

# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**





# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423

## PROPERTY FEATURES

- Approx. 10,500 SF NNN recently luxuriously renovated available
- Min Divisible  $\pm$  5,250 SF
- 25 key pad locked offices
- 3 upstairs suites from  $\pm$  1,250-2,100 SF
- Conference facility, screening room, elevator and full kitchen
- High ceilings and natural light
- 16 Parking spaces including 11 underground
- Building can be reconfigured for most office building needs
- Architectural award winning mid-century brick and glass 2-story 1960's building

## AREA AMENITIES

- Located in the heart of Sherman Oaks, just walking distance to the hippest/coolest area with restaurants and shops



DEMOS	1 MILE	3 MILE	5 MILE
Population	27,512	179,520	514,488
Avg. HH Income	\$125,756	\$122,408	\$108,097
Daytime Pop	22,659	147,968	420,776
Traffic Count	$\pm$ 33,687 cars per day		



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

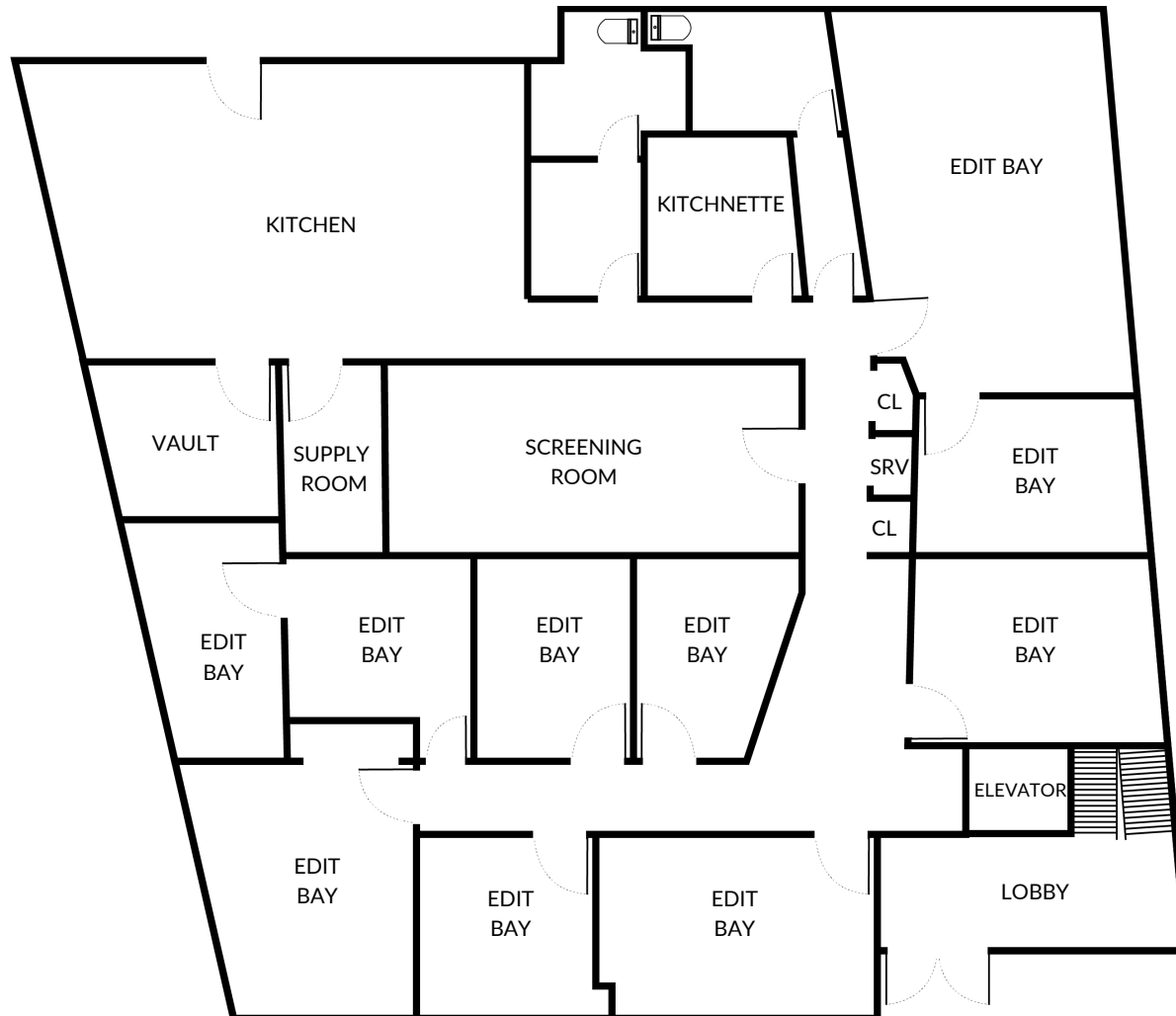
**FOLLOW US**



# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423

## SITE PLAN | FIRST FLOOR



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**





# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**





# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

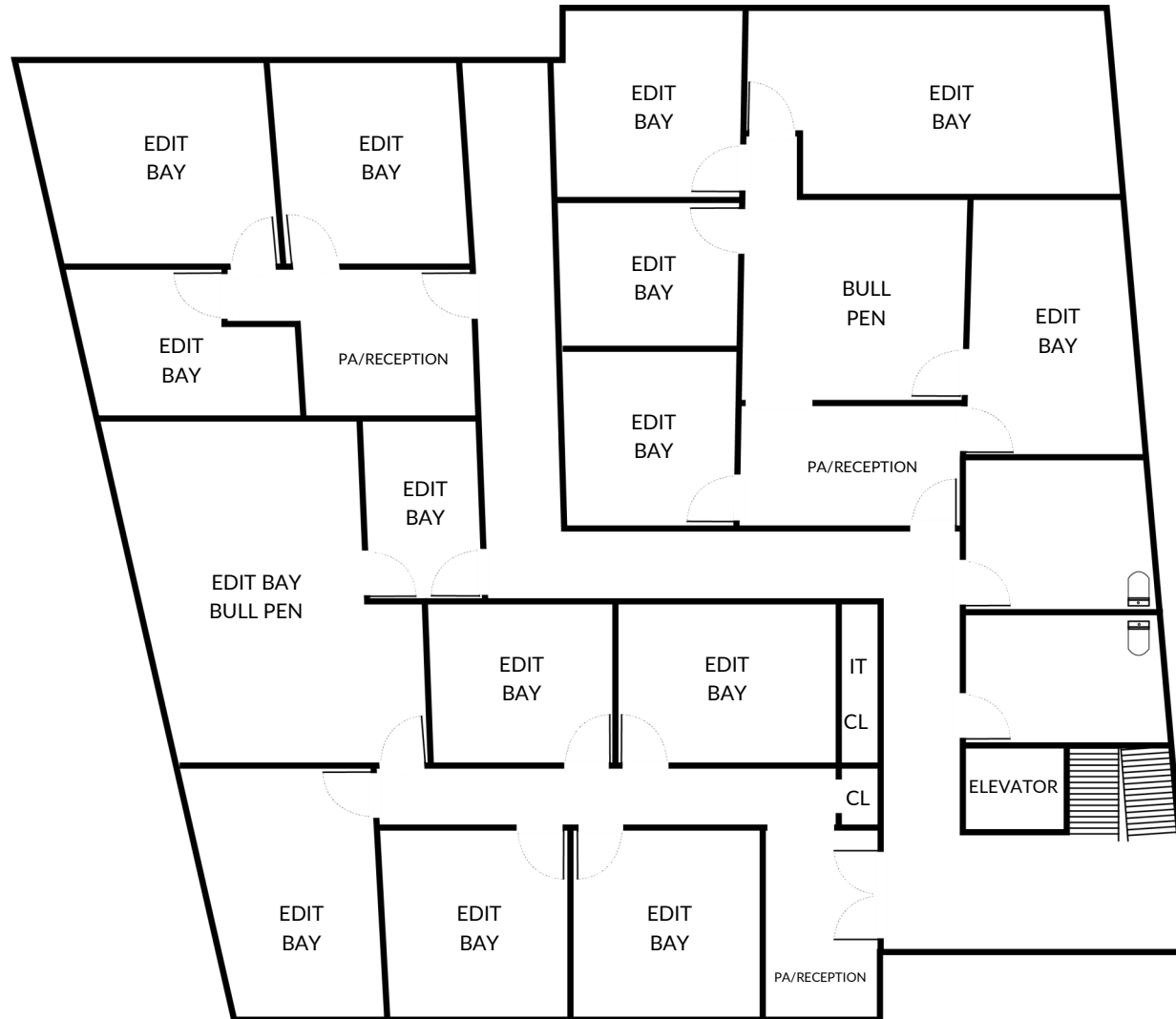
**FOLLOW US**



# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423

## SITE PLAN | SECOND FLOOR



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**





# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**





# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423



**STEFAN SIEGEL (818) 697-9372**

stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**

olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**





# Post Production / Studio / Office Available for Lease

14225 Ventura Blvd., Sherman Oaks, CA 91423



**STEFAN SIEGEL (818) 697-9372**  
stefan@illicre.com · DRE#01356621

**OLGA BAKHMUROVA (818) 697-0678**  
olga@illicre.com · DRE#02196136

**TODD NATHANSON (818) 514-2204**  
todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

**FOLLOW US**

