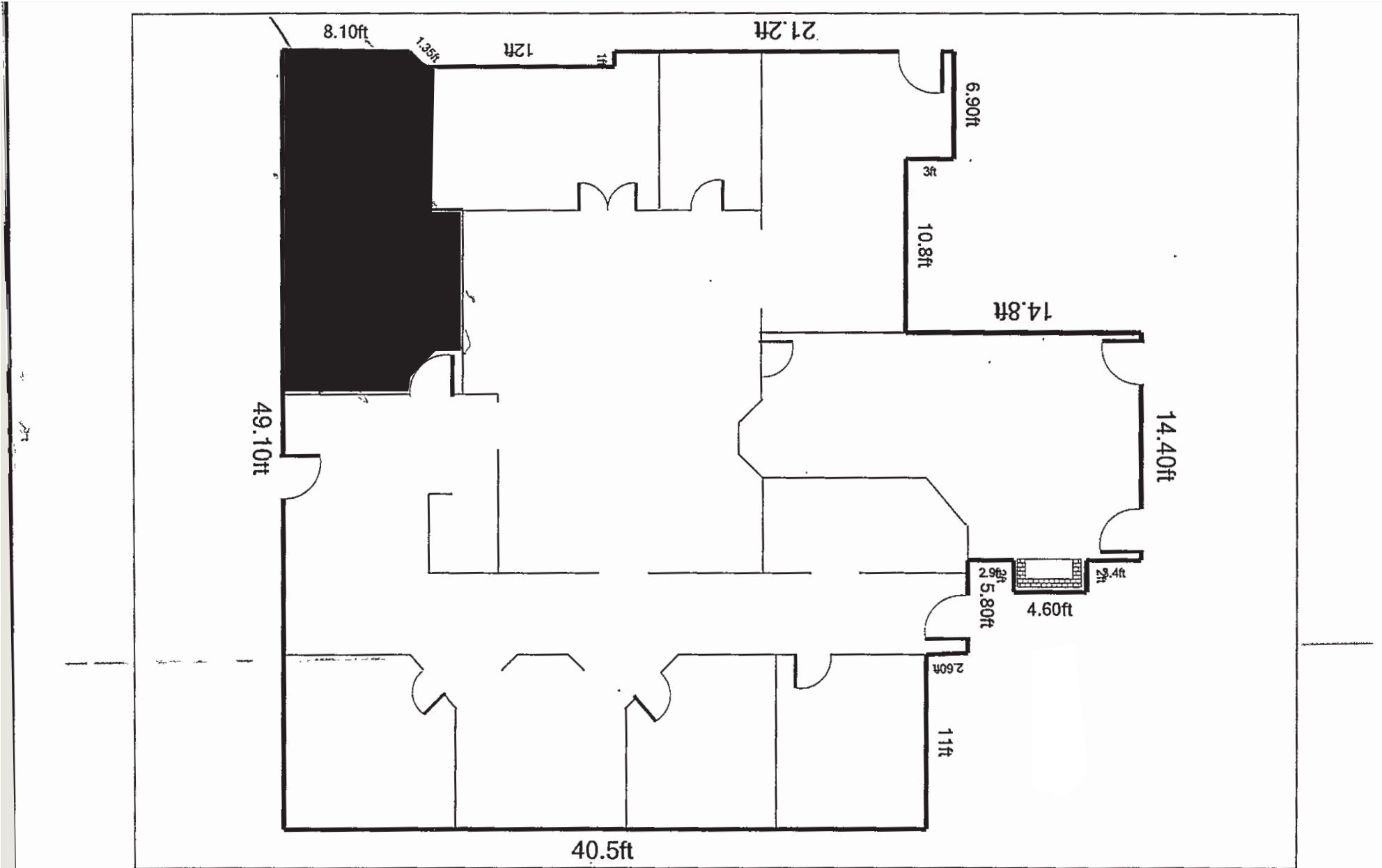
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# Floor Plan



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