

ENCINO EXECUTIVE TOWER

16633 VENTURA BLVD | ENCINO, CA



CBRE

BUILDING INFORMATION



TERM	Negotiable
ASKING RATE	\$2.75-\$3.25/SF, FSG with Annual Increases
PARKING	3/1,000 SF, Single Spaces at \$120 and Tandem Spaces at \$210

FEATURES & AMENITIES

- 3 Broadband Internet Providers
 - » AT&T, TimeWarner, And TowerStream
 - » Connection Speeds To 1.5Gb Up And Down
- Two Highly Improved Corporate Conference Rooms
 - » Video Monitors, WiFi, Printers, Speakerphones
 - » No Charge For Tenant Use
- Free Wireless Guest Internet Access Throughout Building
- 4 ChargePoint Electric Vehicle Charging Stations
- 24-Hour Concierge/Security
- Electronic Directories Including News, Traffic & Weather
- Fully Improved Suites
- Spectacular Views To North And South
- Complete Building Renovation – All Common Areas Complete
 - » Energy And Water Conservation Measures
 - » Drought-Tolerant Landscape
 - » Hands-Free Restroom Fixtures
 - » Elevator Renovation In-Progress
- Adjacent To Numerous Restaurants And Shopping
- Easy Access To 101 And 405 Freeways
- Extended HVAC Hours At No Charge
- Petit Bistro Café On 5th Floor – M-F: 8-5
- Parking Attendants During Business Hours



AVAILABLE SPACE

SUITE	SQUARE FEET	RATE	AVAILABILITY	FACING
120*	3,147 RSF	Negotiable	Now	
6th Floor	16,500 RSF	\$3.10/SF	3/1/2019	South & West
900	1,357 RSF	\$2.75/SF	Now	South
1245	2,030 RSF	\$2.75/SF	Now	North & East
1330	3,040 RSF	\$2.75/SF	Now	North & East
1340	1,364 RSF	\$2.75/SF	Now	South & East
*Sublease - master lease expires November 30, 2019				



ENCINO | DEMOGRAPHIC STUDY

1 MILE



\$150,454

Average Income



10,917

Population



3,475

Total Businesses



4,400

Households



21,103

Daytime Employment



45.0

Average Age

3 MILE



\$91,495

Average Income



150,058

Population



12,708

Total Businesses



61,320

Households



86,314

Daytime Employment



40.5

Average Age



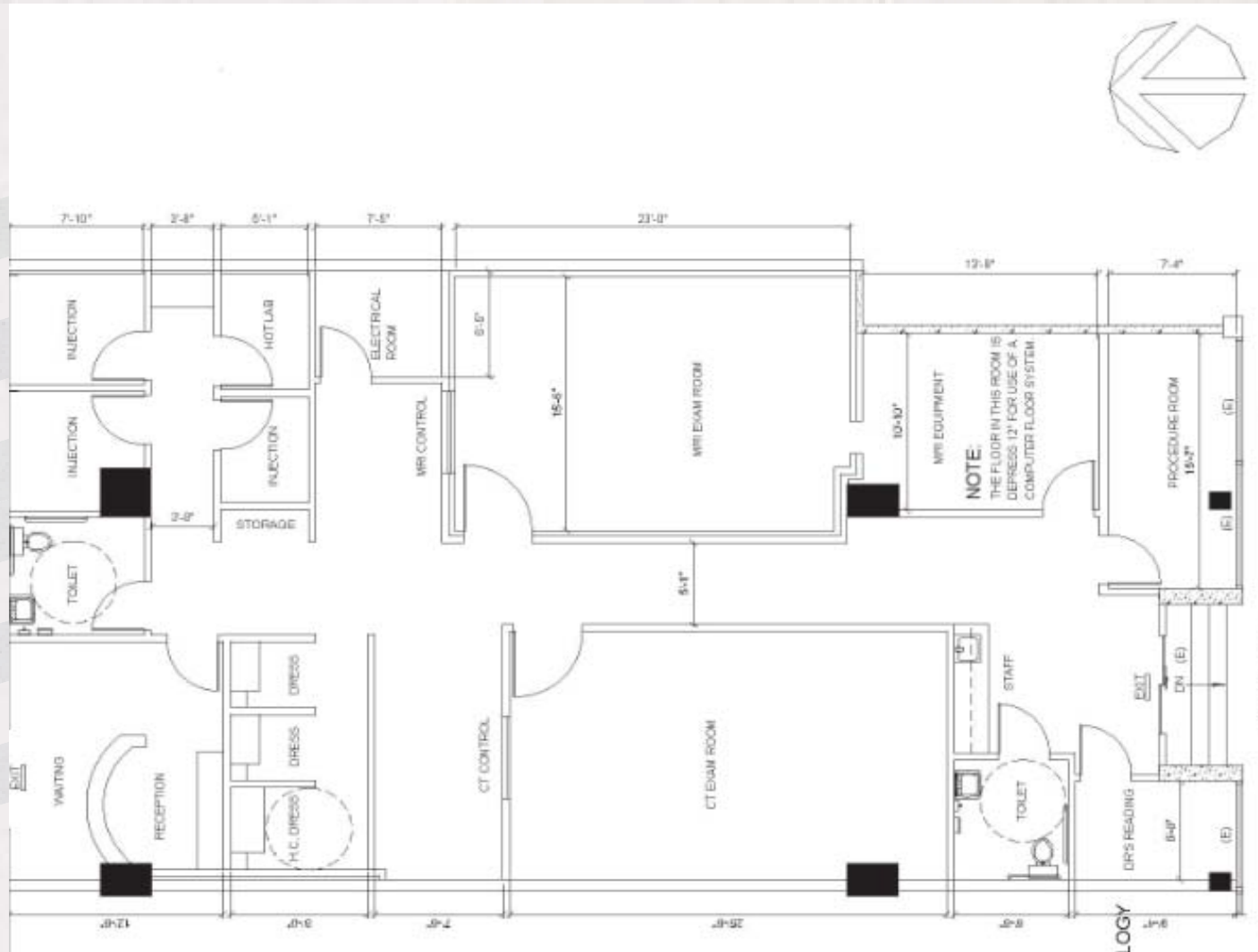
CONFERENCE ROOM



PHOTOS

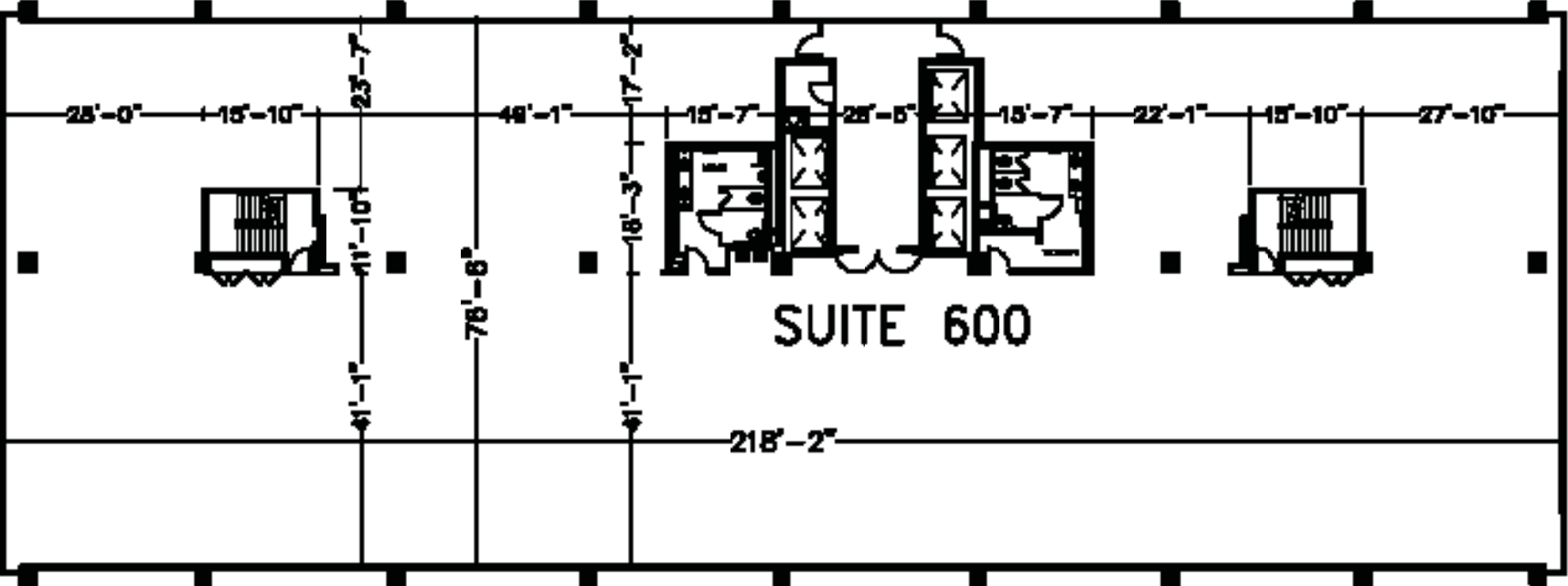


SUITE 120: 3,147 RSF (sublease)



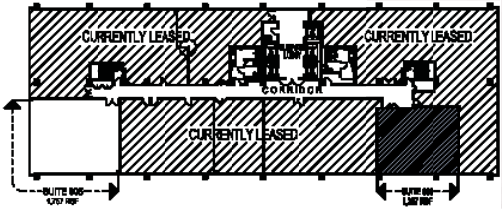
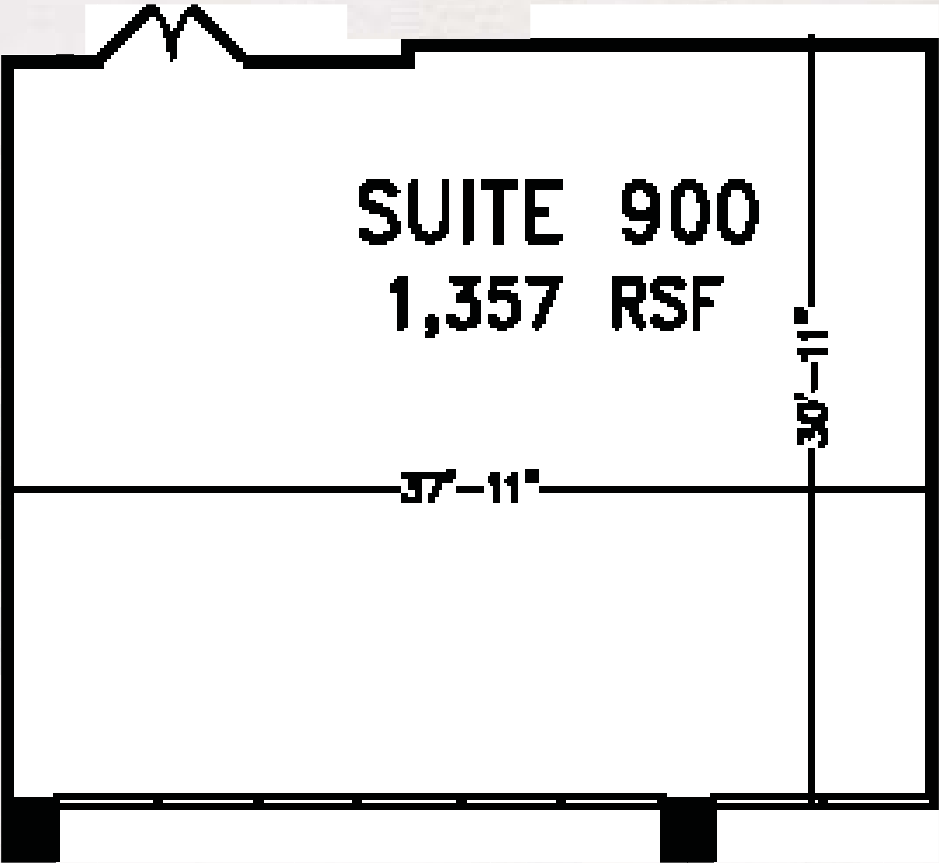
FLOOR PLAN

6th FLOOR: 16,500 RSF



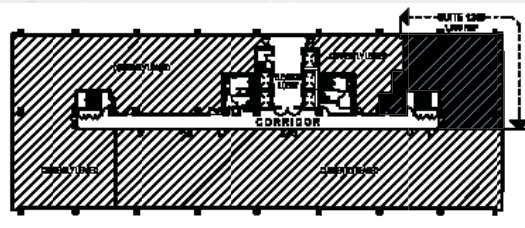
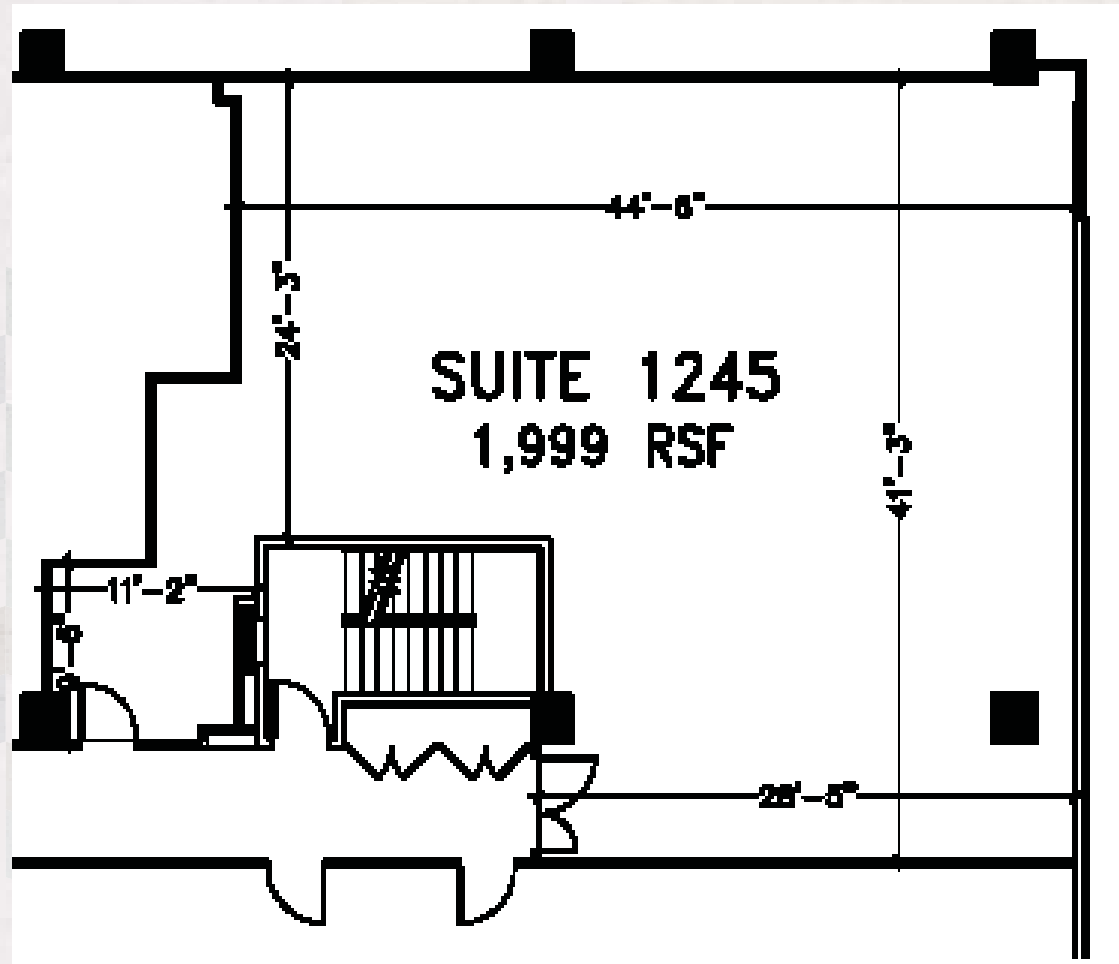
FLOOR PLAN

SUITE 900: 1,357 RSF



FLOOR PLAN

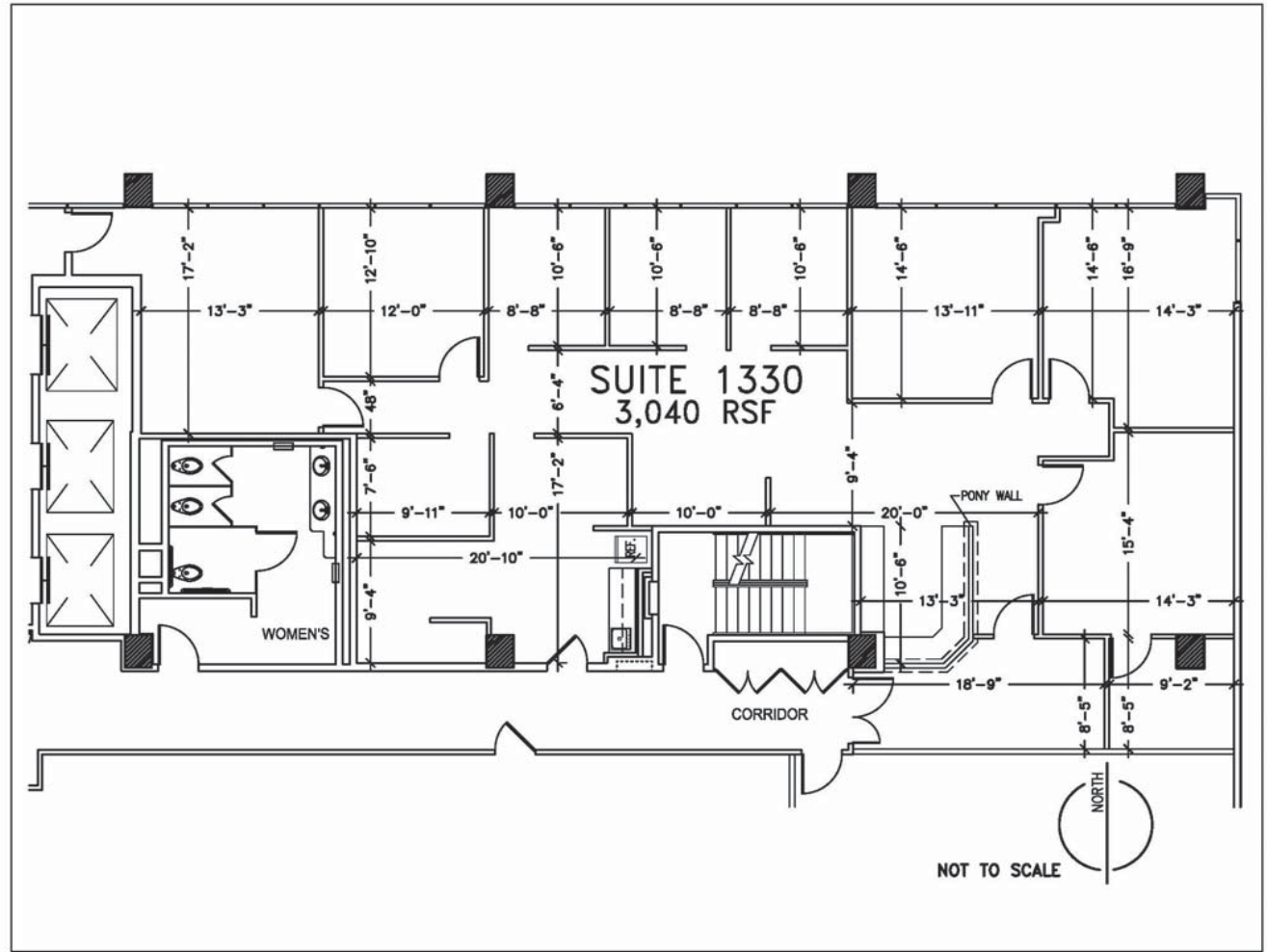
SUITE 1245: 2,030 RSF



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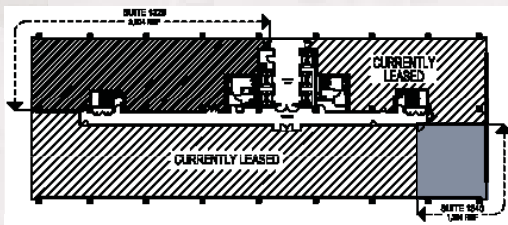
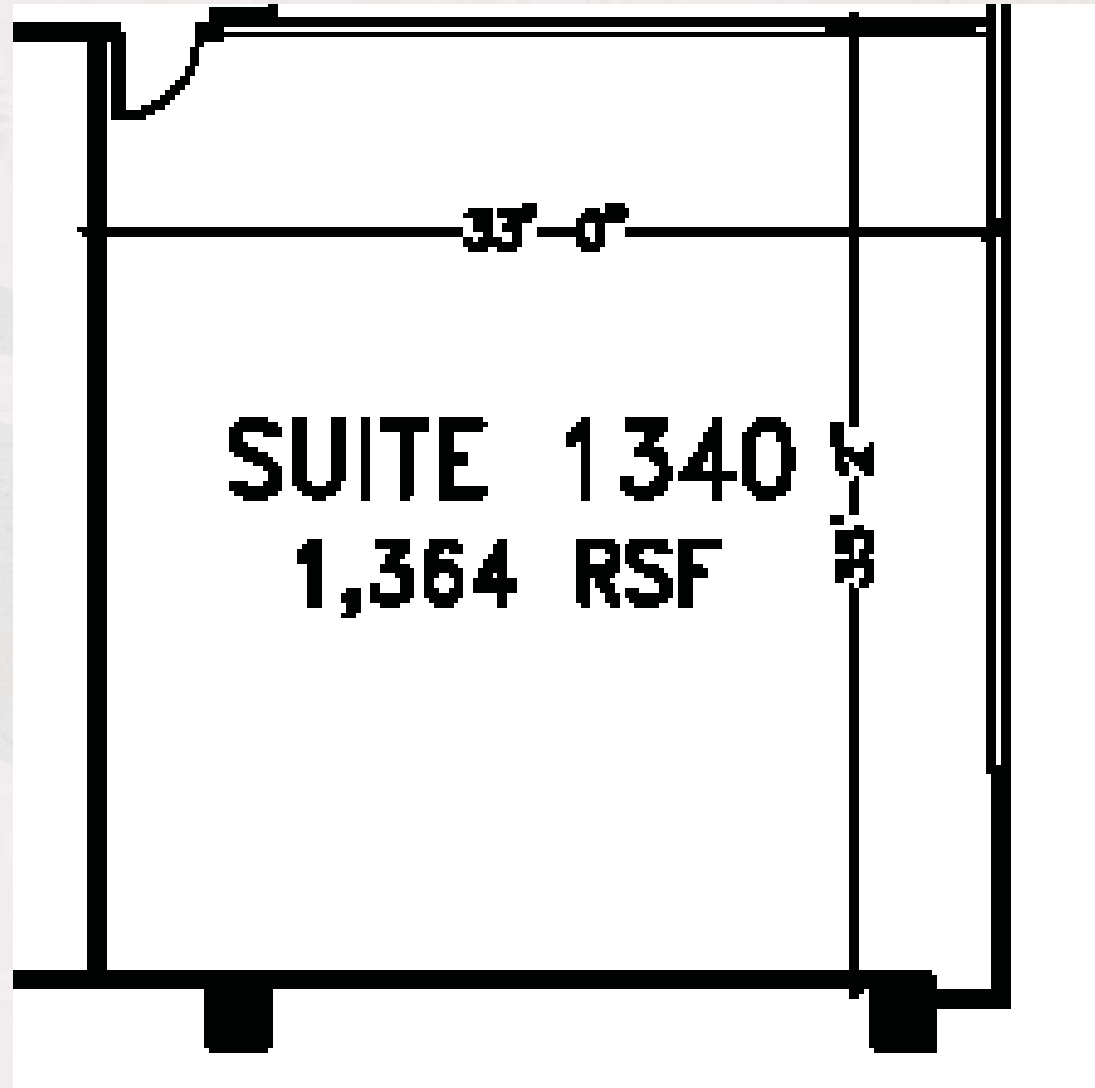
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SUITE 1330: 3,040 RSF



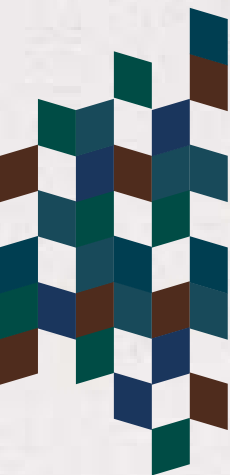
FLOOR PLAN

SUITE 1340: 1,364 RSF



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FOR MORE INFORMATION PLEASE CONTACT:

DAVID SOLOMAN
Senior Vice President
Lic. 01209699
T +1 818 907 4628
david.soloman@cbre.com

JOHN LA SPADA
First Vice President
Lic. 01415299
T +1 805 288 4678
john.laspada@cbre.com

CBRE
2761 Park View Court
Oxnard, CA 93036
www.cbre.com/ventura

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