

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

**Upgraded  
Exterior!!!**



**Private Restroom!!!**

- LOCATION:** 4533 Van Nuys Boulevard, Sherman Oaks, Ca 91403
- SIZE/RENTAL RATE:** Unit 402 – 500\* +/- sf @ \$2.25 psf, Includes Utilities  
\*(Sizes approximate)
- AVAILABLE:** July 2024
- PARKING:** Two (2) reserved parking spaces in **GATED LOT!!**  
Ample street parking on Van Nuys Blvd.
- COMMENTS:**
- \* Excellent street visibility
  - \* Secured building!!!
  - \* Excellent pride of ownership building
  - \* Easy access to the 101 & 405 freeways

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**  
[richard@paleycommercial.com](mailto:richard@paleycommercial.com)  
DRE: 00966353

**Benjamin L. Paley**  
[ben@paleycommercial.com](mailto:ben@paleycommercial.com)  
DRE: 02074047

**19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311**  
**[www.paleycommercial.com](http://www.paleycommercial.com)**

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

