

## "Prime" Sherman Oaks Office Space for Lease 4533 VAN NUYS BOULEVARD



LOCATION:	4533 Van Nuys Boulevard, Sherman Oaks, Ca 91403
SIZE/RENTAL RATE:	Unit 101 - 2,000* +/- sf @ \$1.85 psf, Plus Electric Unit 402 – 700* +/- sf @ \$1.95 psf, Includes Utilities *(Sizes approximate)
AVAILABLE:	Immediate
PARKING:	Unit 101 - Four (4) reserved parking spaces Unit 402 – Two (2) reserved parking spaces Ample street parking on Van Nuys Blvd.
COMMENTS:	<ul> <li>* Excellent street visibility</li> <li>* Secured building!!!</li> <li>* Two (2) private interior restrooms inside unit with 7 offices &amp; side door access</li> <li>* Excellent pride of ownership building</li> <li>* Easy access to the 101 &amp; 405 freeways</li> </ul>
FOR MORE INFORMATION OR A TOUR PLEASE CONTACT:	

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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.