

# RETAIL/FLEX SPACE: **FOR LEASE**

**4533-4537 Sepulveda Boulevard, Sherman Oaks, CA 91403**



**SIZE:** Approximately 850-5,300 square feet

**RATE:** \$3.00 per square foot, Modified Gross (Tenant pays utilities and CAM)

**TERM:** 5-10 years

**PARKING:** 3-9 parking spaces on-site free of charge

**AVAILABLE:** Immediately

- Top of building signage
- 50' of window line
- 3 Phase power and HVAC
- Food use ok, but no venting or grease traps
- Major vehicle exposure
- Walking distance to many restaurants, cafes, Whole Foods, and other services
- One block from Sherman Oaks Galleria, World Market and Ventura Boulevard



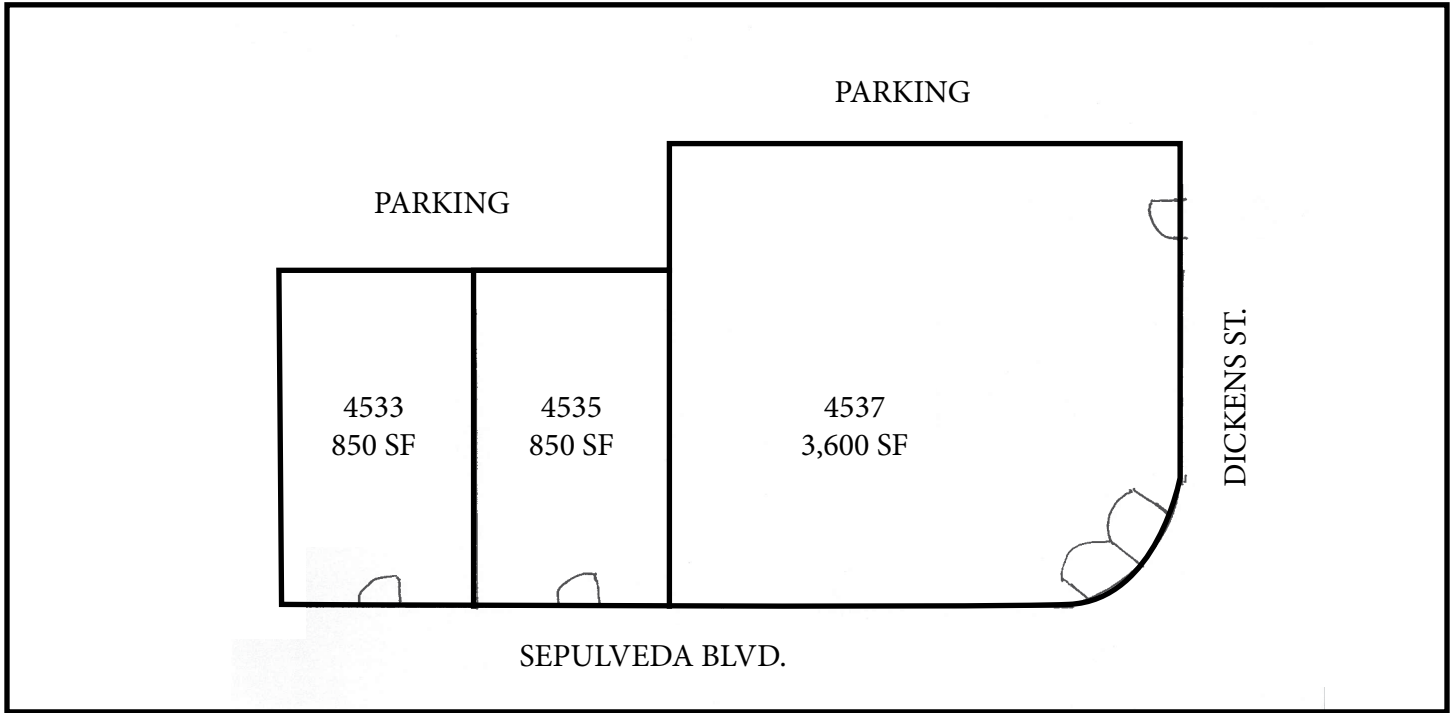
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# FLOOR PLAN & MAP



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