



# SHERMAN OAKS OFFICE SPACE FOR LEASE

5805 SEPULVEDA BLVD, SHERMAN OAKS, CA 91411

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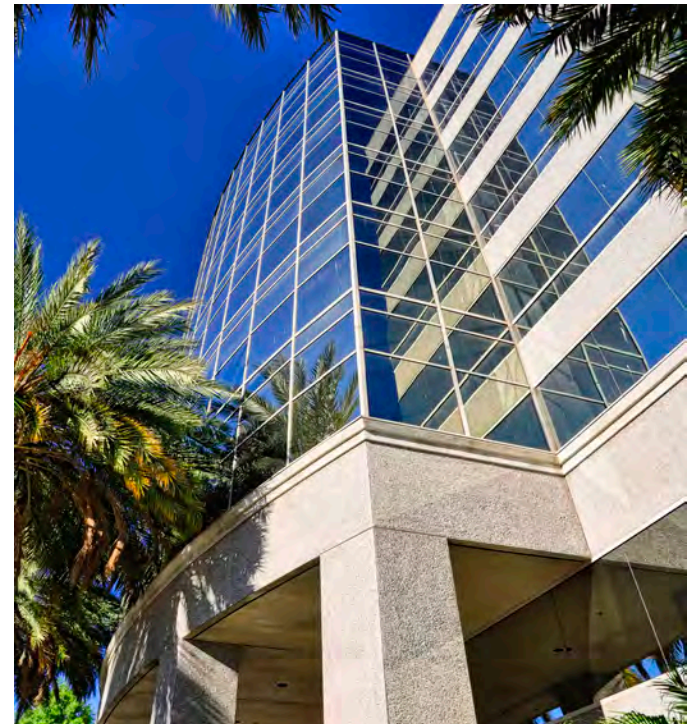
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cag

COMMERCIAL  
ASSET GROUP

Charles Dunn





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### Highlights

- Adjacent to 405 Freeway - 4 Way Off-On Ramp at Burbank Blvd
- Short Walking Distance to Metro Orange Line and All Services
- Near all Public Transportation and Shopping
- Panoramic Views of the Los Angeles River and Sepulveda Wildlife Reserve
- State Enterprise Zone Medical Use Permitted
- Recent Building Renovations and Updates

**Available:** Suite 720 - Approx. 2,553 SF

**Lease Rate:** \$2.65/SF, Full Service Gross

**Term:** 3-10 Years

**Parking:** 3.5/1000 @ Market Rates

## 5805 SEPULVEDA BLVD - SUITE 720

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5805 SEPULVEDA BLVD.  
7TH FLOOR

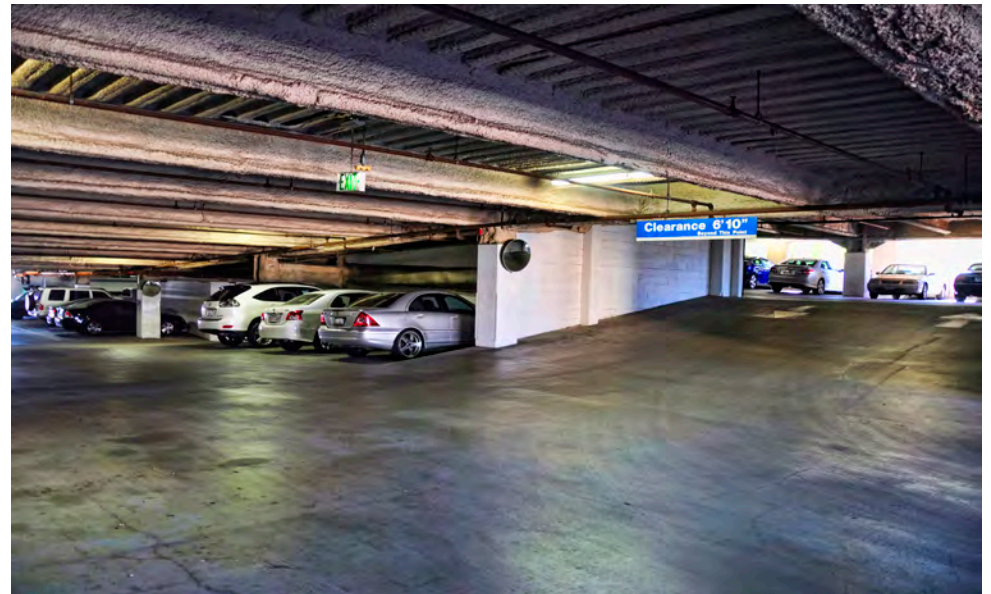
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## PHOTOS

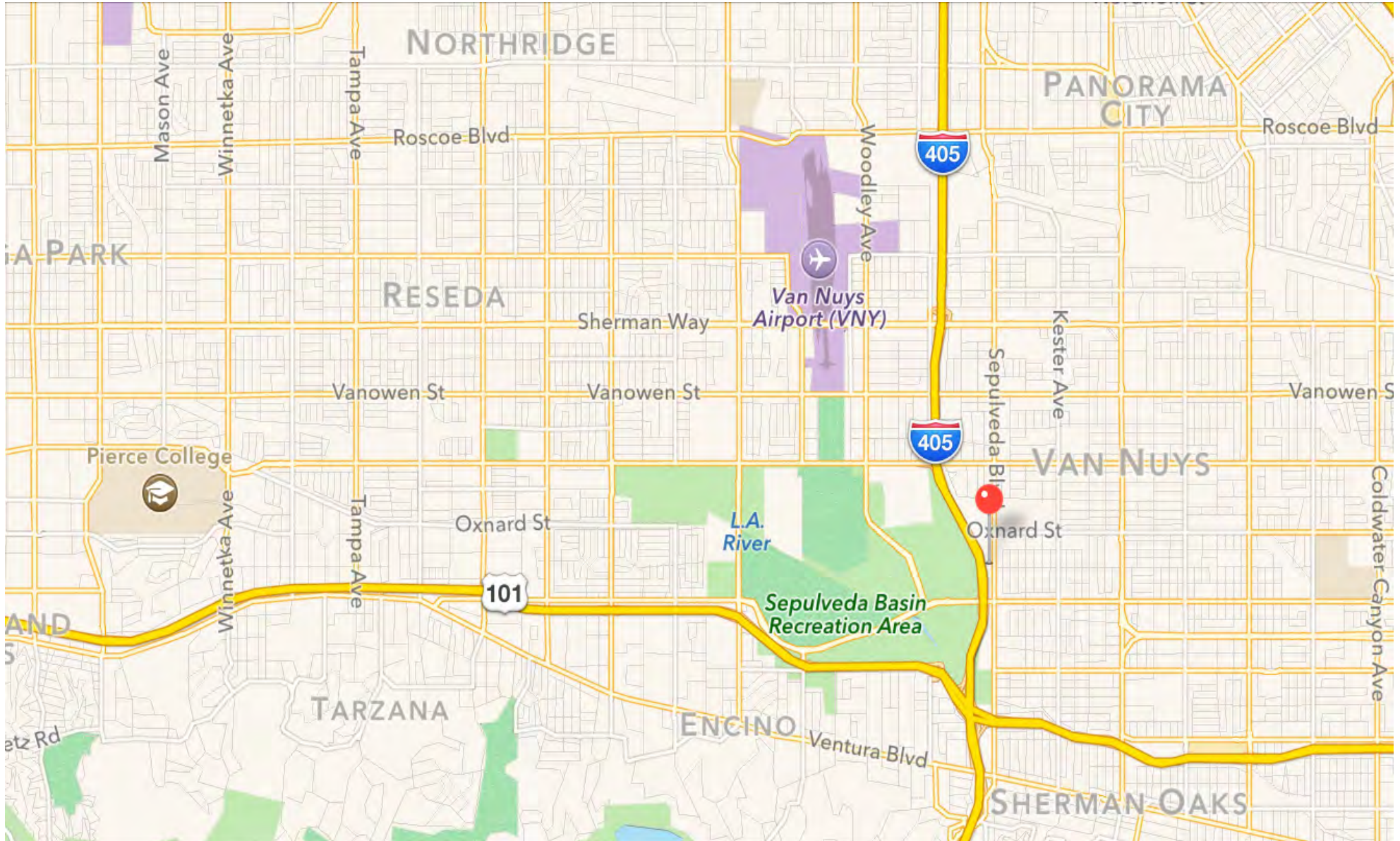
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## MAP

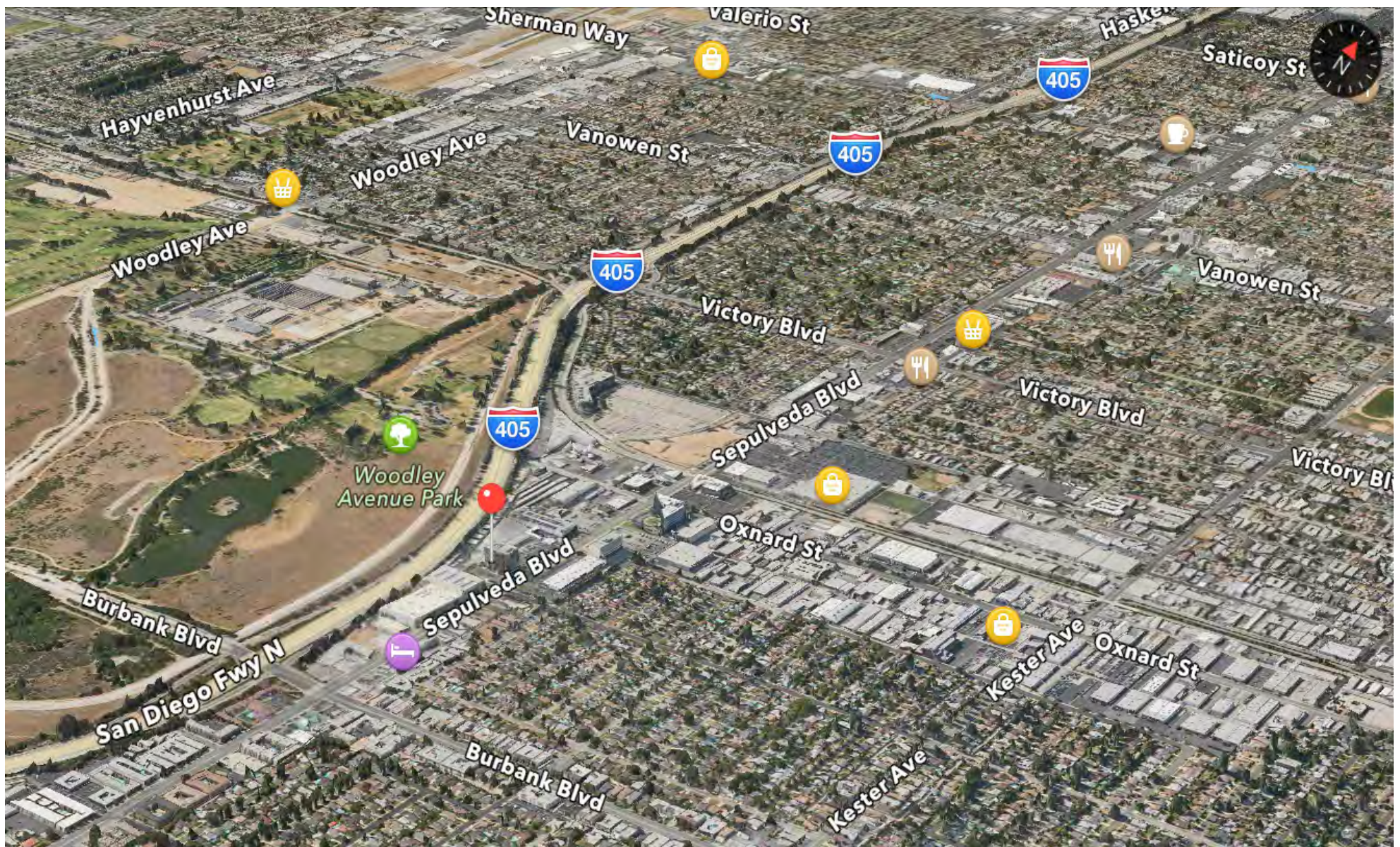
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## AERIAL MAP

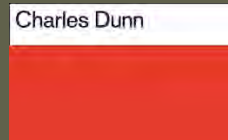
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For more information, please call.



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