



16133

VENTURA

ENCINO FINANCIAL CENTER

16133 VENTURA BLVD | ENCINO, CA

LEASED BY



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

MANAGED BY



**HOSPITALITY
at WORK**
A LOWE COMPANY

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Elevating the Workplace through Hospitality

HOSPITALITY AT WORK

Hospitality at Work's Management is well known for delivering superior services and elevating the tenant experience through hospitality-inspired "third places." H@W engages with its Tenants with amenity areas such as outdoor lounges, concierge attended lobby, conference rooms, and cafés—creating dynamic spaces for work and collaboration. The tenant experience is further enhanced by an on-site Building Host who curates weekly events focused on fitness, food, charitable initiatives, and community service, enriching the workday.



14-STORY
CLASS A
OFFICE BUILDING



229,525 SF
TOTAL RBA



SCOTT ROMICK

Managing Director
818.933.0305
sromick@lee-re.com
DRE #01323527

DAVID KAUFMAN

Principal
818.505.4677
dkaufman@lee-re.com
DRE #02109841

SYDNEY FRASER

Associate
818.288.4085
sfraser@lee-re.com
DRE #02149511



www.16133VENTURA.com



Office & Medical Suites



On-Site Management



±13% Load Factor



40 EV Charging Stations



On-Site Cafe/Eatery



Training / Conference Room



Lobby Concierge



Car Washing Services



After-Hours HVAC Available



Controlled Access



On-Site Storage Available



Outdoor Tenant Lounge



Year-Round Tenant Appreciation Events

NEXT LEVEL AMENITIES

Tenant Lounge
Training / Conference Room
On-Site Cafe

...because we appreciate our tenants.



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VENTURA

SUITE	RSF	DETAILS
905	5,201	Double Corner Suite ; 5 Exterior & 4 Interior Offices, 2 Conf Rooms, Kitchen, Reception, Large Bullpen, Storage; Avail 90 Days
404	2,201	4 Exterior Offices, Glass Conference Room, Large Bullpen
600/620*	3,411	Double Corner Suite ; 8 Ext. & 1 Int. Ofc., 1 Conf. Rm., Kitchen, Recept., Small Bullpen, Storage; Avail 90 Days
955	2,306	Corner Suite! 5 Exterior Offices, Kitchen, Reception/Waiting Area, Small Bullpen; Avail 1/27
540	2,188	4 Exterior Offices, Conference Room, Kitchen, Small Bullpen, Reception/Waiting Room, Storage
500	1,919	Spec Suite! 5 Exterior Offices, Glass Conference Room, Bullpen
560	1,599	3 Exterior & 2 Interior Offices, Kitchen, Reception/Waiting Room, Storage
1230	1,241	Dental Office ; 3 Plumbed Treatment Rooms, 1 Ofc., Reception, Waiting Room, Lab Room, Storage

**Suite 600/620 can be demised to ±1,490 and 1,921 RSF*

LEASING SUMMARY

RENT RATE	\$2.90 PSF Office \$3.30 PSF Medical
LEASE TYPE	Full Service Gross
TERM	Negotiable
PARKING	3/1,000 Ratio \$160 Surface Unreserved \$170 Covered Unreserved \$210 Covered Reserved

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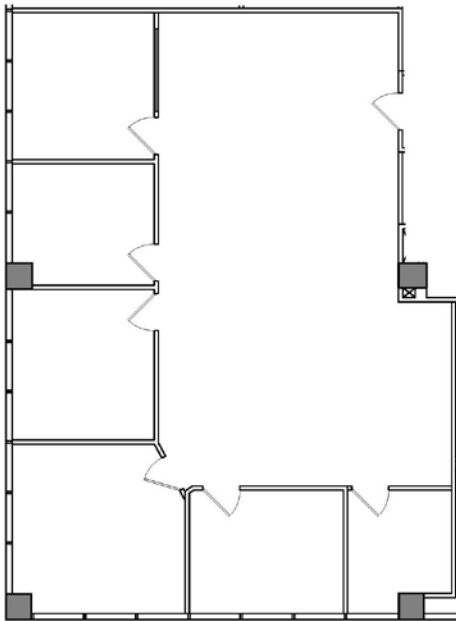
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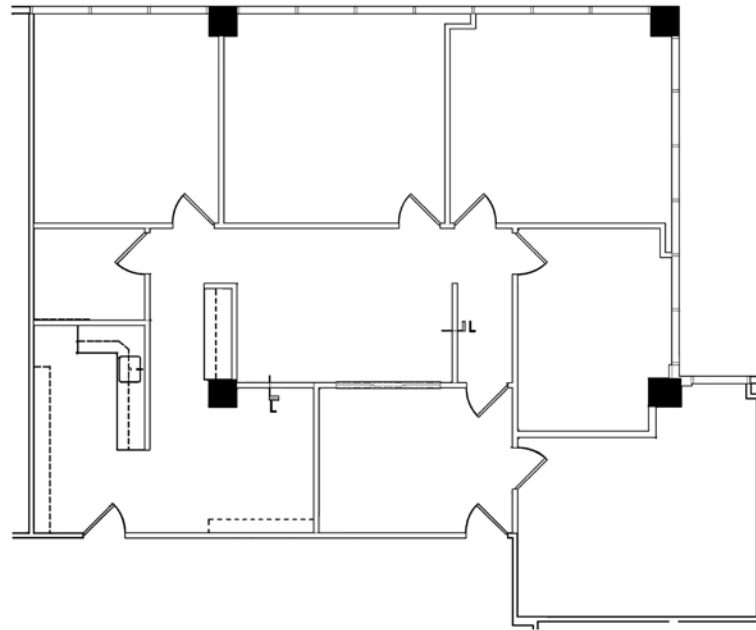
FLOOR PLANS

5th Floor

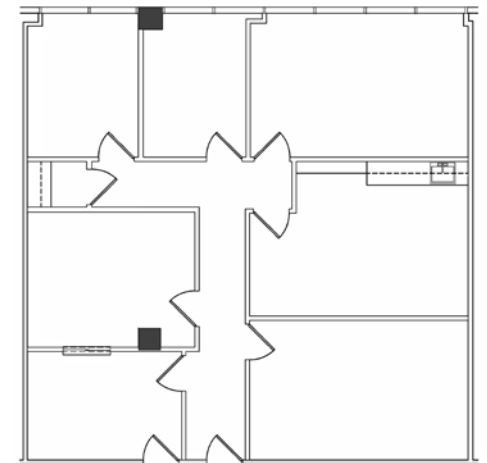
FOR LARGER SCALED
PLANS, CLICK HERE
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500
1,919 RSF



540
2,188 RSF



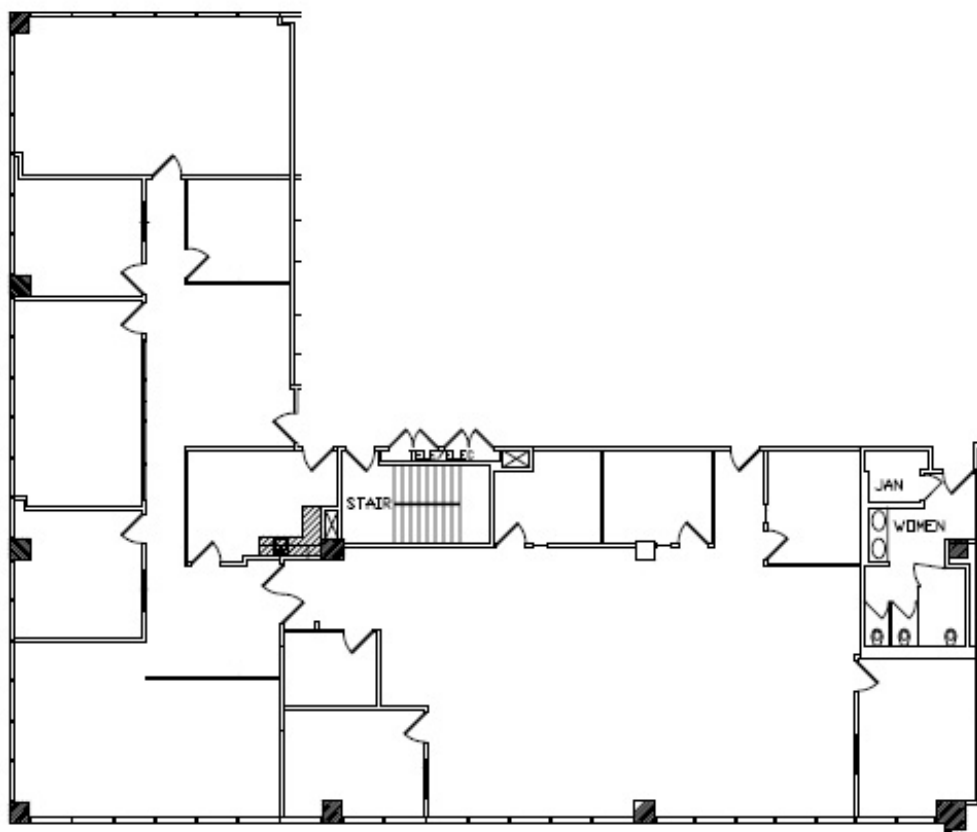
560
1,599 RSF

FLOOR PLANS

9th Floor

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PLANS, CLICK HERE

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905

5,201 RSF | AVAIL 90 DAYS



955

2,306 RSF | AVAIL 1/1/27

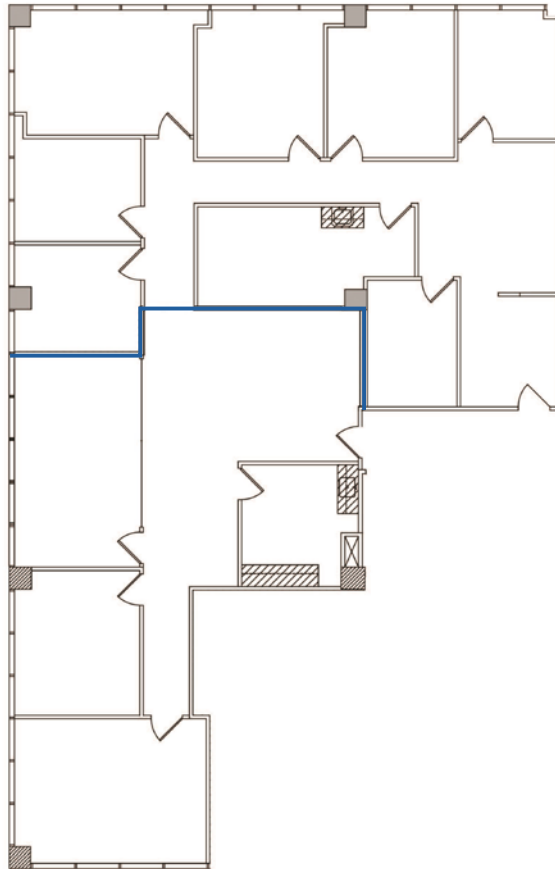
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FLOOR PLANS

4th, 6th & 12th Floor

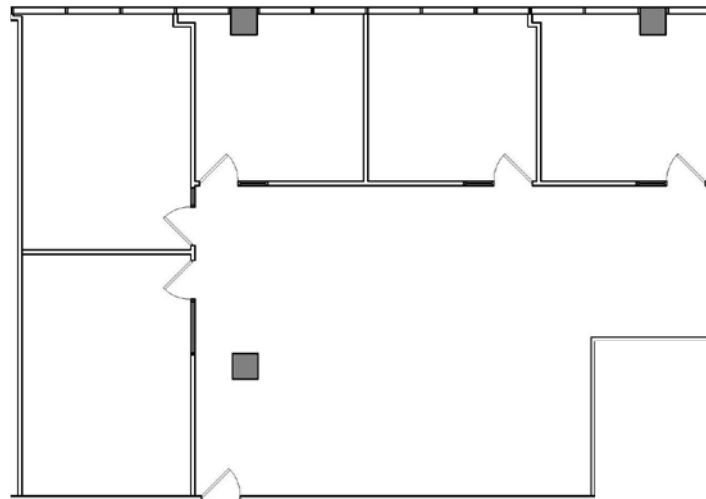
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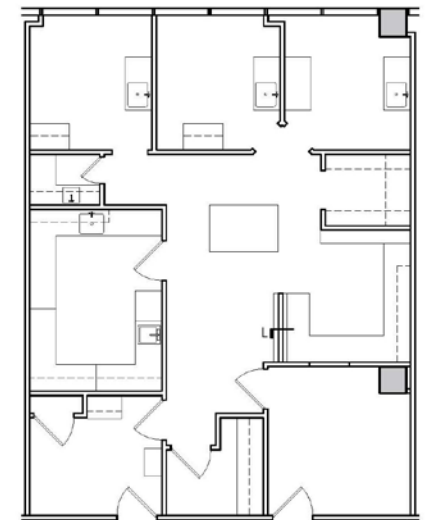
600/620*

3,411 RSF | AVAIL 90 DAYS



404

2,201 RSF



1230

1,241 RSF | DENTAL

**SUITE 600/620 CAN BE DEMISED TO ±1,490 AND 1,921 RSF*

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16133 VENTURA is conveniently located less than a mile from the 101 & 405 interchange and is walking distance to a diverse array of eateries, shops, and other amenities, including the Sherman Oaks Galleria.

16133 VENTURA

surrounded by a mecca of amenities





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For more information, please contact:

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