

RETAIL/FLEX SPACE: **FOR LEASE**

4535-4537 Sepulveda Boulevard, Sherman Oaks, CA 91403



SIZE: Approximately 3,450 square feet (divisible 2,600/850 square feet)

RATE: \$3.00 per square foot, NNN (estimated to be \$0.30 per square foot per month)

TERM: 5-10 years

PARKING: On-site free of charge, public parking lot and and metered street parking

AVAILABLE: Immediately

- Pole signage for corner tenant
- Top of building signage
- 50' of window line
- HVAC
- Major vehicle exposure
- Large traffic counts: 150,000 CPD at Sepulveda and Ventura
- Walking distance to many restaurants, cafes, Whole Foods, and other services
- One block from World Market and Ventura Boulevard
- Located near the Sherman Oaks Galleria anchored by The Cheesecake Factory, PF Changs, Frida's Mexican Cuisine and DSW Shoe Warehouse.



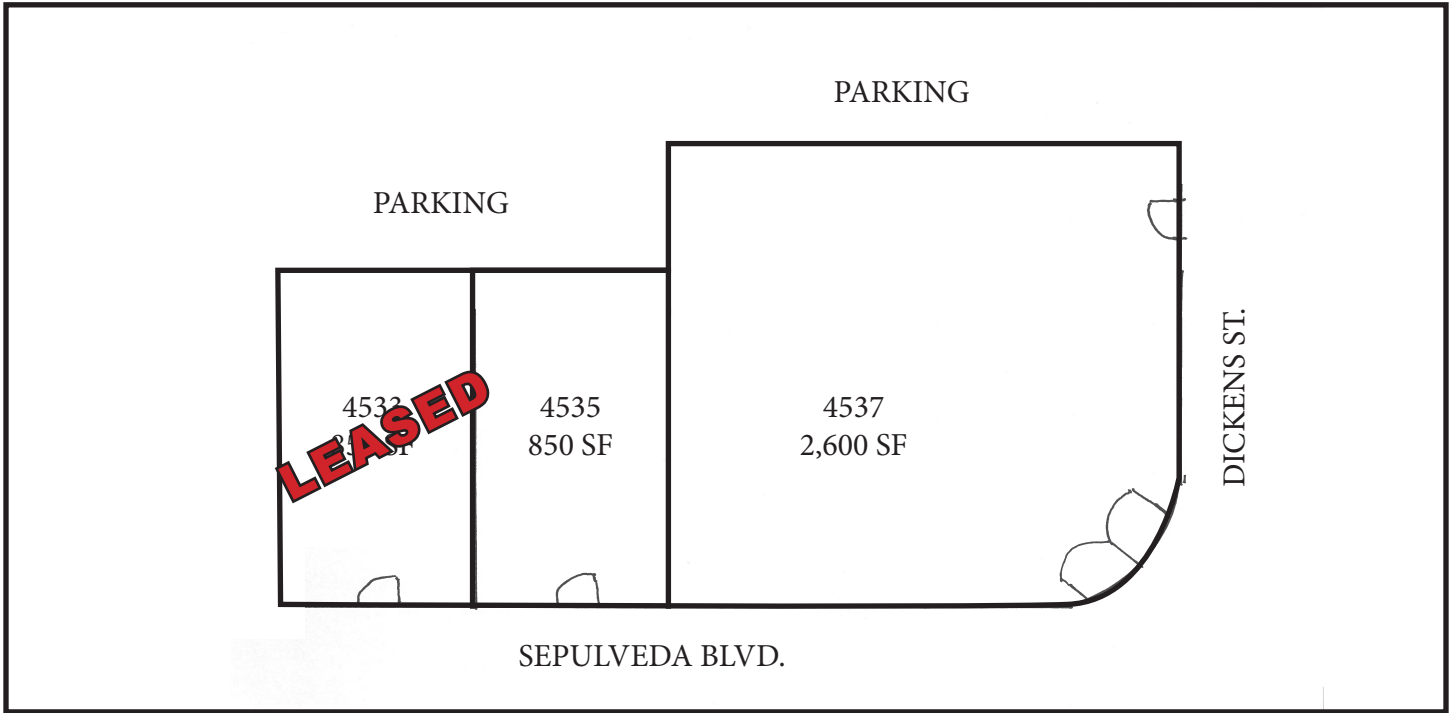
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been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

FLOOR PLAN & AREA MAP



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