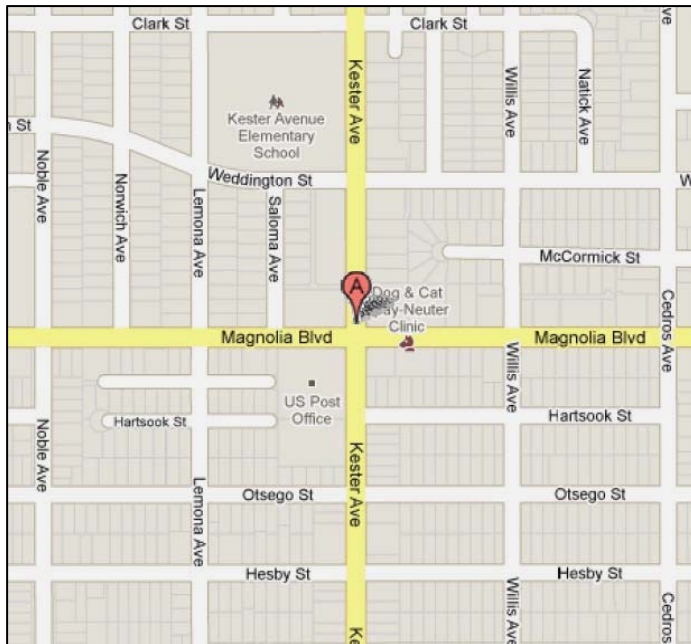


Prime Sherman Oaks Commercial/Retail Building for Lease 5211 Kester Avenue, Sherman Oaks, Ca 91403

HIGHLIGHTS:

- This corner property offers great parking with excellent street visibility in prime Sherman Oaks!!!
- Easy access to the 101 & 405 Freeways
- Across the street from the Post Office
- Previous use was a production studio
- Many amenities in walking distance!!!
- Immediate occupancy!!!



SPACE AVAILABLE:

- 5,500 +/- square feet retail/office (ground floor)
- 2,200 +/- square feet office/mezzanine/classrooms floor
- 7,700 +/- square feet total square feet
- Rental Rate: \$10,750.00 per month, modified gross

**For Leasing Information:
Richard L. Paley
(818) 343-3000**

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