



ONE
ENCINO

16661 VENTURA BLVD | ENCINO, CA

BUILDING TOP SIGNAGE AVAILABLE

OFFICE SPACE
FOR LEASE

NEW OWNERSHIP
NEW MANAGEMENT
NEW LEASING TEAM

CBRE

PROPERTY FEATURES

- New, well established ownership
- ShubinDonaldson designed, complete building renovation underway. Office floors, elevator landings and bathrooms renovation completed
- All new HVAC central plant featuring two 200 ton Multistack Turbocor equipped chillers, cooling tower, filtration system, pumps, boiler and building automation system that performs 25% better than California Title-24 at ARI
- Prime Ventura Blvd. location in the heart of Encino
- Rare ±18' ceiling height on ground floor
- Rare Opportunity for Anchor Medical Tenant with Building Top Signage
- Large, contiguous blocks of space
- Easy 101 and 405 access
- Full service building with on-site management team, engineer, day porter and valet assist for visitor
- Great unobstructed views
- Creative office suites with polished concrete floors and open ceilings available

TENANT MONTHLY PARKING

Unreserved \$95

Garage Unreserved \$105

AVAILABILITIES

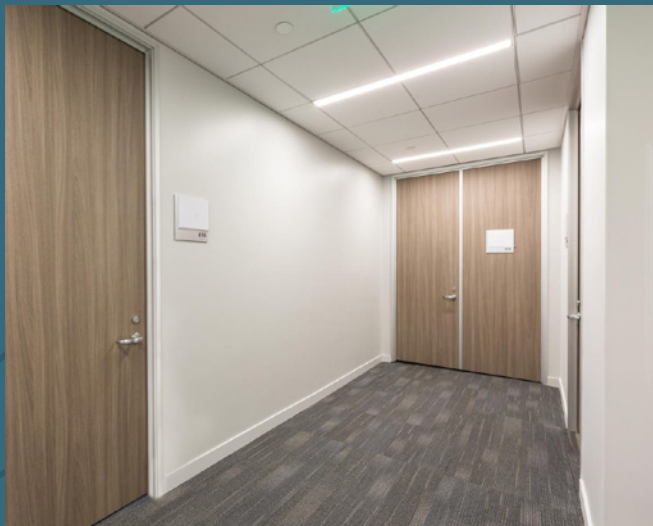
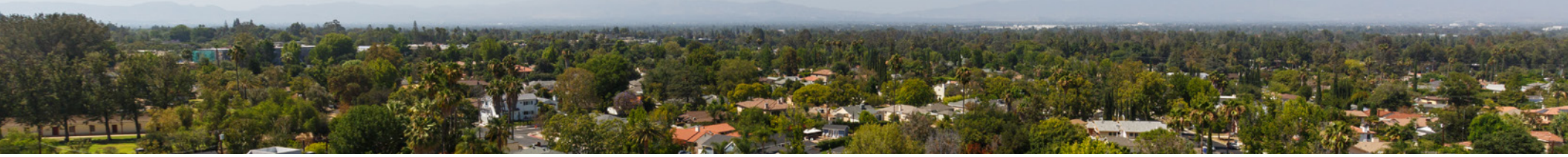
| FLOOR | SUITE | RSF | |
|-------|------------------|-------|------------------------------|
| 1 | 105 | 1,615 | Contiguous up to 7,243 SF |
| 1 | 110 | 1,653 | |
| 1 | 111 | 1,849 | |
| 1 | 115 | 2,126 | |
| 2 | 213 | 964 | |
| 3 | 304 | 1,164 | |
| 3 | 314 | 938 | |
| 4 | 404 | 2,405 | Contiguous up to 2,891 SF |
| 4 | 405 | 1,985 | |
| 4 | 410 ⁺ | 736 | |
| 5 | 502 | 1,126 | Contiguous up to 2,891 SF |
| 5 | 504 | 1,765 | |
| 6 | 613 | 1,202 | |
| 8 | 800 | 1,910 | Contiguous up to 5,492 SF |
| 8 | 806 | 1,940 | |
| 8 | 816 | 1,642 | |
| 8 | 820 | 1,090 | |
| 8 | 826 | 3,213 | |
| 9 | The Aerie* | 3,425 | |

 **RATE:
NEGOTIABLE**

⁺ Available Feb. 1, 2019

*Please request The Aerie brochure.

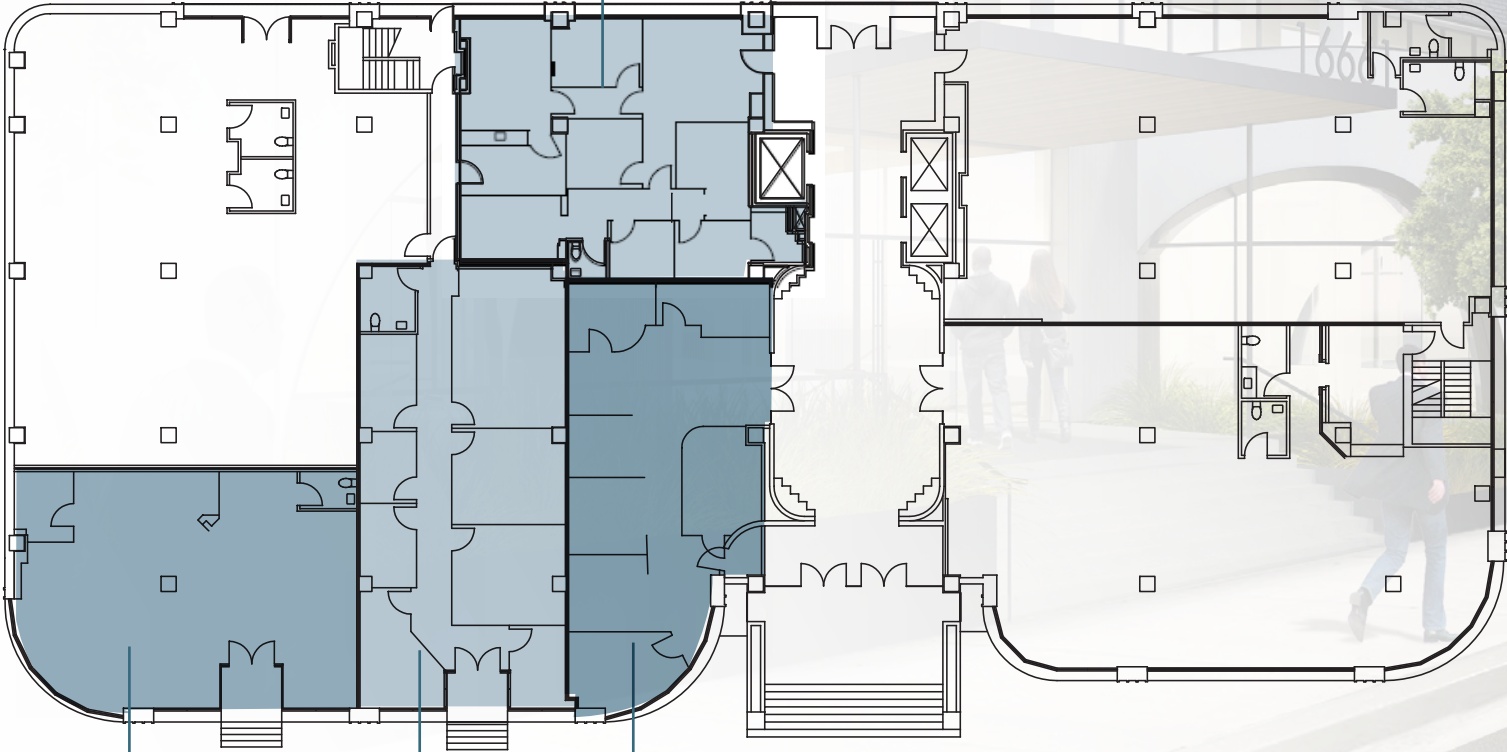
*Opportunity for the full 8th floor - contiguous to 15,980 SF



FLOOR PLAN 1

Suite 105
1,615 SF

Suites 105, 110, 111, & 115 are contiguous up to 7,243 SF.



Suite 111
1,849 SF

Suite 115
2,126 SF

Suite 110
1,653 SF

SUITE 110 DESCRIPTION

Former bank branch. Will be delivered in shell condition with suite 115. 16 ft clear height.

SUITE 111 DESCRIPTION

Built out pharmacy space with bathroom.

SUITE 105 DESCRIPTION

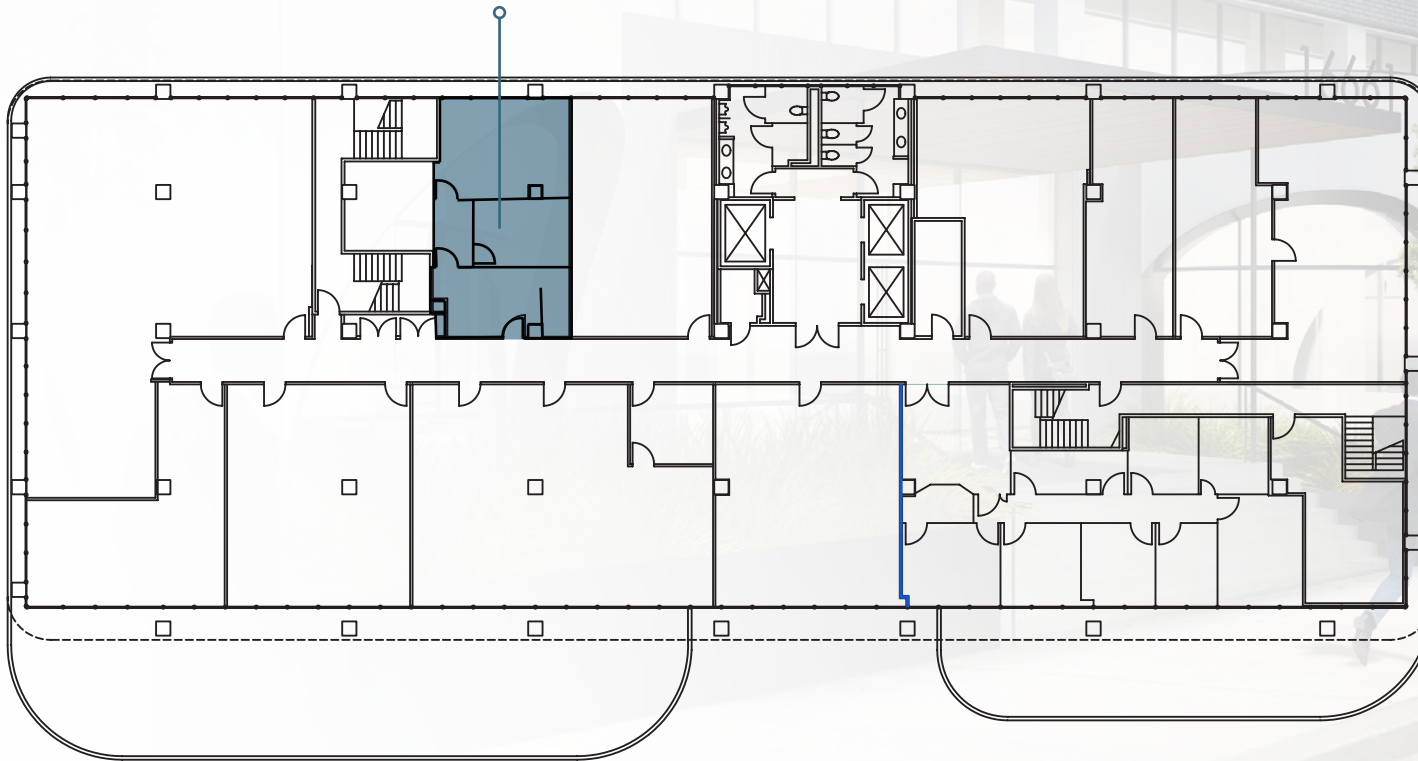
Per as built.

SUITE 115 DESCRIPTION

Will be delivered in shell condition with suite 110. 16 ft clear height with bathroom. 2 suite entrances.

FLOOR PLAN 2

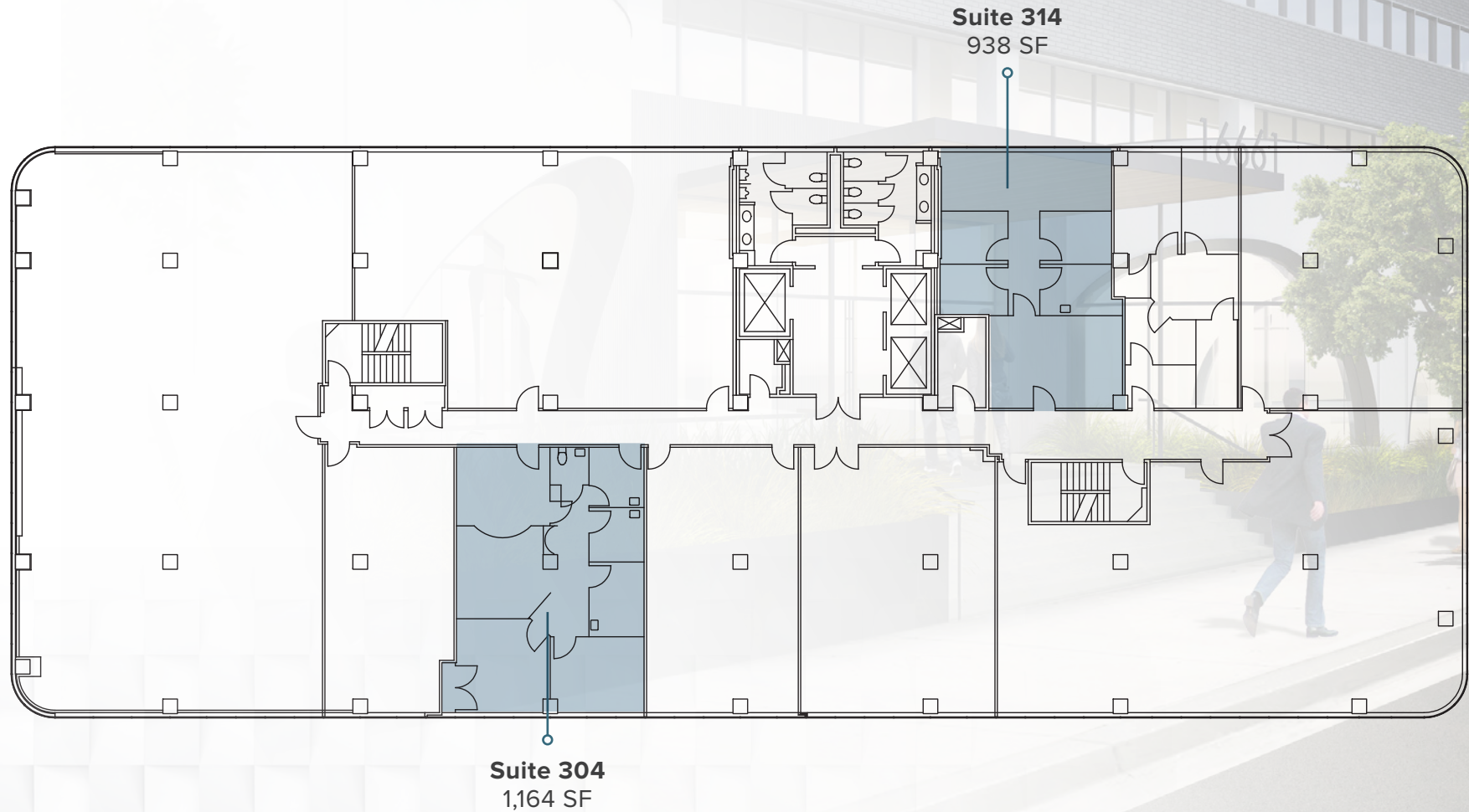
Suite 213
964 SF



SUITE 213 DESCRIPTION

Per as-built.

FLOOR PLAN 3



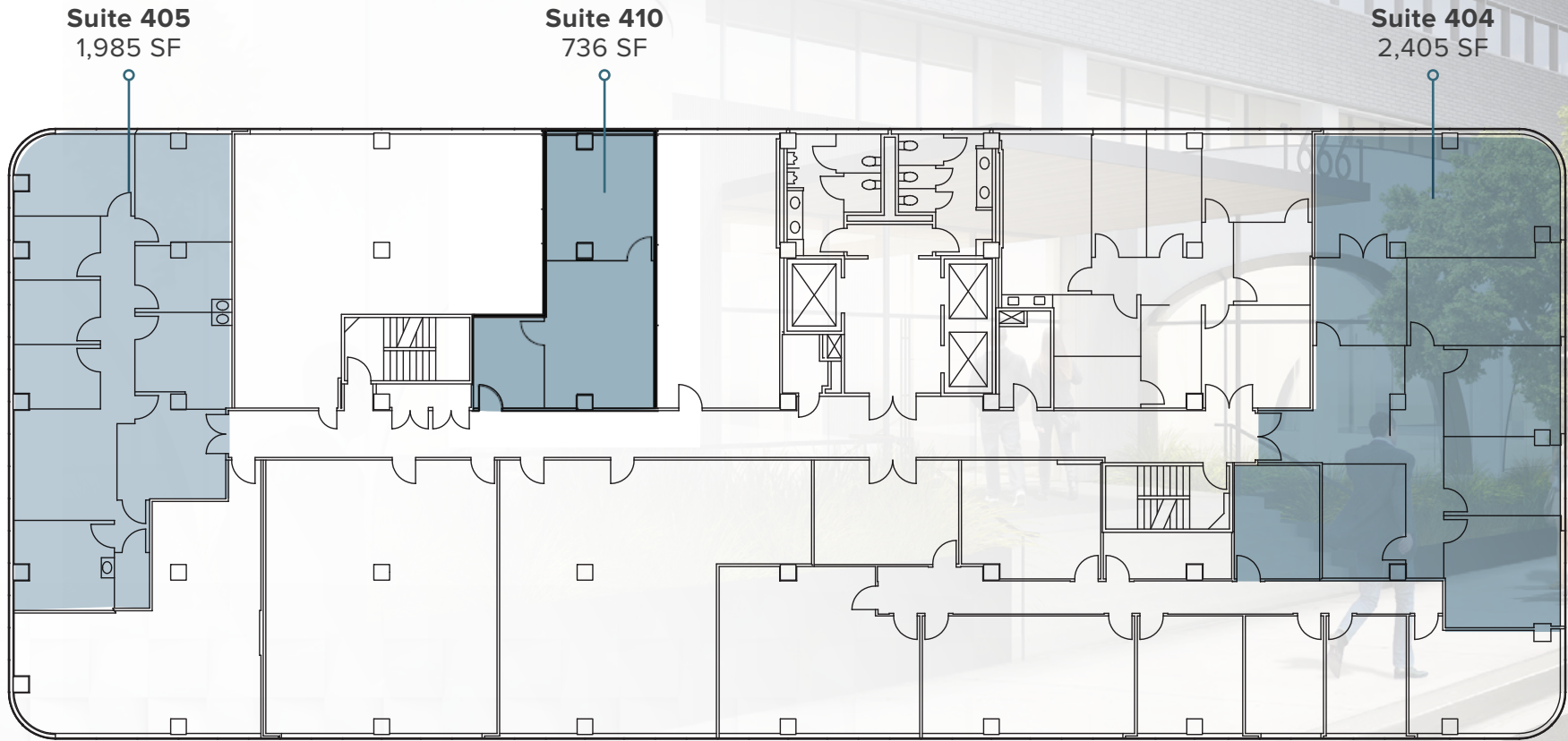
SUITE 304 DESCRIPTION

Medical office space. Reception, 2 window offices, 3 interior rooms. Bathroom and sinks.

SUITE 314 DESCRIPTION

Large reception area, 4 interior rooms, large window office and sink.

FLOOR PLAN 4



SUITE 404 DESCRIPTION

5 window offices, conference room, reception area.

SUITE 405 DESCRIPTION

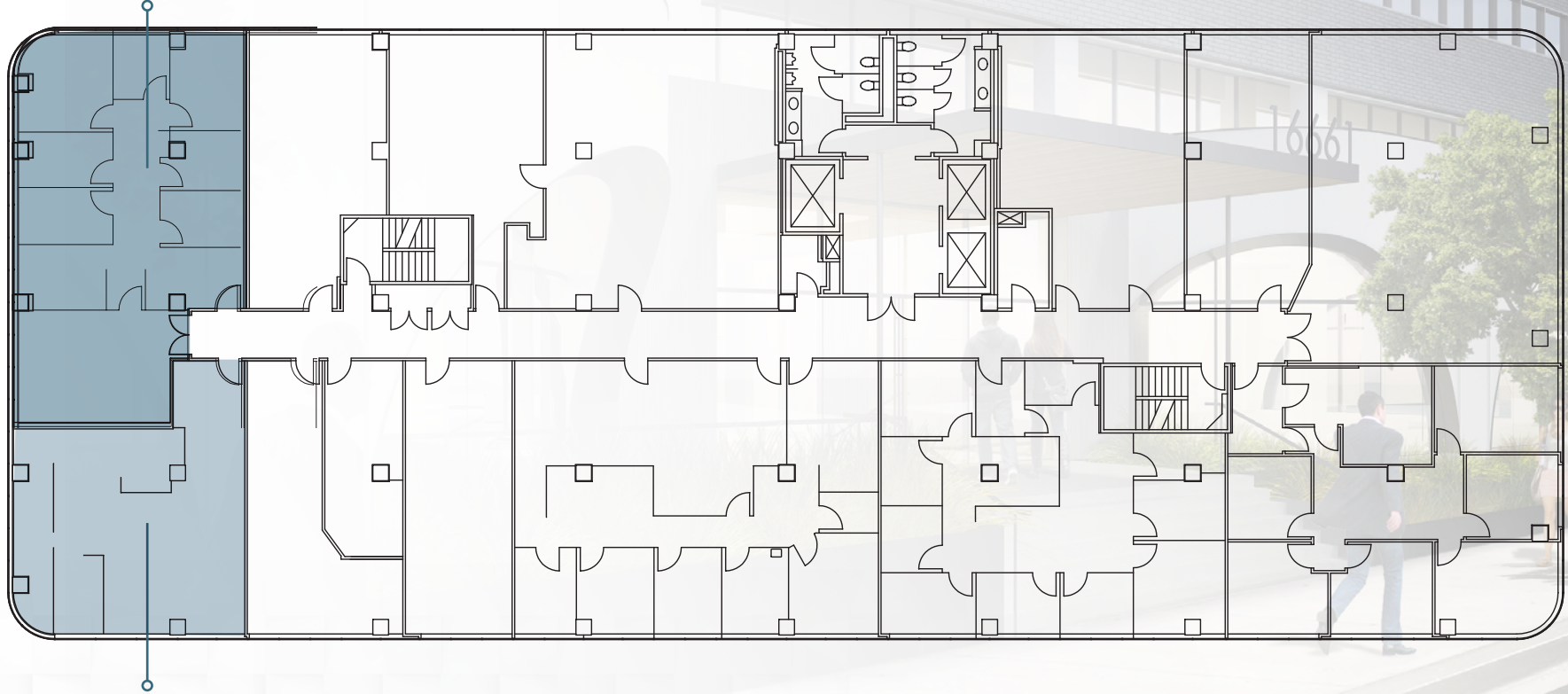
Medical office. 2 window offices, 6 interior rooms. 3 sinks.

SUITE 410 DESCRIPTION

Available Feb. 1, 2019.

FLOOR PLAN 5

Suite 504
1,765 SF



Suite 502
1,126 SF

SUITE 502 DESCRIPTION

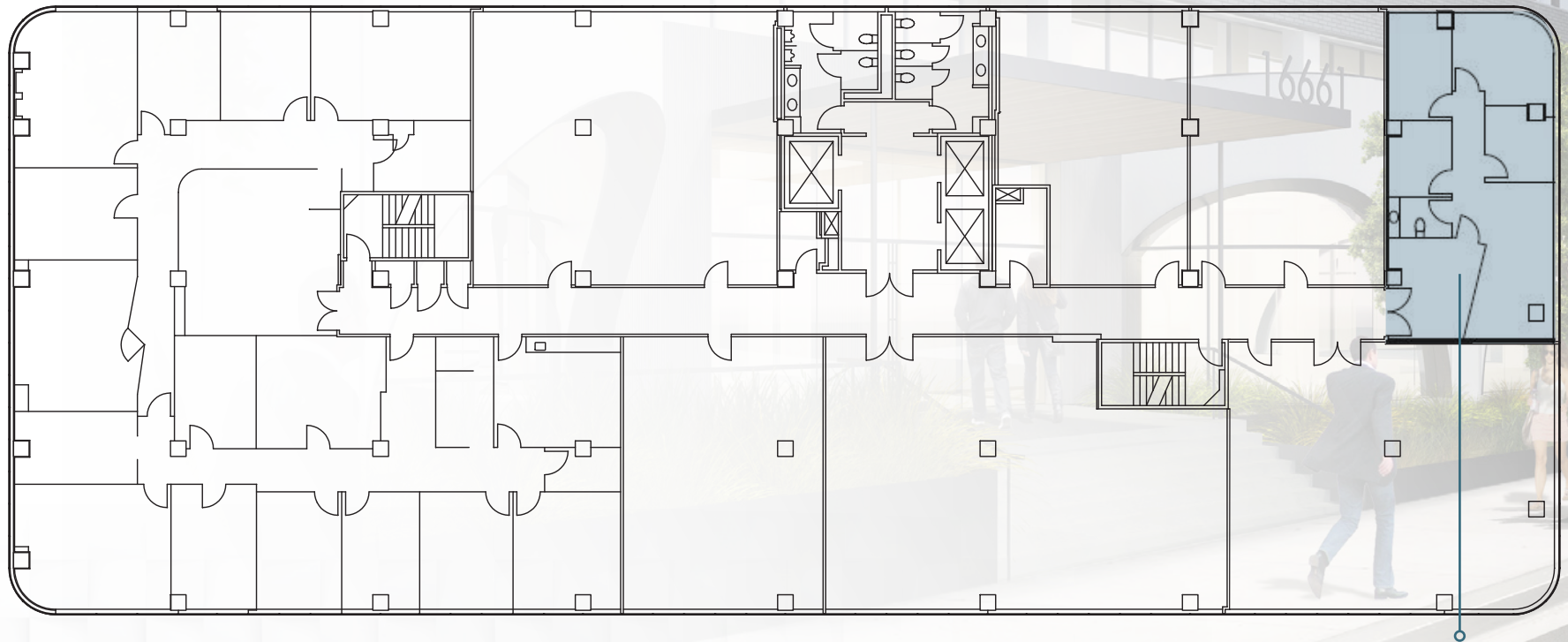
Large open area was coffee shop for building.

SUITE 504 DESCRIPTION

Per As-built.

*Suite 502 and 504 contiguous to 2,891 SF

FLOOR PLAN 6



Suite 613
1,202 SF

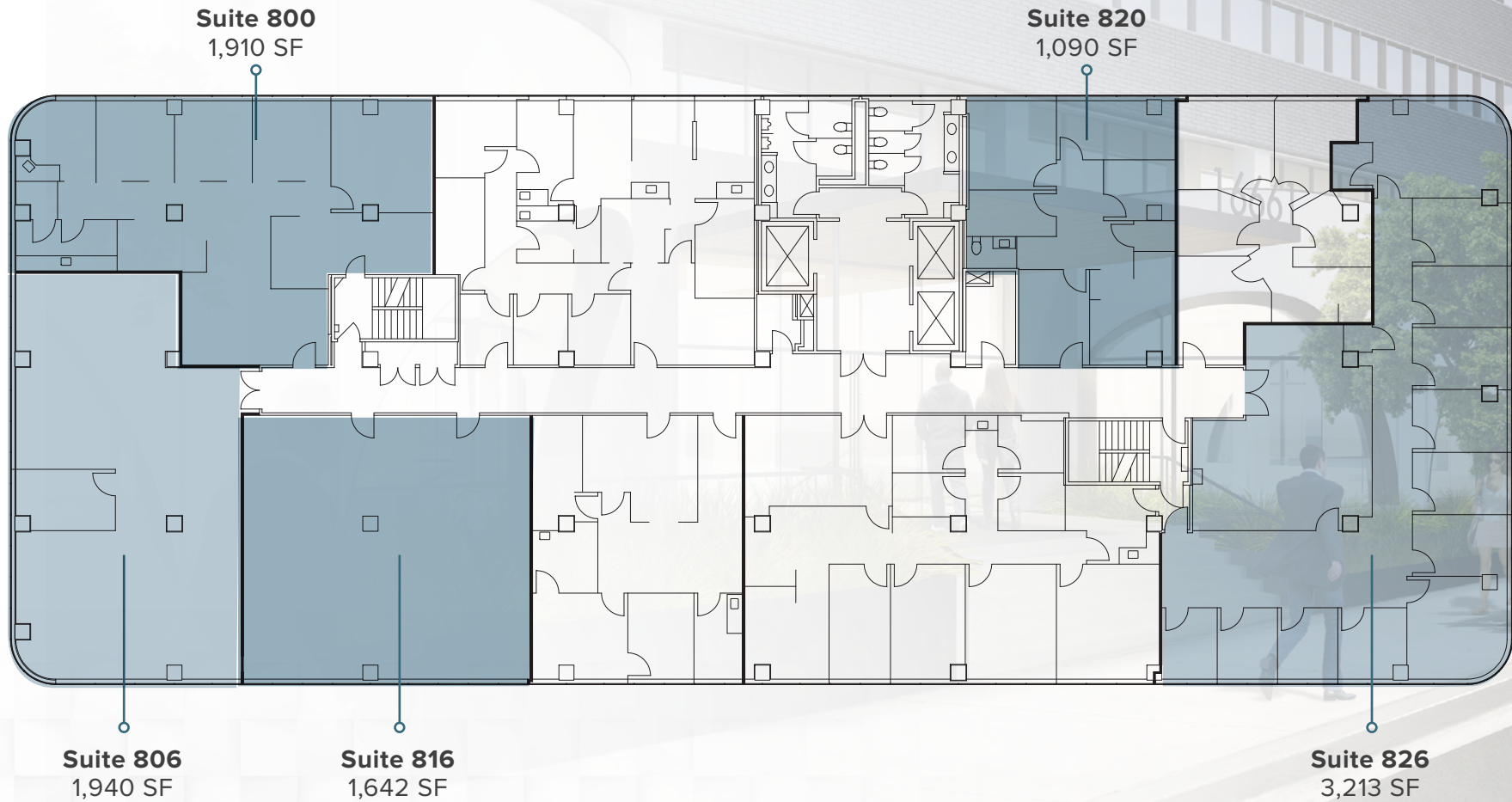
SUITE 613 DESCRIPTION

Per As-built

FLOOR PLAN 8

FULL FLOOR AVAILABLE

Contiguous to 15,980 SF



SUITE 800 DESCRIPTION

Dental office ready to lease. 5 window exam rooms, reception, file room

SUITE 806 DESCRIPTION

Shell condition.

SUITE 816 DESCRIPTION

Shell condition.

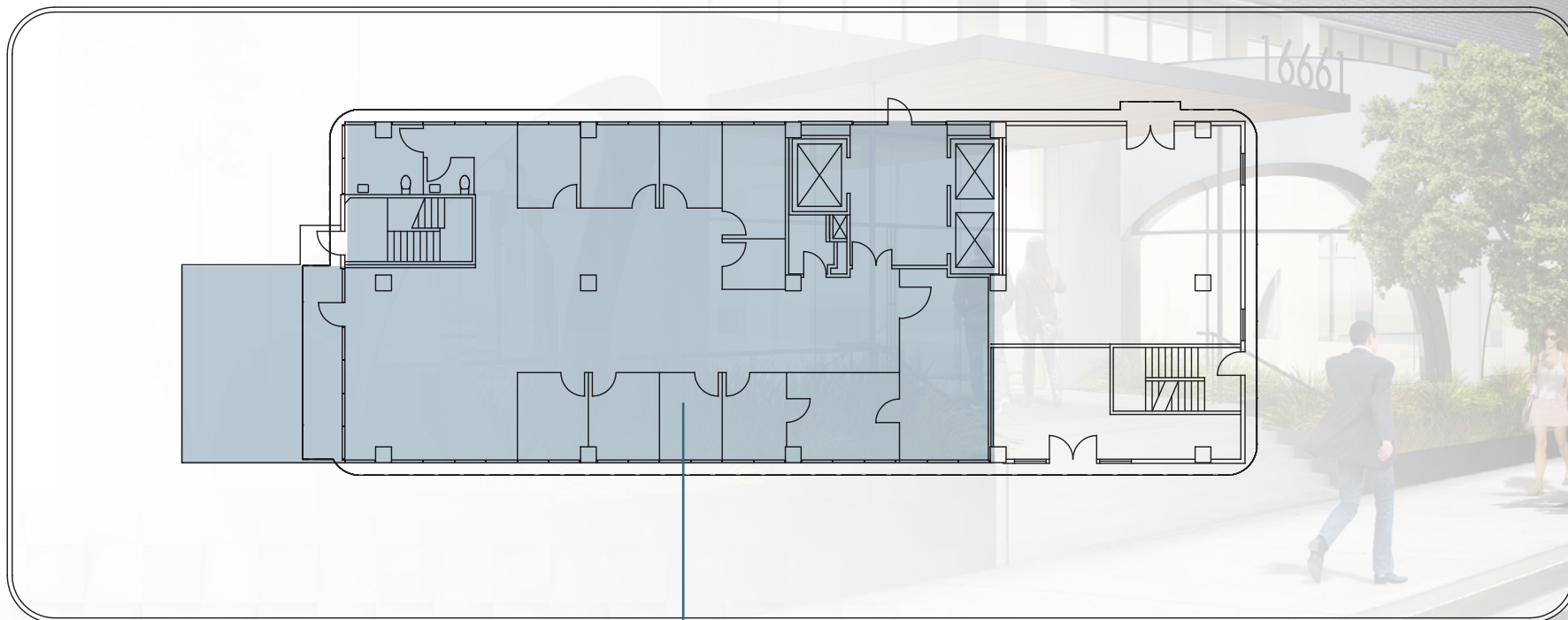
SUITE 820 DESCRIPTION

Per as-built. Existing bathroom and plumbing.

SUITE 826 DESCRIPTION

Per as-built.

FLOOR PLAN 9



The Aerie
3,425 SF

THE AERIE DESCRIPTION

Penthouse. 2 bathrooms.



DEMOGRAPHICS

1 MILE



\$191,931
Average Income



10,870
Population



2,288
Total Businesses



4,323
Households



21,966
Daytime Employment



48.40
Median Age

3 MILES



\$111,994
Average Income



150,737
Population



9,190
Total Businesses



61,040
Households



92,364
Daytime Employment



40.10
Median Age



ONE ENCINO

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