



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



BRIGHT OFFICE SUITE AVAILABLE IN PRIME STUDIO CITY LOCATION

11908 Ventura Boulevard, Studio City, CA 91604



RACHEL ADAMS

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DRE#02052879

CoStar
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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

OFFICE SUITE
STUDIO CITY, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS
SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com
DRE#02052879



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 foot-age 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.

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PROPERTY FEATURES

11908 Ventura Boulevard, Studio City, CA 91604







APPROX. 1,100 SF

UNIT 200 | OFFICE SUITE AVAILABLE FOR LEASE

- ✓ Gorgeous and well kept building located in highly desirable location on Ventura Blvd in Studio City, CA
- ✓ Second floor walk up
- ✓ 2 private offices
- ✓ Reception and conference room
- ✓ Large functional windows throughout the entire suite for fresh air and plenty of natural light
- ✓ 2 shared restrooms
- ✓ Intercom system for property access control
- ✓ 2 parking spaces come with the unit at no additional charge

AREA AMENITIES

- ✓ Walking distance to popular restaurants, entertainment, schools, TV/Music/Film Studios
- ✓ High pedestrian and vehicle traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,615	215,680	554,455
 Avg. HH Income	\$129,350	\$116,342	\$110,899
 Daytime Pop	13,031	89,921	226,093
 Traffic Count	± 29,539 CPD ON VENTURA BLVD.		

OFFICE SUITE
STUDIO CITY, CA

INTERIOR PHOTOS

11908 Ventura Boulevard, Studio City, CA 91604



VIDEO TOUR
SCAN QR TO VIEW THE VIDEO TOUR
OF THIS SPACE OR CLICK BELOW.

[VIEW VIDEO TOUR](#)





AVAILABLE

勝 KATSUYA

RENO'S PIZZERIA

AERIAL MAP





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