

“Prime” Sherman Oaks Office Space for Lease
4533 VAN NUYS BOULEVARD

**Upgraded
Exterior!!!**



Ground Floor!!!

- LOCATION:** 4533 Van Nuys Boulevard, Sherman Oaks, Ca 91403
- SIZE:** Unit 101 - 2,000 +/- square feet (approximate)
Unit 402 - 700 +/- square feet (approximate)
- RENTAL RATE:** \$1.85 - \$1.95 per square foot, plus electric
- 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:**
- * Excellent street visibility
 - * Secured building!!!
 - * Two (2) private interior restrooms inside unit with 7 offices & side door access
 - * Excellent pride of ownership building
 - * Easy access to the 101 & 405 freeways

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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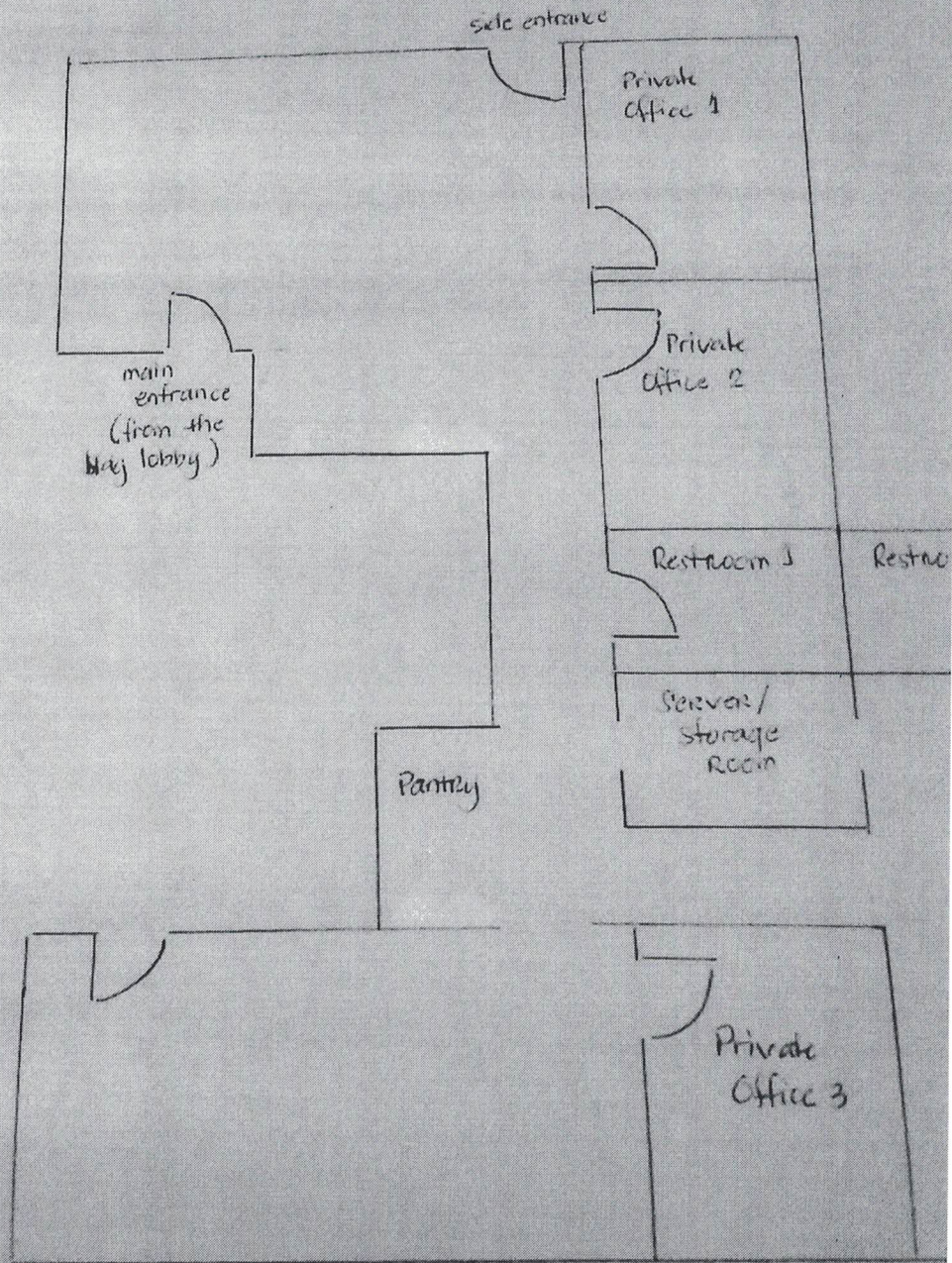
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Borstein Holding LLC

FLOOR PLAN
UNIT 101



4533 VAN NUYS BLVD, SHERMAN OAKS, CA 91403
FLOOR PLAN – SUITE 402

