

INDU
STRY

CLASS A OFFICE

4605 LANKERSHIM BLVD N HOLLYWOOD

FOR LEASE



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4605 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91602

DETAILS

SUITE / AVAILABLE RSF

202 ± 892 RSF
 340 ± 2,248 RSF
 400 ± 3,570 RSF
 500 ± 3,570 RSF
 600 ± 3,570 RSF

OCCUPANCY

Immediate

RATE

\$2.85 / SF per Mo. / FSG

TERM

3-5 years

PARKING

3 spaces per 1,000 RSF
 \$52.50 /space/mo. tandem
 \$75 /space/mo. unreserved
 \$95 /space/mo. reserved
 \$110 /space/mo. executive

FEATURES

Multiple spec suites available

Newly constructed "Grab & Go" style cafe open for business

Prime NoHo location near Comcast/NBC Universal

Convenient access to Metro Red Line Station

Professional on-site management & ownership, banking and food services

Excellent retail and support services immediately adjacent to property

Convenient access to 101, 134 and 170 freeways

Excellent internet connectivity available

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LOBBY AREA



FOR LEASE

CLASS A OFFICE

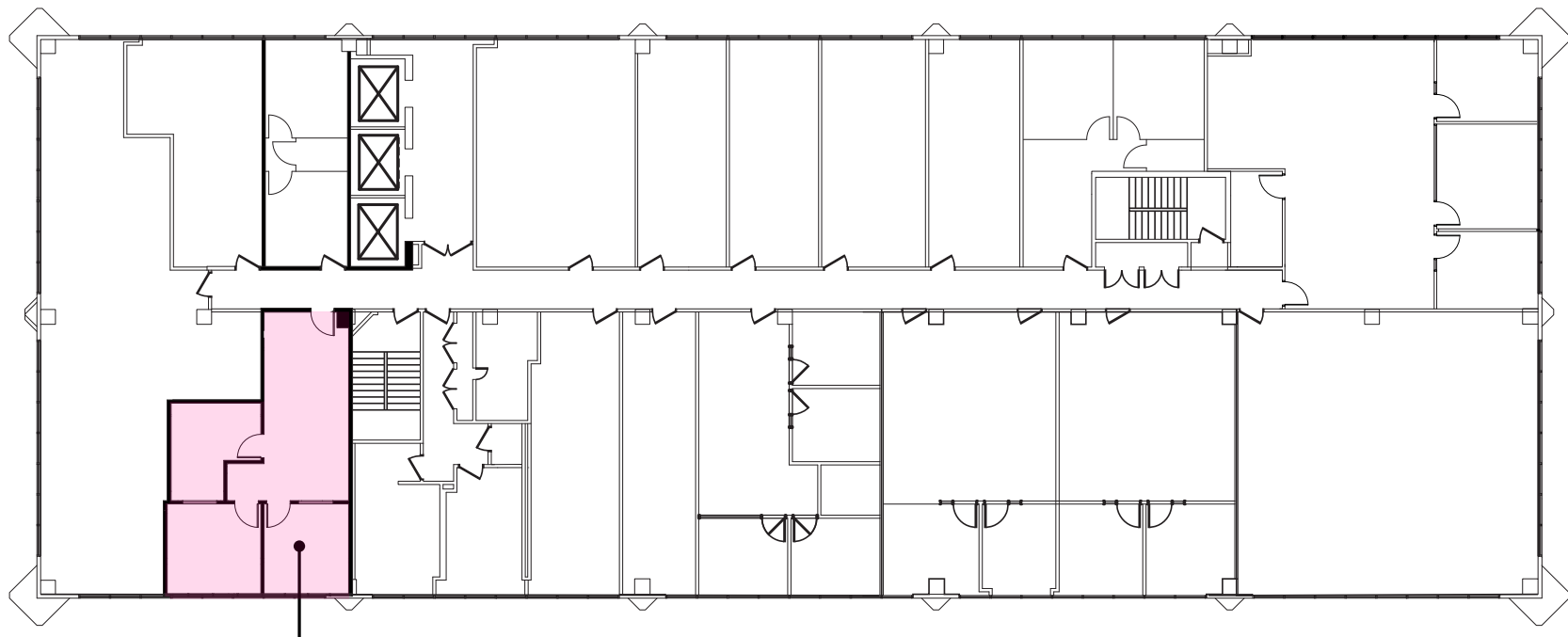
4605 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91602

NEWLY CONSTRUCTED
CAFE



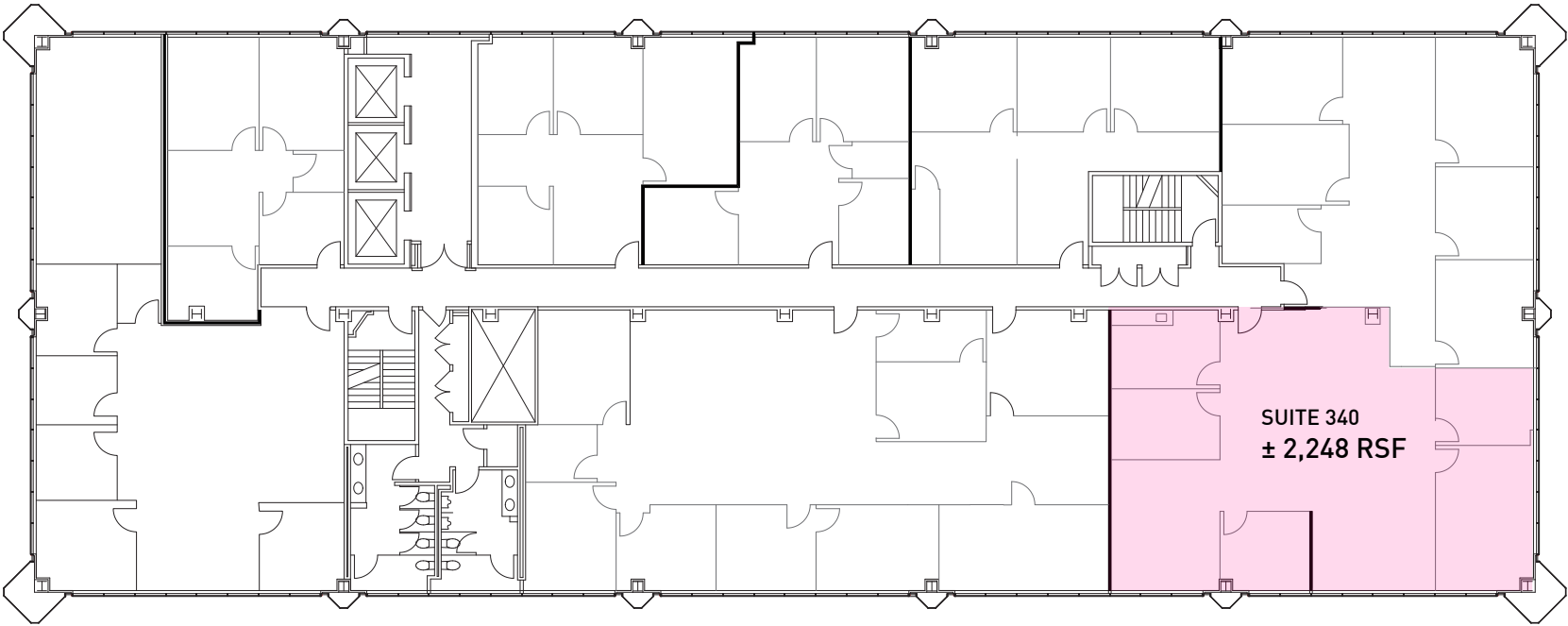
THIRD FLOOR

Suite 202 ±892 RSF

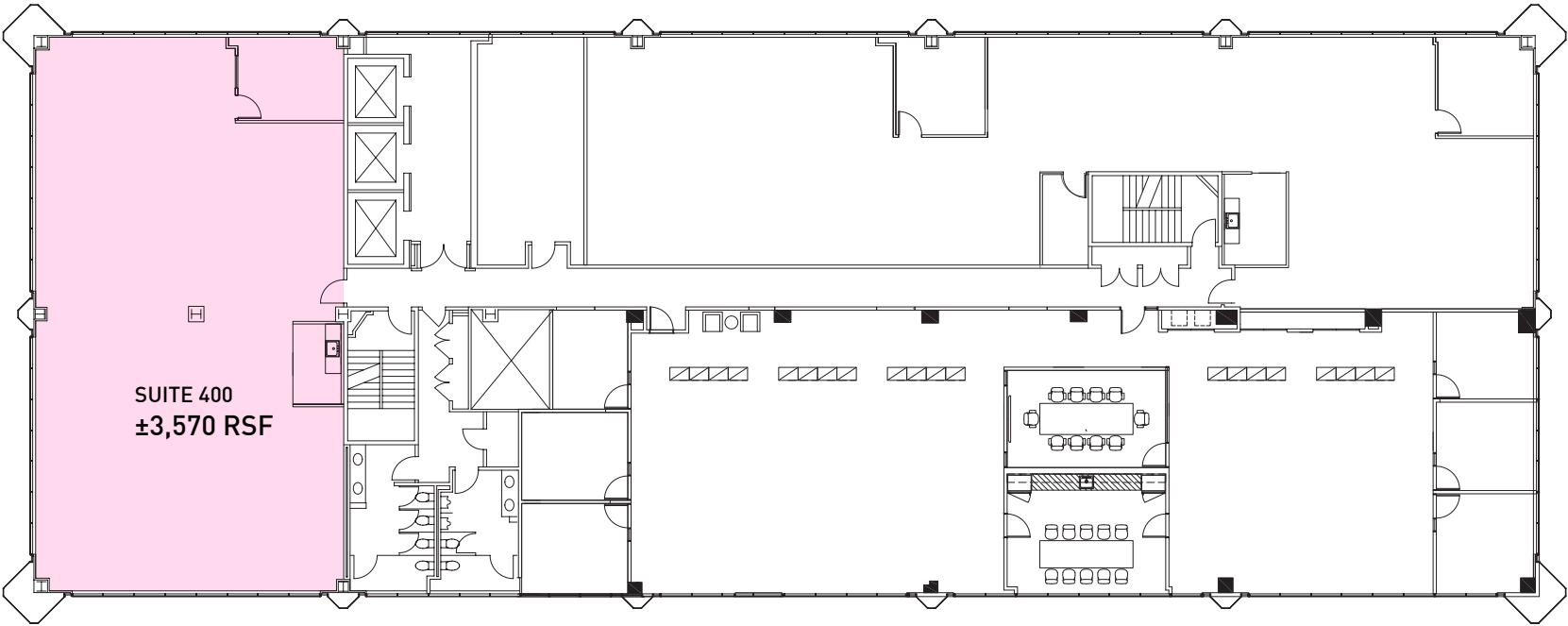


SUITE 202
± 892 RSF

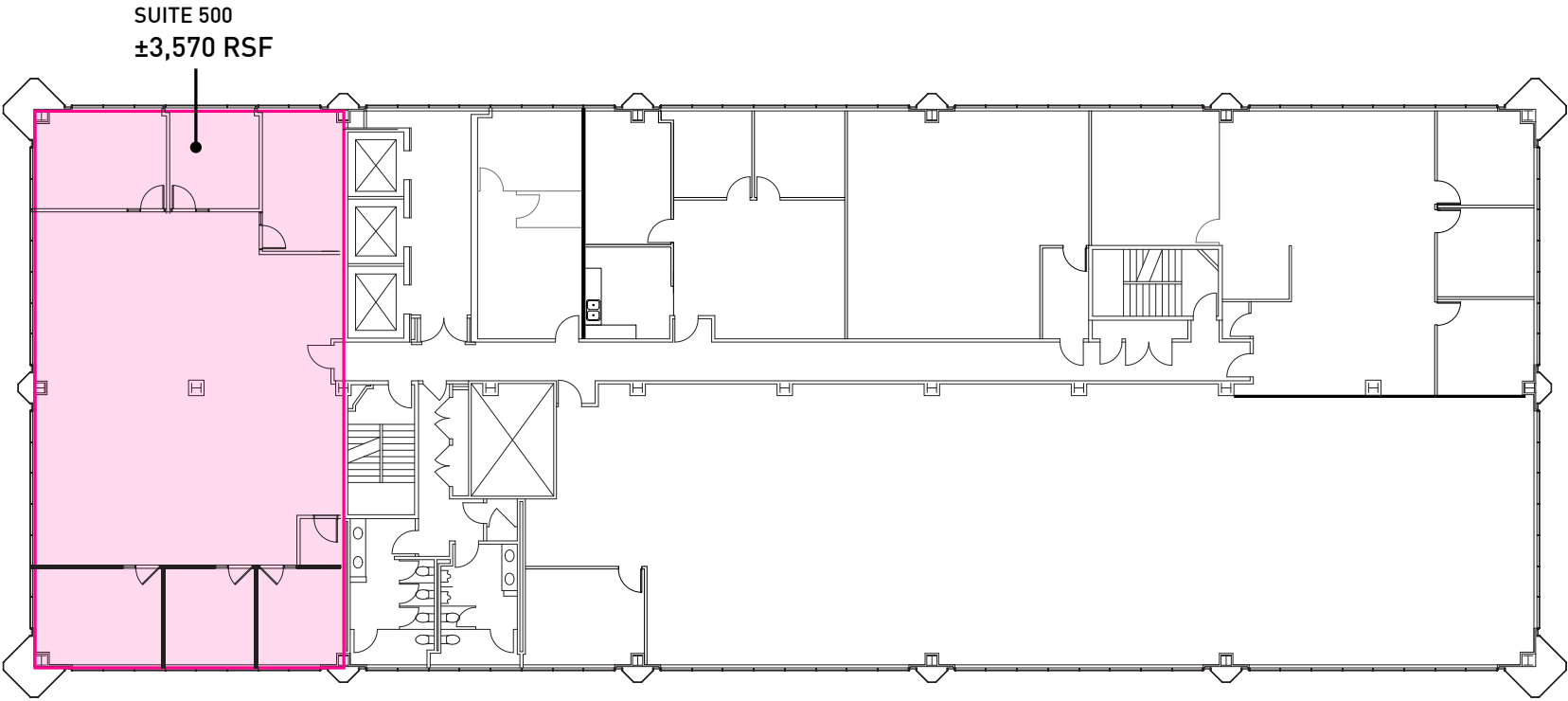
THIRD FLOOR
Suite 340 ±2,248 RSF



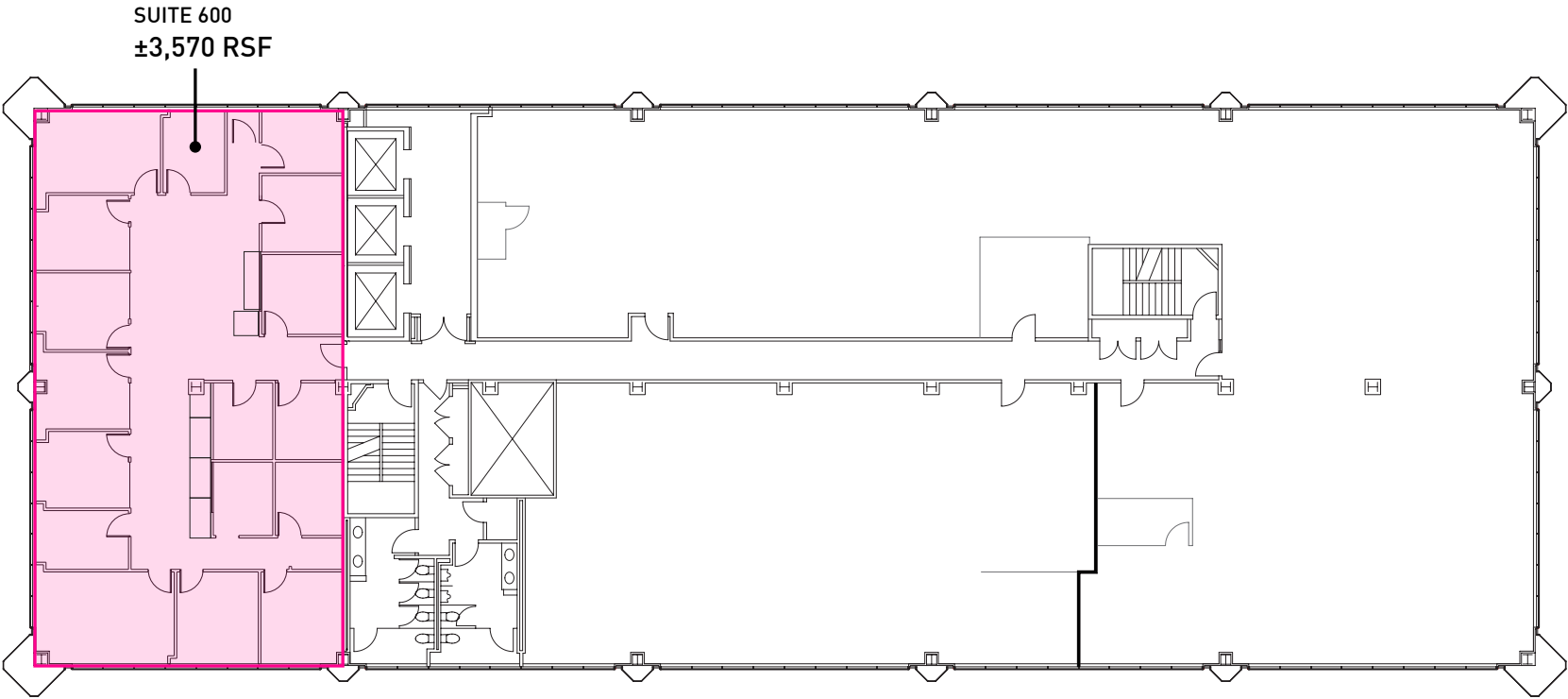
FOURTH FLOOR
Suite 400 ±3,570 RSF



FOURTH FLOOR
Suite 500 ±3,570 RSF



FOURTH FLOOR
Suite 600 ±3,570 RSF



About North Hollywood

North Hollywood Arts District is a vibrant community of galleries and creative companies situated in a urban setting.

Abundant and diverse dining, coffee and drinking options along Lankershim Blvd and Magnolia Blvd

Walkable and bikeable with a Walkscore™ of 82/100 where most daily errands can be accomplished without a car

Strong demographics with an average household income in the \$100,000's while housing is still affordable in the area.

NEARBY

BLOCKS TO 101 AND 134 FWYS
12 MI TO DTLA
2.4 MI TO STUDIO CITY
1.5 MI TO BURBANK MEDIA DIST.
5.6 MI TO HOLLYWOOD

82/100 WALKSCORE

10 MIN BIKE RIDE TO UNIVERSAL CITY/STUDIO CITY & NORTH HOLLYWOOD METRO STATION

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