

MADISON PARTNERS

SHERMAN PLAZA

15350 & 15400 Sherman Way, Van Nuys, CA

Madison Partners, as exclusive advisor, is pleased to present the opportunity to acquire Sherman Plaza East & West (the "Property")—a premier, two-building Class A office project totaling 267,955 square feet within the San Fernando Valley. Situated on approximately 7 acres, Sherman Plaza East & West was built in 1983 and 1988, respectively and is highlighted by an architecturally unique design, state-of-the-art building systems, high quality finishes, exceptional functionality, and ample on-site parking. At 94% leased, the Property features a strong and stable in-place cash flow with significant contractual term from many credit-worthy tenants.



Investment Highlights:

- Premier Class A Asset
- Recent Capital Improvements
- Attractive In-Place Debt
- Excellent In-Place Tenancy Coupled with Immediate Upside
- Long-Term, Secure Cash Flow
- Significant Discount to Replacement Cost
- Excellent Proximity to Major Modes of Transportation
- Excellent Market Fundamentals



Should you have an interest in reviewing the Offering Memorandum, please electronically execute the Confidentiality Agreement at <http://www.madisonpartners.net/property/211>.

Exclusive Investment Advisor

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