

A modern multi-story office building with a glass and metal facade. The building features a central courtyard with several tall palm trees and a large arched entrance. The sky is clear and blue. The image is overlaid with a blue and orange geometric design.

**SHERMAN
PLAZA**

CBRE

OFFICE SPACE FOR LEASE
COMMON AREA UPGRADES NOW COMPLETE!
NOW AVAILABLE: RETAIL/MEDICAL SPACE

COMMON AREA UPGRADES NOW COMPLETE



15350 ELEVATOR CORRIDOR



15350 LOBBY



15400 LOBBY



15350 COURTYARD



15400 LOBBY



15350 SHERMAN WAY
AVAILABILITY

RATE: \$2.55 FSG

SUITE	RENTABLE SQUARE FEET
170*	±10,000 RSF
150*	±7,307 RSF
255*	±8,697 RSF
301*	±2,350 RSF
310*	±963 RSF
325*	±1,717 RSF
350*	±12,144 RSF
380*	±5,730 RSF
400*	±24,094 RSF <i>Available 9/1/2019</i>
423*	±3,381 RSF
450*	±2,069 RSF <i>Available 9/1/2019</i>
480*	±3,363 RSF <i>Available 9/1/2019</i>

15400 SHERMAN WAY
AVAILABILITY

RATE: \$2.65 FSG

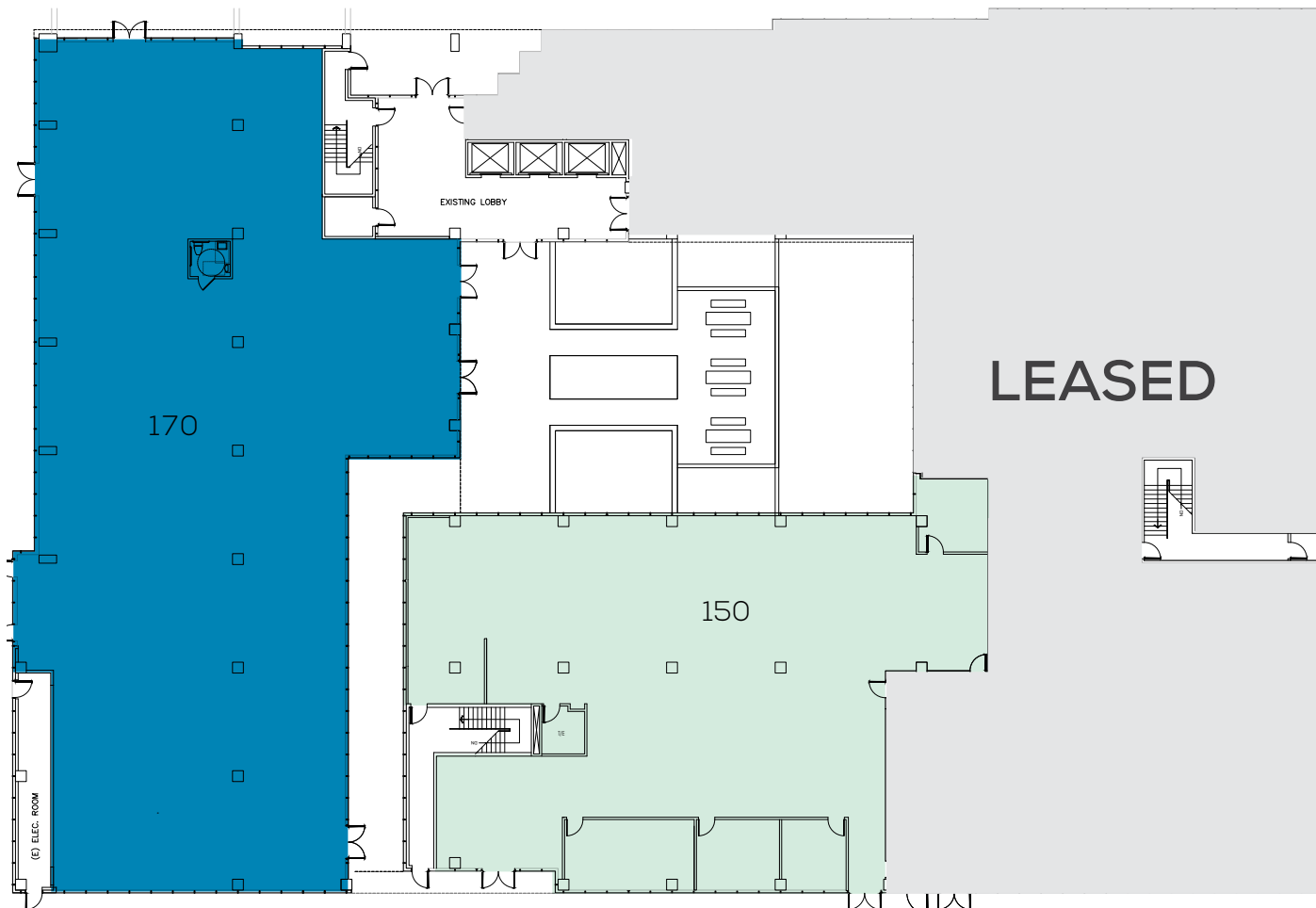
SUITE	RENTABLE SQUARE FEET
100*	±1,786 RSF
101*	±8,056 RSF
200*	±35,988 RSF
475	±2,643 RSF

*Suites Contiguous to ±45,830 RSF

PROPERTY HIGHLIGHTS

- Building and pylon signage available
- Conveniently located in the heart of the San Fernando Valley
- Class "A" Office Complex
- On-site security and management
- Fiber connectivity available
- Easy access to the 405 Freeway and 101 Freeway
- On-site deli
- Abundant parking:
 - Unreserved parking: \$85/stall/month
 - Reserved: \$125/stall/month

*Building Contiguous to ±81,815 RSF



±10,000 RSF FOR
RETAIL, MEDICAL,
OR OFFICE USE!

FLOOR PLAN

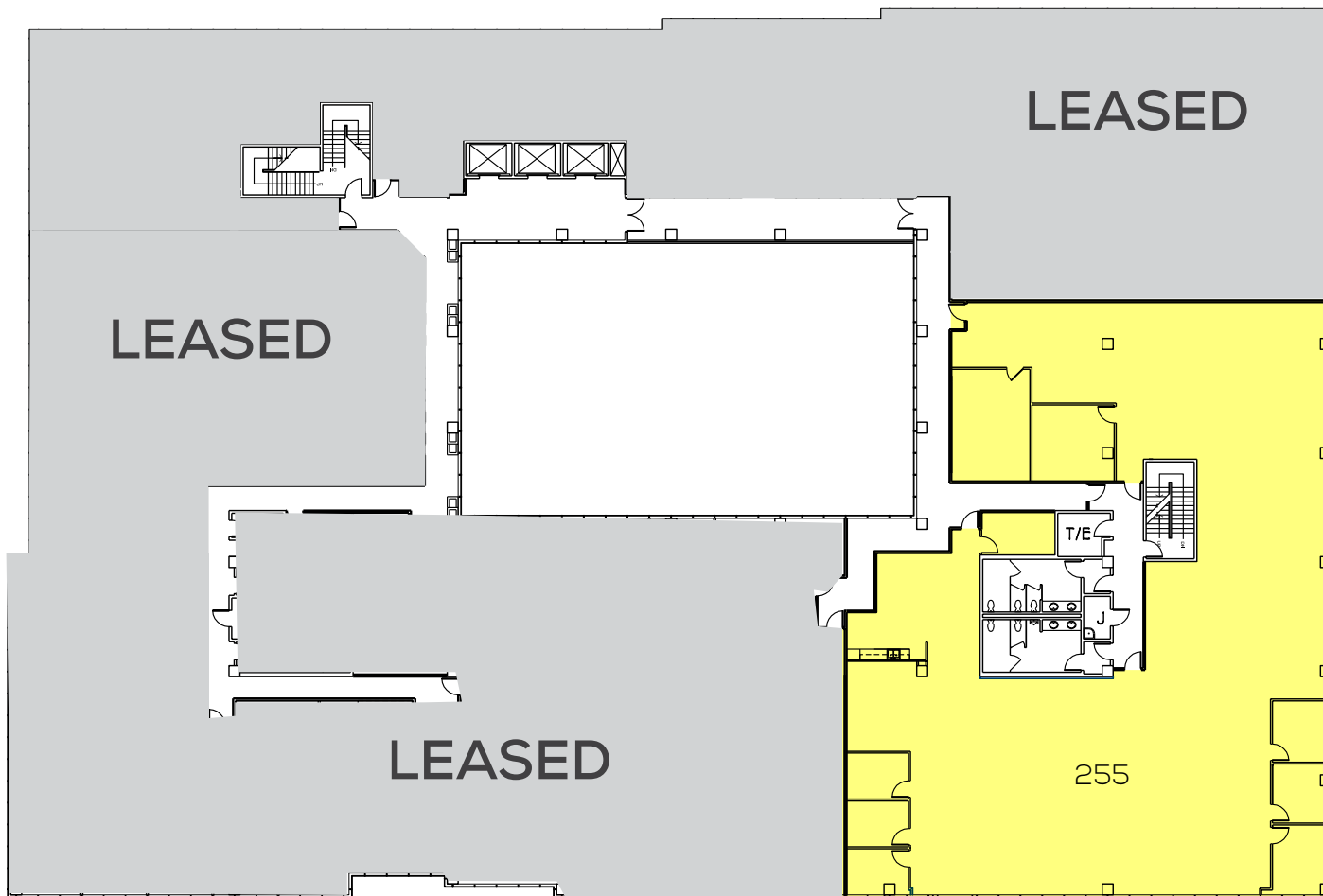
15350 Sherman Way

1st Floor | ±17,718 RSF

SUITE	RSF
150*	±7,178
170*	±10,000

*First Floor Contiguous to ±17,718 RSF





FLOOR PLAN

15350 Sherman Way

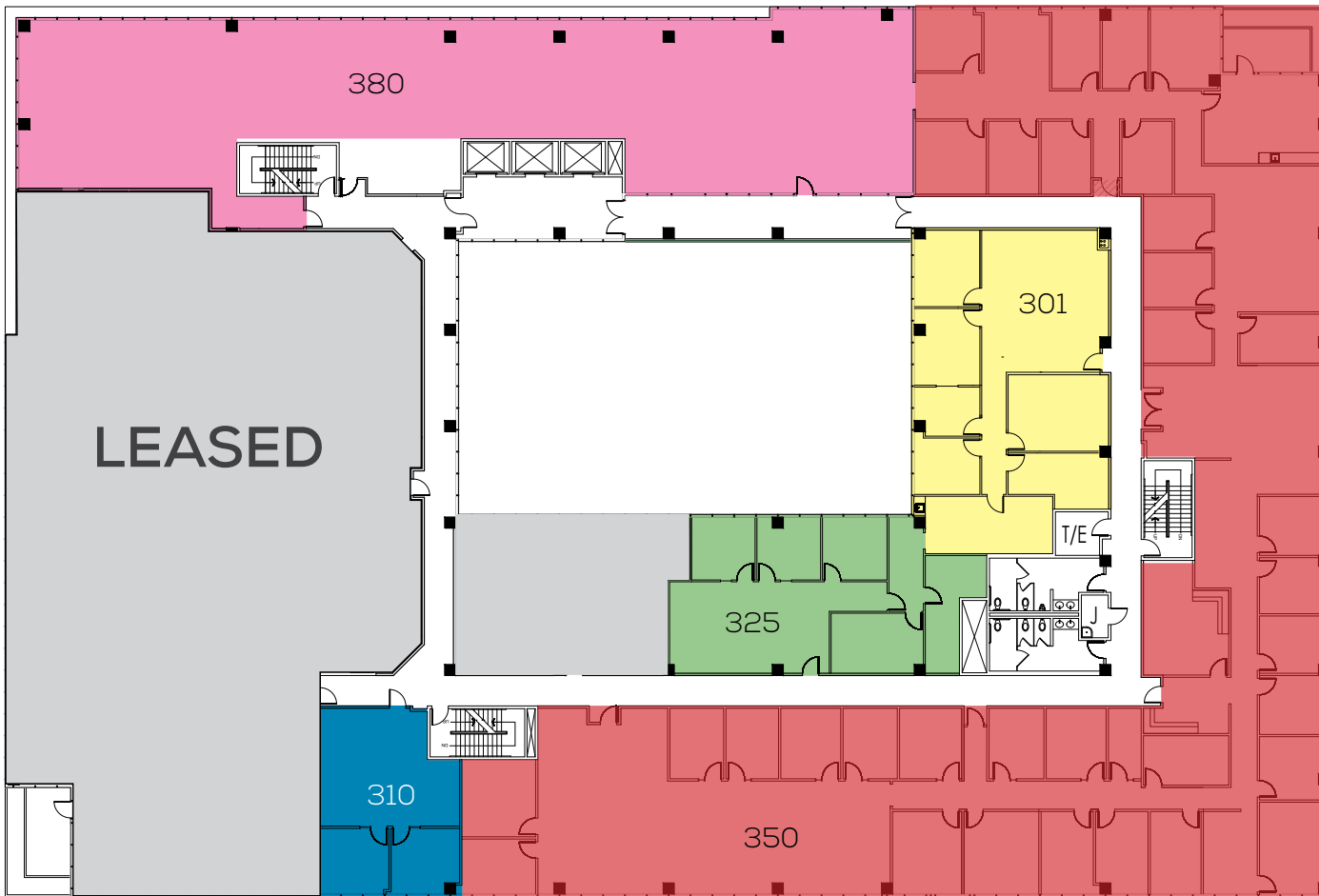
2nd Floor | ±8,697 RSF

SUITE	RSF
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255	±8,697
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 **PACIFIC REACH**
PROPERTIES

CBRE



FLOOR PLAN

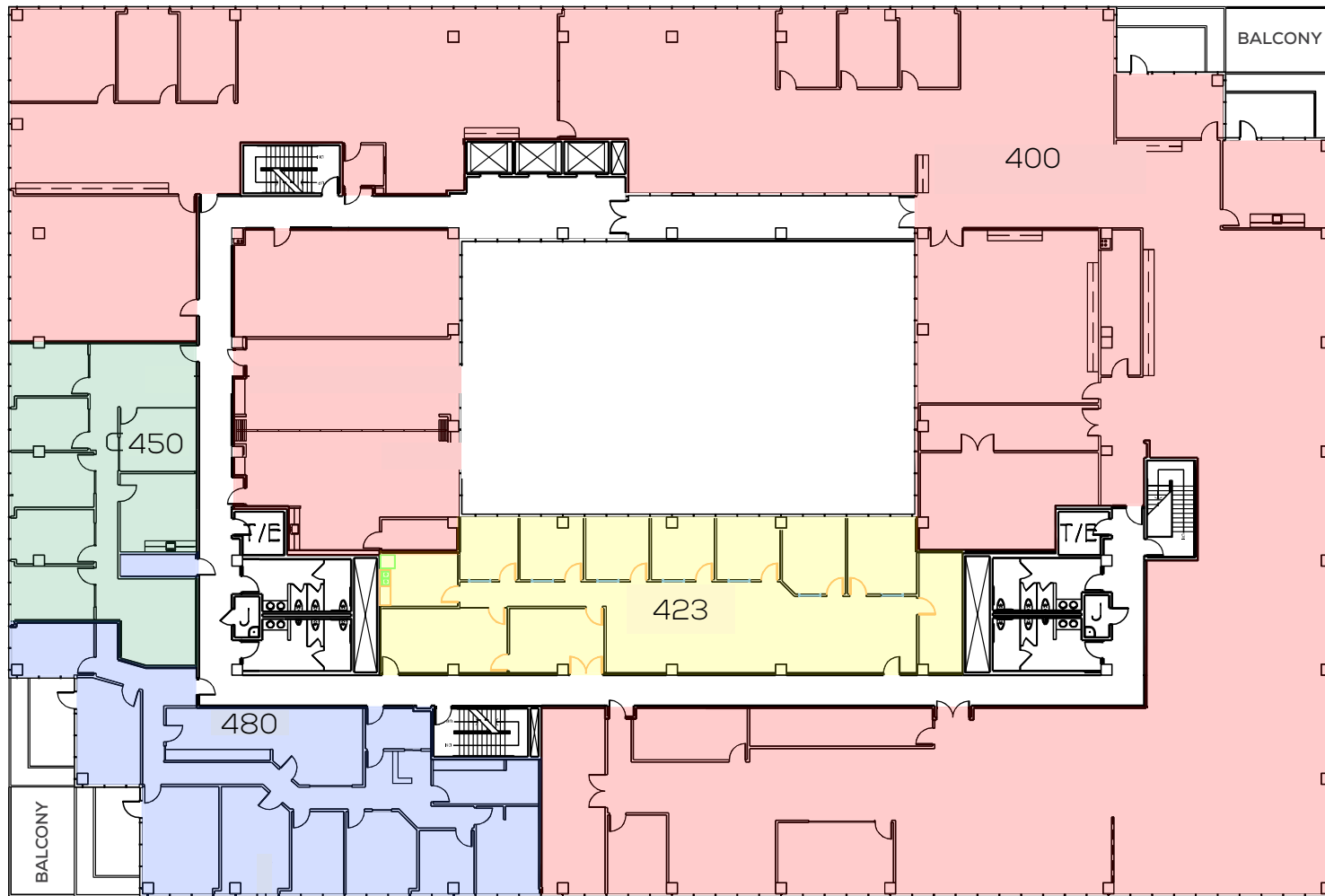
15350 Sherman Way

3rd Floor | ±22,904 RSF

SUITE	RSF
301*	±2,350
310**	±963
325*	±1,717
350**	±12,144
380**	±5,730



*301/325 Contiguous to ±4,067 RSF
 **310/350/380 Contiguous to ±18,837 RSF
 Third Floor Contiguous to ±22,904 RSF



FLOOR PLAN

15350 Sherman Way

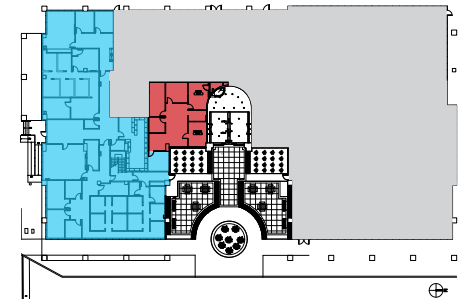
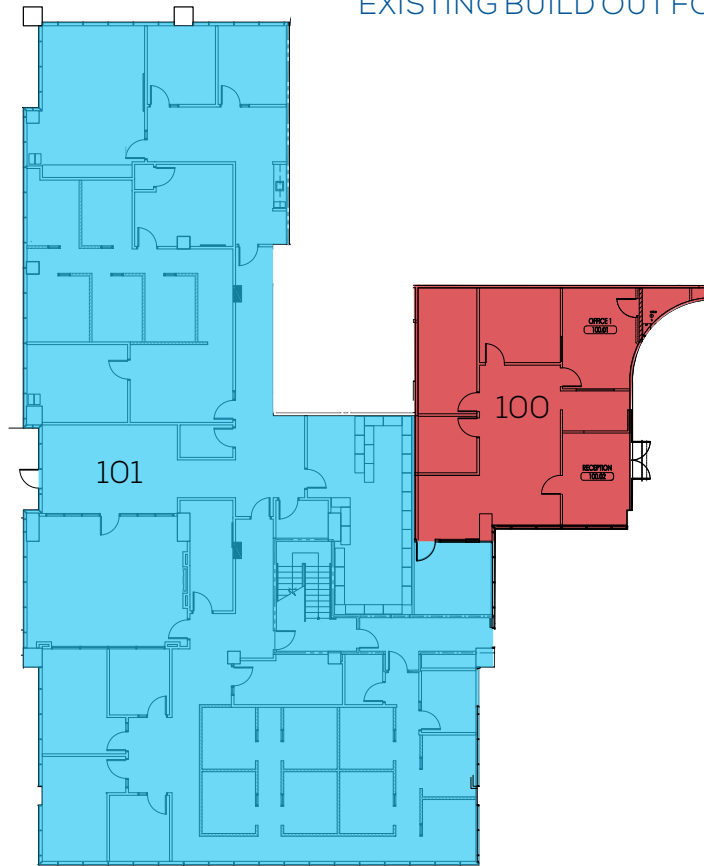
4th Floor | ±32,907 RSF

SUITE	RSF	AVAILABILITY
400*	±24,094	9/1/2019
423*	±3,381	Immediate
450*	±2,069	9/1/2019
480*	±3,363	9/1/2019

*Fourth Floor Contiguous to ±32,907 RSF



EXISTING BUILD OUT FOR AN EDUCATION USER



FLOOR PLAN

15400 Sherman Way

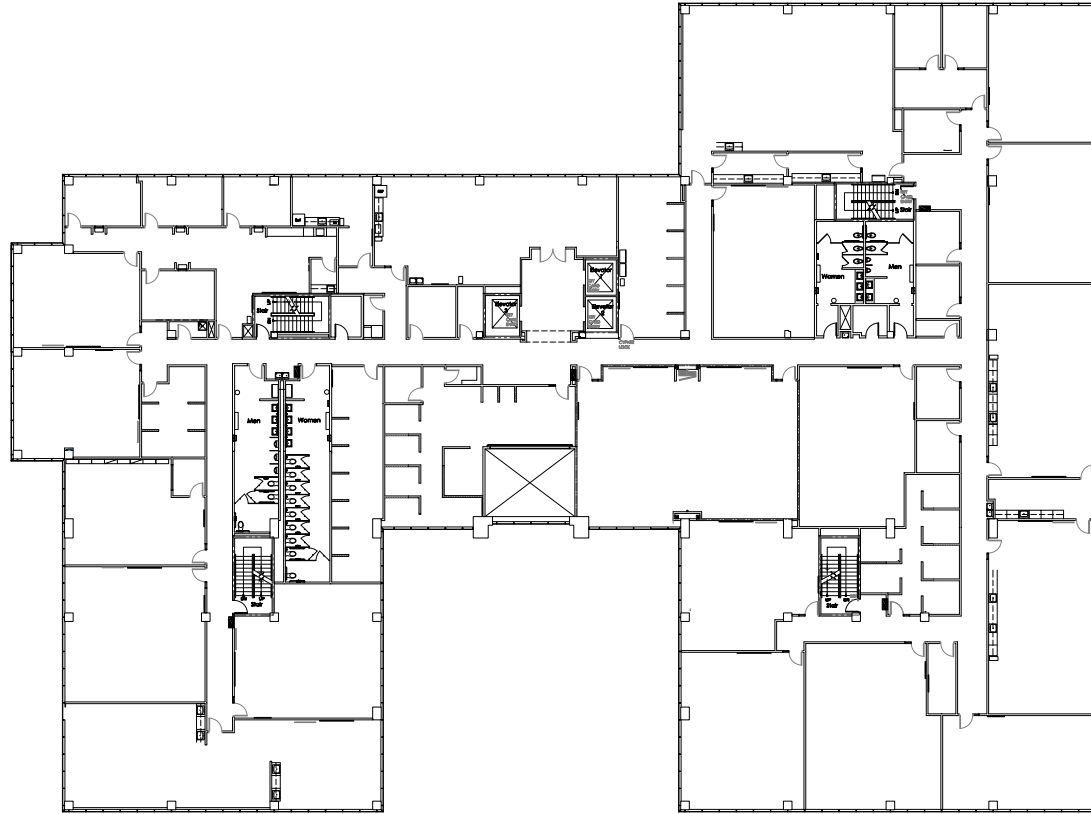
1st Floor | ±8,056 RSF

SUITE	RSF
100*	±1,786
101*	±8,056

**Suite 100, 101, and 200 Contiguous to ±45,830 RSF



EXISTING BUILD OUT FOR AN EDUCATION USER



FLOOR PLAN

15400 Sherman Way

2nd Floor | ±35,988 RSF

SUITE	RSF
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200*

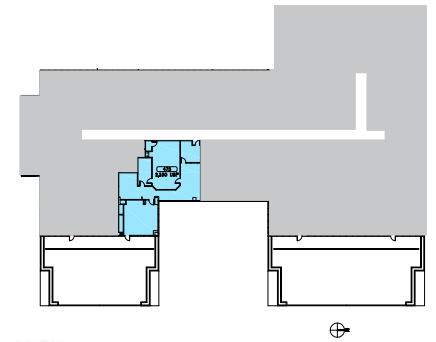
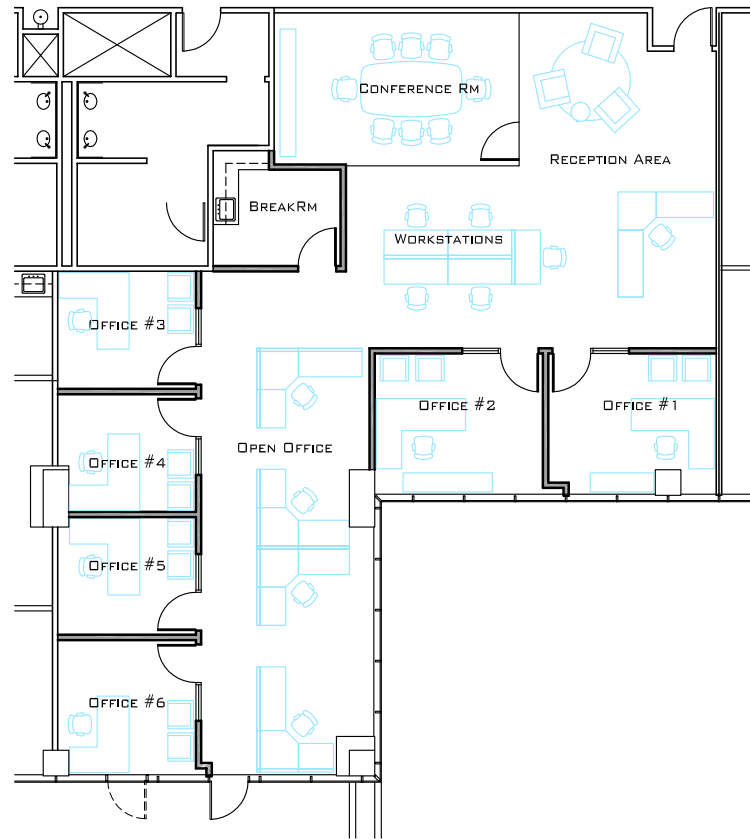
±35,988

*Suites 100, 101, and 200 Contiguous to ±45,830 RSF



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HYPOTHETICAL SPACE PLAN



FLOOR PLAN

15400 Sherman Way

4th Floor | ±2,643 RSF

SUITE

475

RSF

±2,643

 PACIFIC REACH
PROPERTIES

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AMENITIES MAP



TRANSPORTATION MAP



EXISTING OFFICE SPACES





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