



TARZANA OFFICE PLAZA

18757 BURBANK BLVD.
TARZANA, CA



*Reignite
Your Business*

CLASS A OFFICE BUILDING

SPEC SUITES AVAILABLE

**RARE BUILDING TOP SIGNAGE
OPPORTUNITY FACING 101 FREEWAY**



**TARZANA OFFICE
PLAZA** 18757 BURBANK BLVD.
TARZANA, CA

Prime Visibility, Prime Location

**BUILDING TOP SIGNAGE
OPPORTUNITY FACING 101 FREEWAY**

PRIME LOCATION, PRIME OPPORTUNITIES



High-Impact Signage
Opportunity on the 101 Freeway



Neighboring a Hub of Activity,
Amenities and Shopping Centers



Subterranean Parking



Excellent and Convenient
On-Ramp Freeway Access



Flexible Layouts Between
1,000 - 7,000 RSF



Spacious Window Offices With Plenty
of Natural Light and Stunning Views

*Building top signage is available on a long term lease
over 6,500 RSF. Signage shall be at Tenant's expense
and landlords review and approval.

18757 BURBANK BOULEVARD | TARZANA, CA

Prestigious Building

Located in the San Fernando Valley



Availabilities

SUITE	RSF	AVAILABLE	DESCRIPTION	PRICE
210	1,435	NOW	2 Windowed Offices, Interior Office, Conference Room, Reception/Bullpen Area	\$2.25 FSG
227	1,680	NOW	Reception/Bullpen Area, 3 Windowed Offices, 1 Conference Room, Storage Room	\$2.25 FSG
302*	6,777	NOW	7 Windowed Offices, Conference Room, Large Bullpen, Kitchen	\$2.25 FSG
306*	1,463	NOW	3 Windowed Offices, Interior Office and Bullpen	\$2.25 FSG

*Suite 302 & Suite 306 Can Be Combined for a Contiguous 8,240 RSF.



TERM	Negotiable
RENT	\$2.25 FSG
PARKING	3/1,000
PARKING RATES	\$75 Single Unreserved, \$65 Tandem Reserved (Per Stall), \$150 Reserved

Area at a Glance

SURROUNDED BY A THRIVING
RETAIL COMMUNITY WITH
WALKABLE DINING OPTIONS.



FOOD AND BEVERAGE

- 1 Famous Label's Deli
- 2 Niko Sushi
- 3 Peet's Coffee
- 4 McDonald's
- 5 BBQ Teriyaki & Sushi
- 6 Tarzana Wine & Spirits
- 7 Mona's Kitchen Lebanese Food
- 8 Sam's Philly Steak
- 9 Cici's Cafe
- 10 Szechuan Garden
- 11 California Pizza Kitchen at Tarzana
- 12 Hummus Bar & Grill
- 13 Kushiyu
- 14 Vine 39 Bar
- 15 TLV Tapas Bar
- 16 The Coffee Bean & Tea Leaf
- 17 Frankie's Italian Kitchen
- 18 Wolfgang Puck Kitchen Counter
- 19 Bea's Bakery
- 20 Maui Sugar Mill Saloon
- 21 Black Bear Diner Tarzana
- 22 Taco Bell

RETAIL

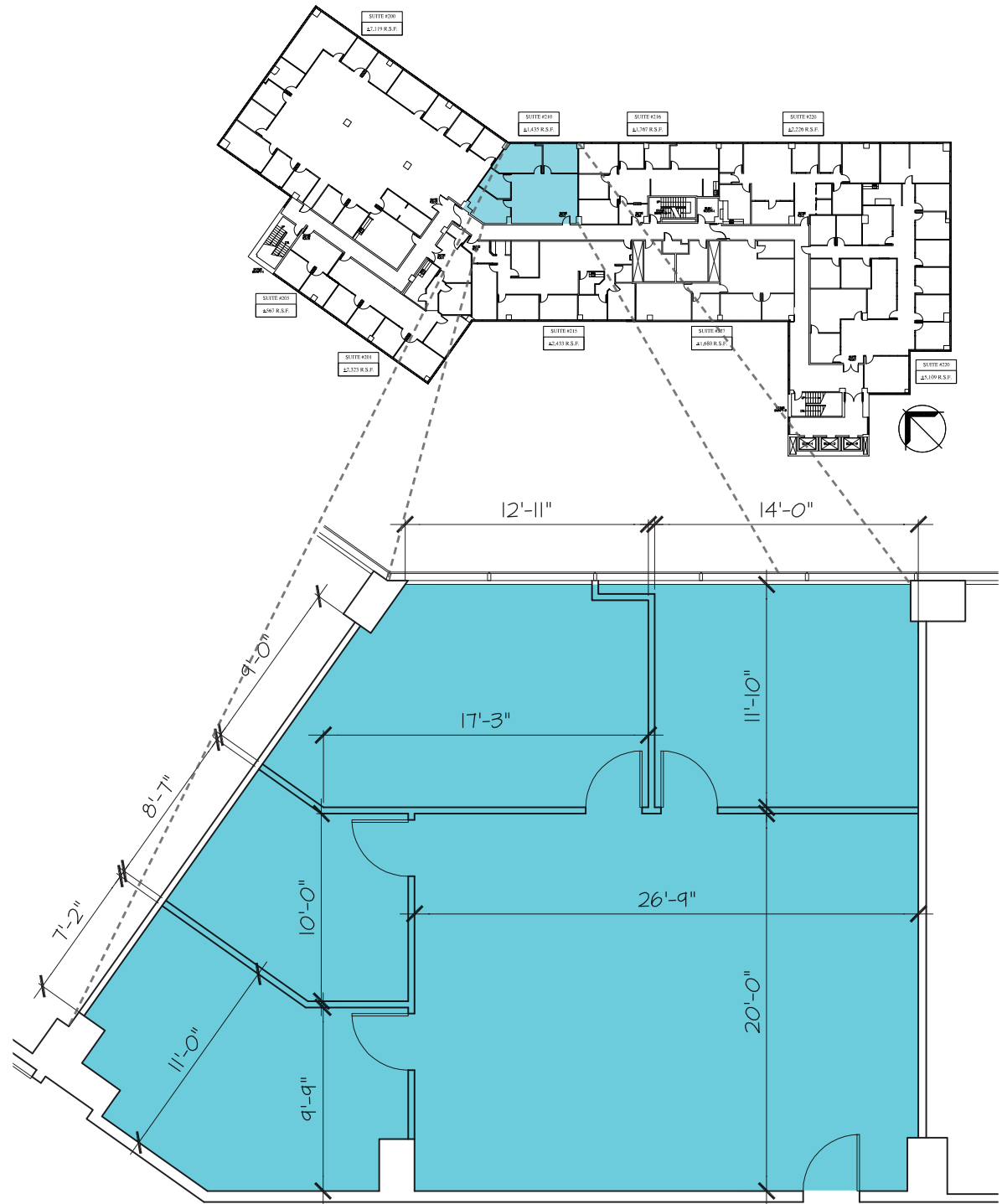
- 1 T.J. Maxx
- 2 LA Fitness
- 3 Walgreens
- 4 HomeGoods
- 5 Gelson's Tarzana
- 6 CVS
- 7 Vons
- 8 Office Depot

Second Floor Plan

 Suite 210 | 1,435 RSF

SUITE HIGHLIGHTS:

- TWO (2) WINDOWED OFFICES
- INTERIOR STORAGE
- INTERIOR OFFICE
- BULLPEN/RECEPTION AREA

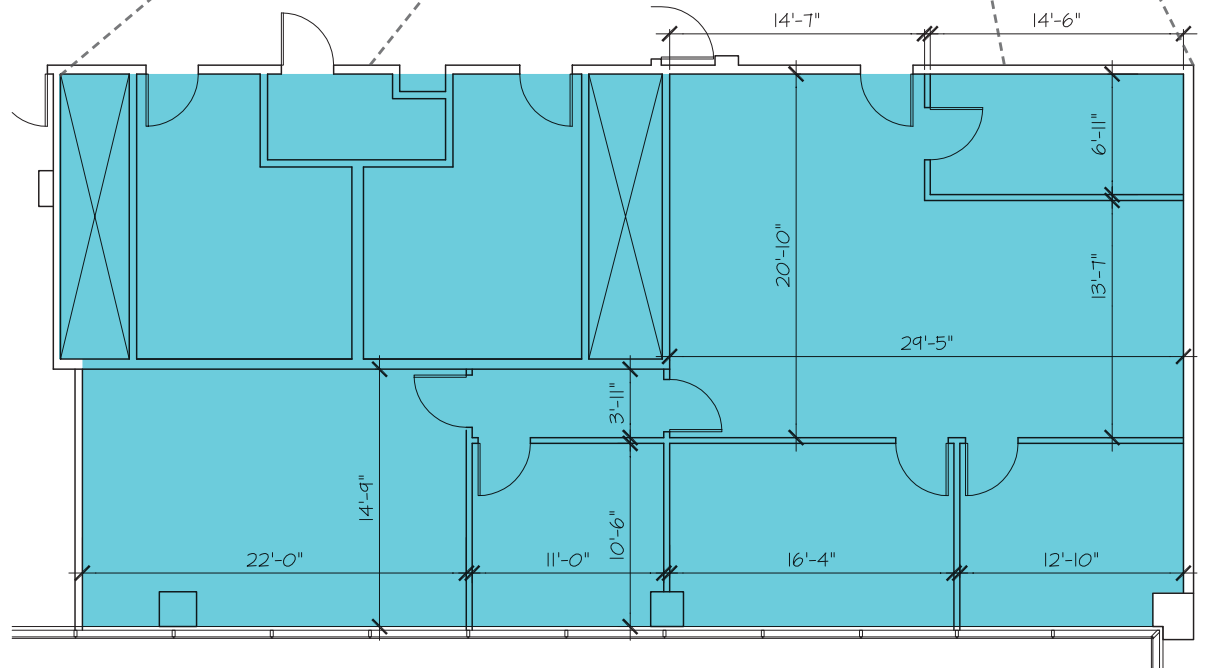
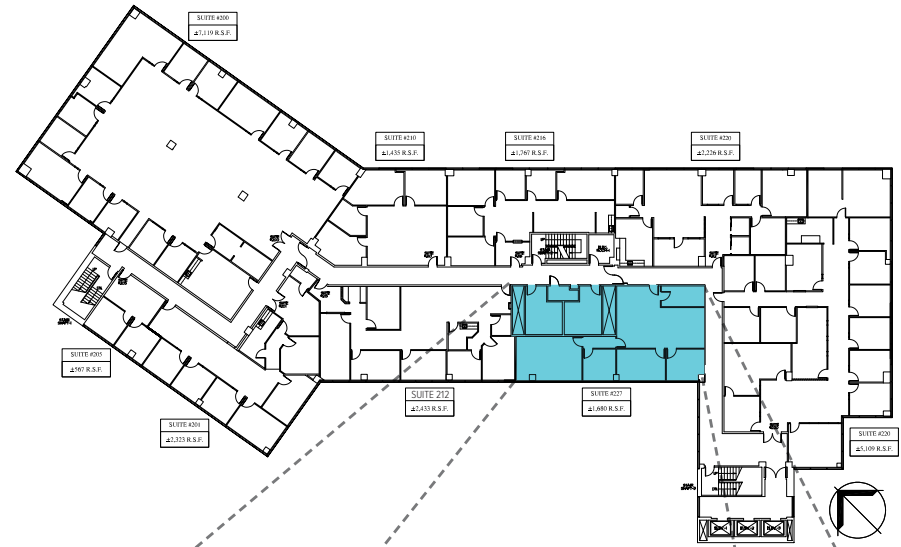


Second Floor Plan

Suite 227 | 1,680 RSF

SUITE HIGHLIGHTS:

- RECEPTION/BULLPEN AREA
- 3 WINDOWED OFFICES
- 1 CONFERENCE ROOM
- STORAGE ROOM



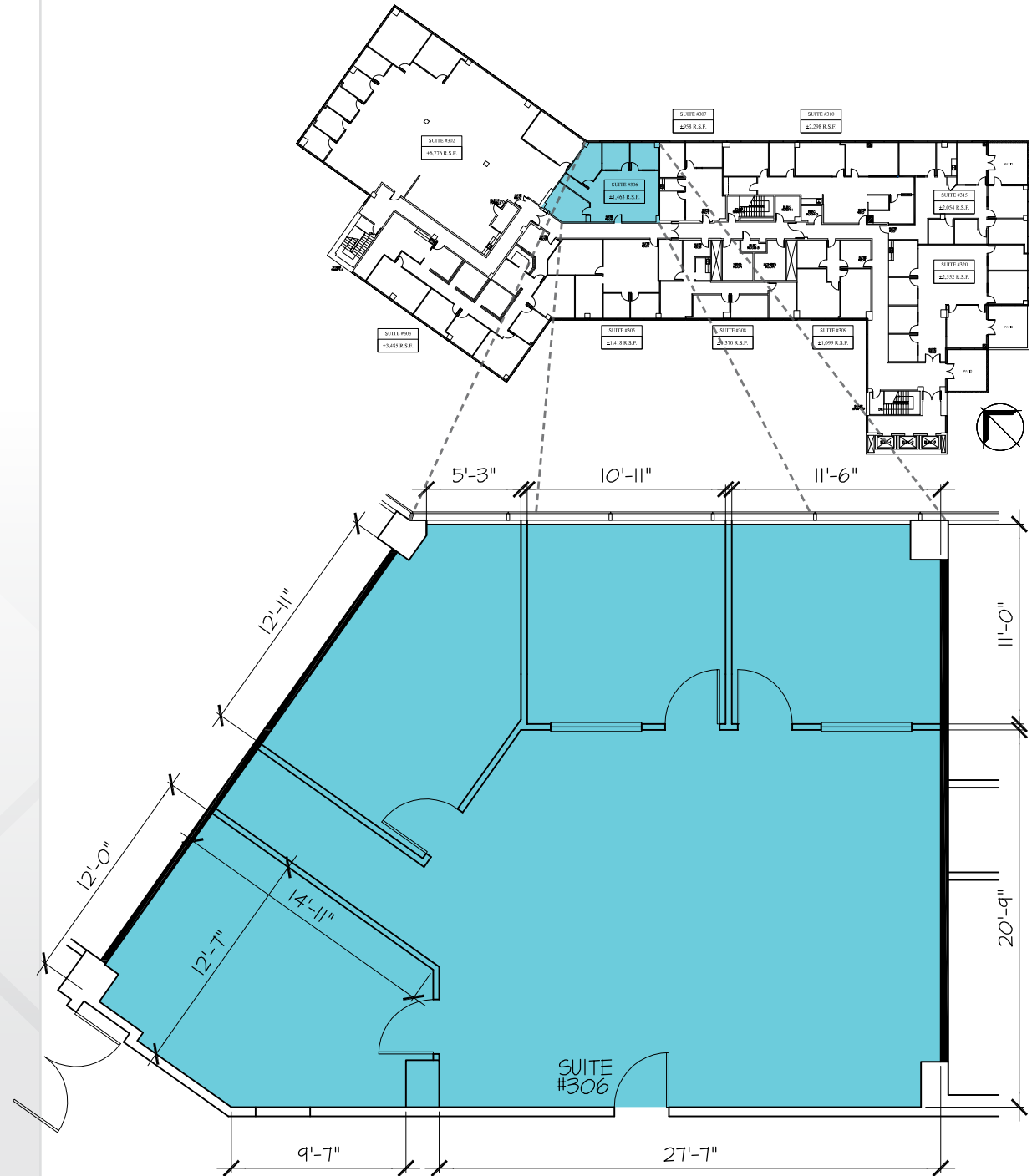
Third Floor Plan

Suite 306 | 1,463 RSF

*Can be combined with Suite 302 for 8,240 RSF

SUITE HIGHLIGHTS:

- THREE (3) WINDOWED OFFICES
- INTERIOR ROOM FOR CONFERENCE AREA OR LARGE STORAGE/BREAK AREA
- BULLPEN SPACE
- SMALL FILE/PRINTER HALLWAY





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