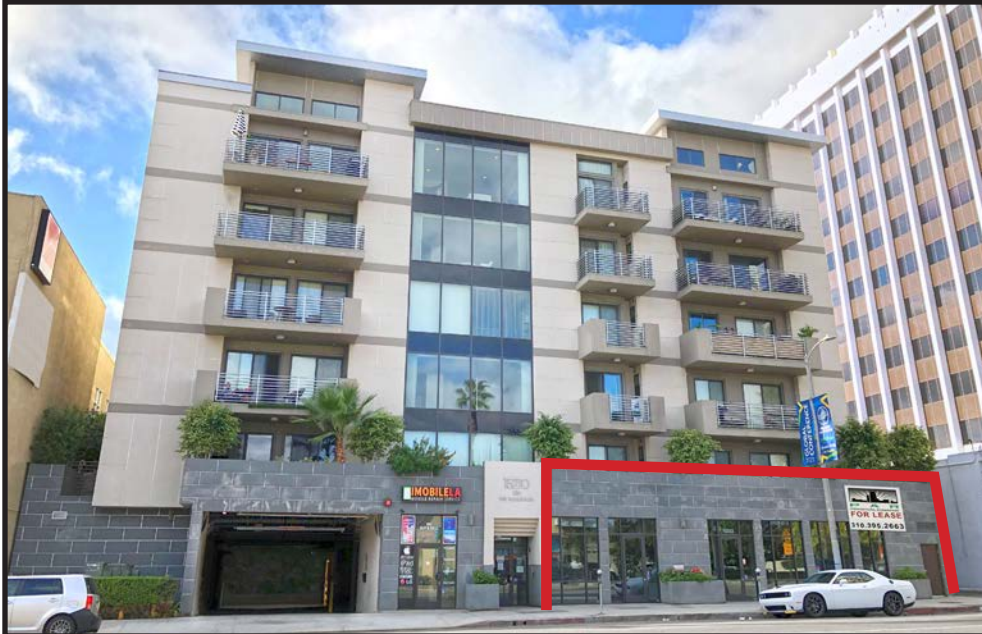


50 FEET OF WINDOW LINE ON VENTURA BOULEVARD

RETAIL/FITNESS SPACE: **FOR LEASE**

15222 Ventura Boulevard, Sherman Oaks, CA 91403



- Power: 225A-120V-3phase-4 Wire
- Great location just off the 405 FWY and Sepulveda Boulevard
- Across from World Market and two blocks from the Sherman Oaks Galleria
- Former tenant was a fitness use with three bathrooms



SIZE: Approximately 4,350 square feet including 400 square feet of office space

RATE: \$2.75 per square foot, NNN
(NNN estimated to be \$0.37/sf)



TERM: 5-10 years

PARKING: 16 covered spots on-site

AVAILABLE: Immediately



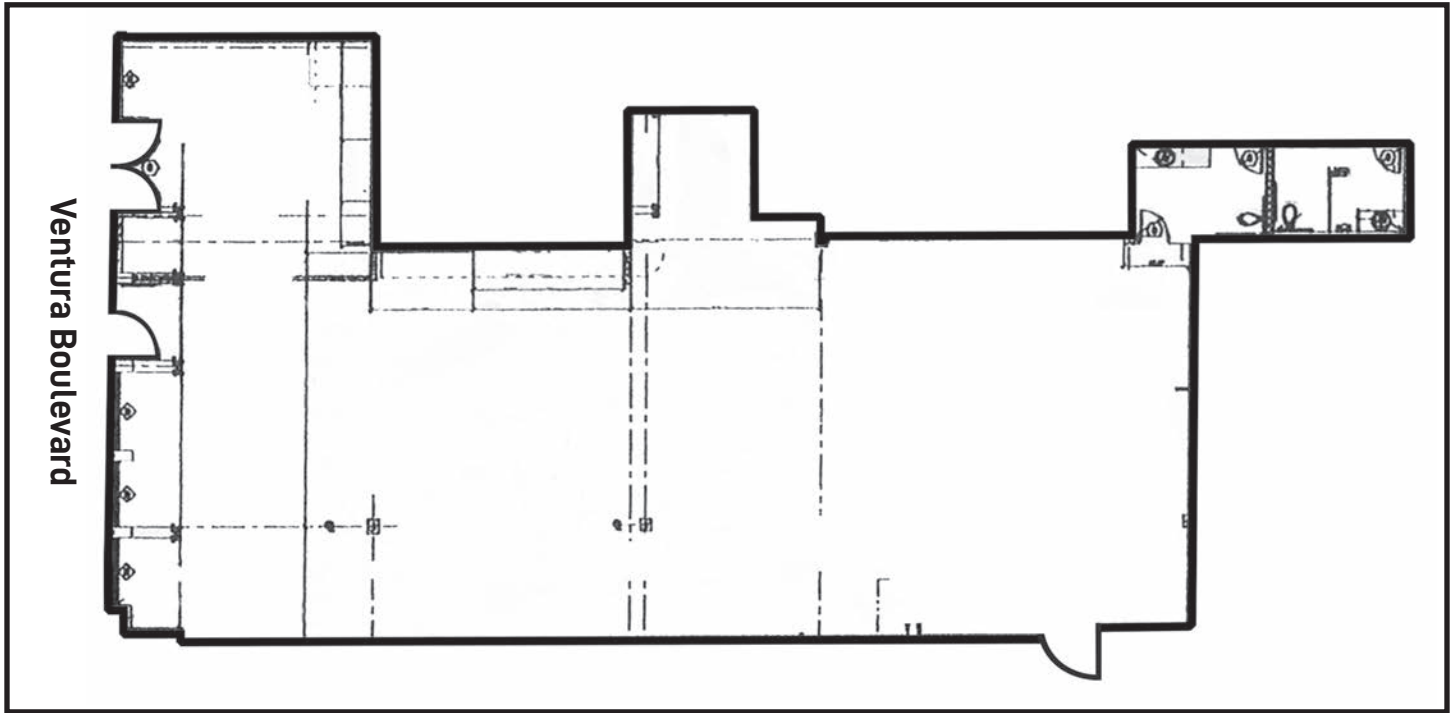
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

FLOOR PLAN & MAP



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