

INDU
STRY

CLASS A OFFICE

4605 LANKERSHIM BLVD N HOLLYWOOD

FOR LEASE



INDUSTRY PARTNERS

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v050725

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SUITE / AVAILABLE RSF

208 ± 508 RSF
 217 ± 517 RSF
 320 ± 1,846 RSF
 340 ± 2,248 RSF
 400 ± 3,558 RSF
 500 ± 3,558 RSF
 600 ± 3,558 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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FOR LEASE

CLASS A OFFICE

4605 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91602

LOBBY AREA



FOR LEASE

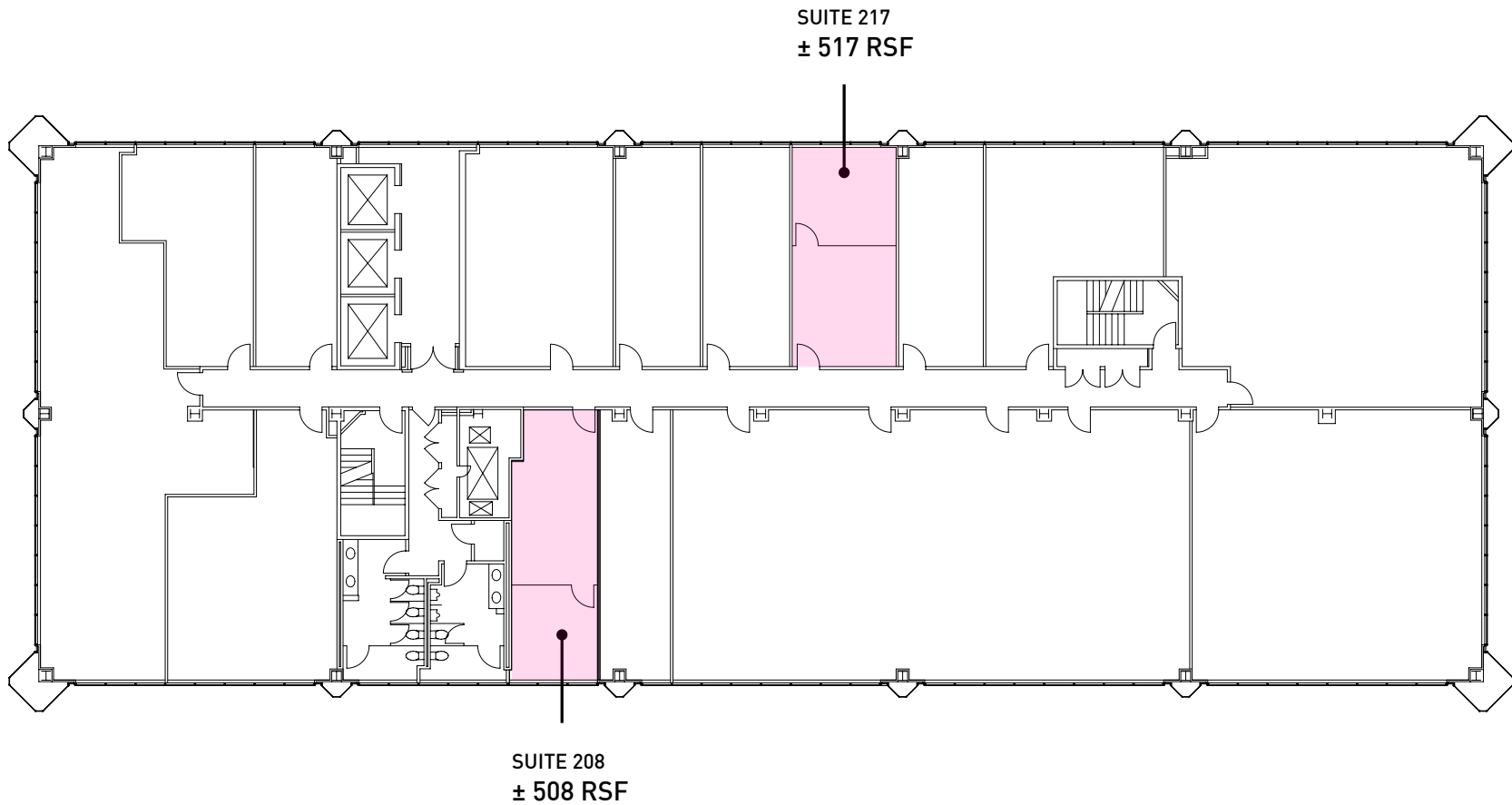
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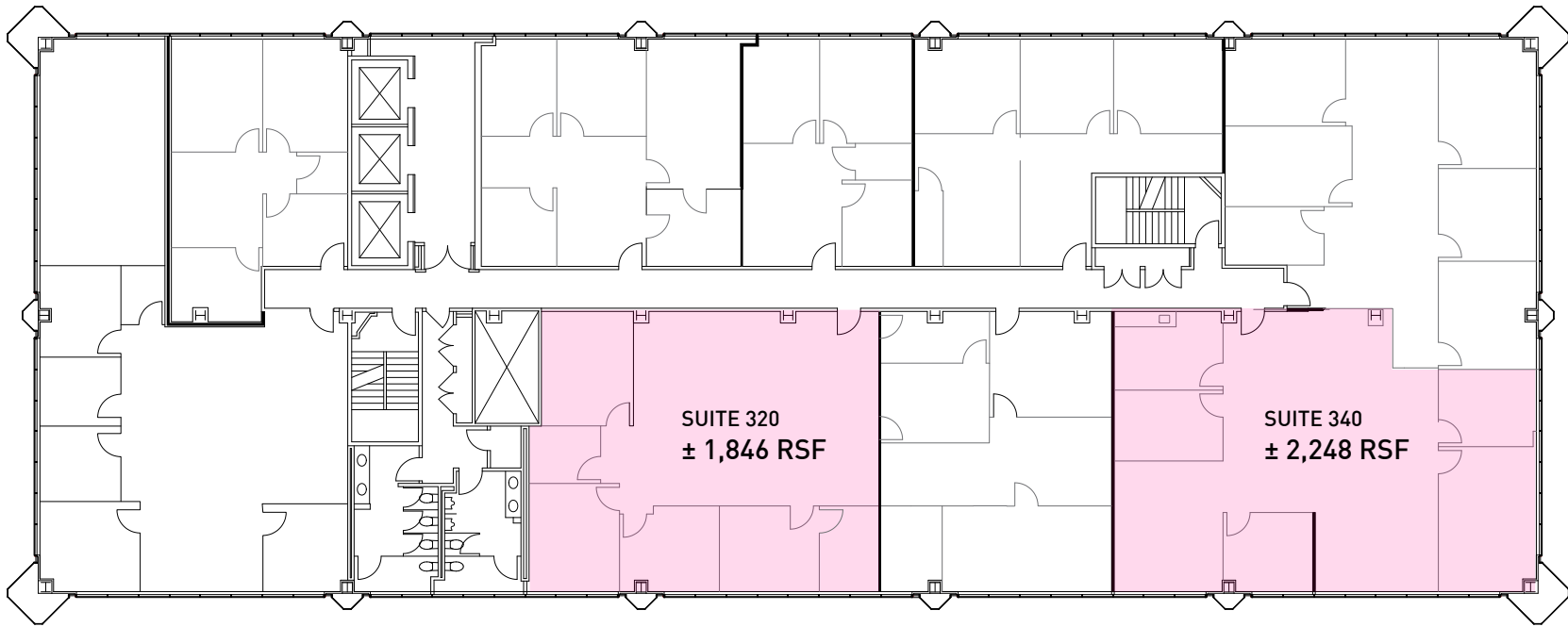
NEWLY CONSTRUCTED
CAFE



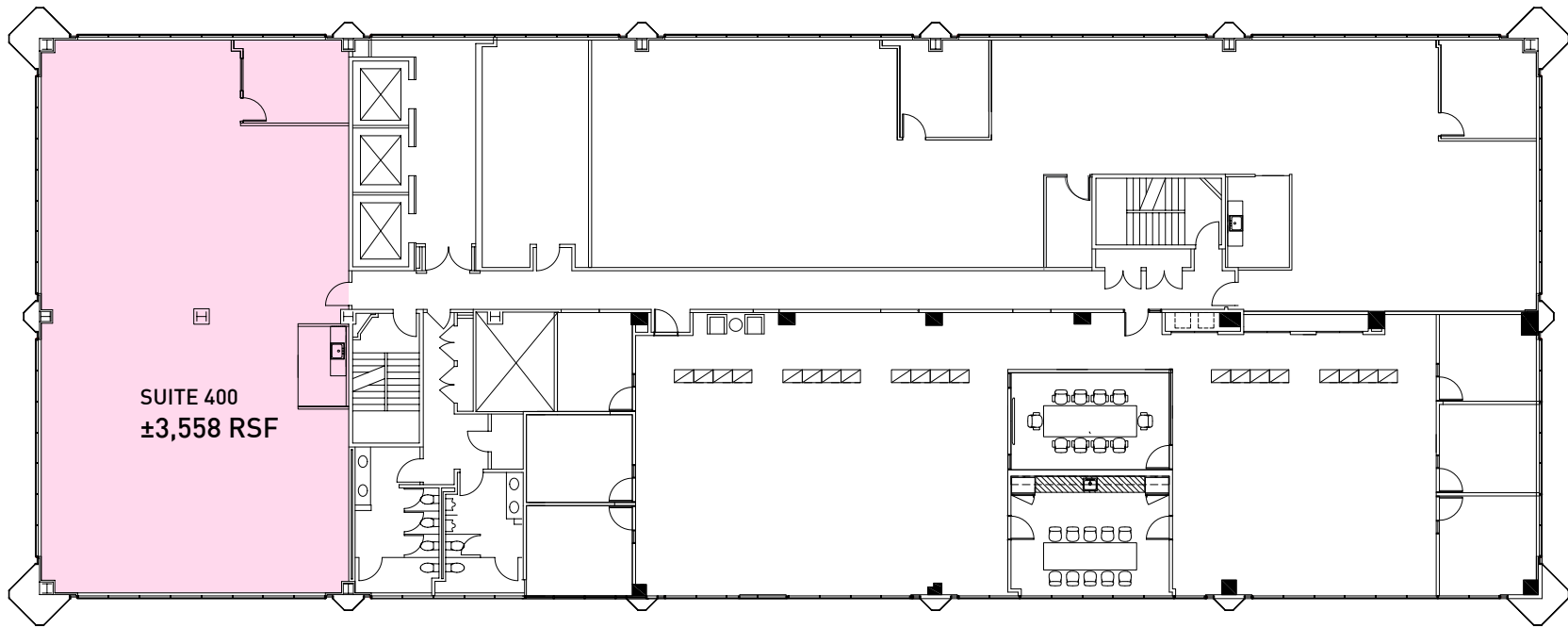
SECOND FLOOR
Suite 208 ± 508 RSF
Suite 217 ± 517 RSF



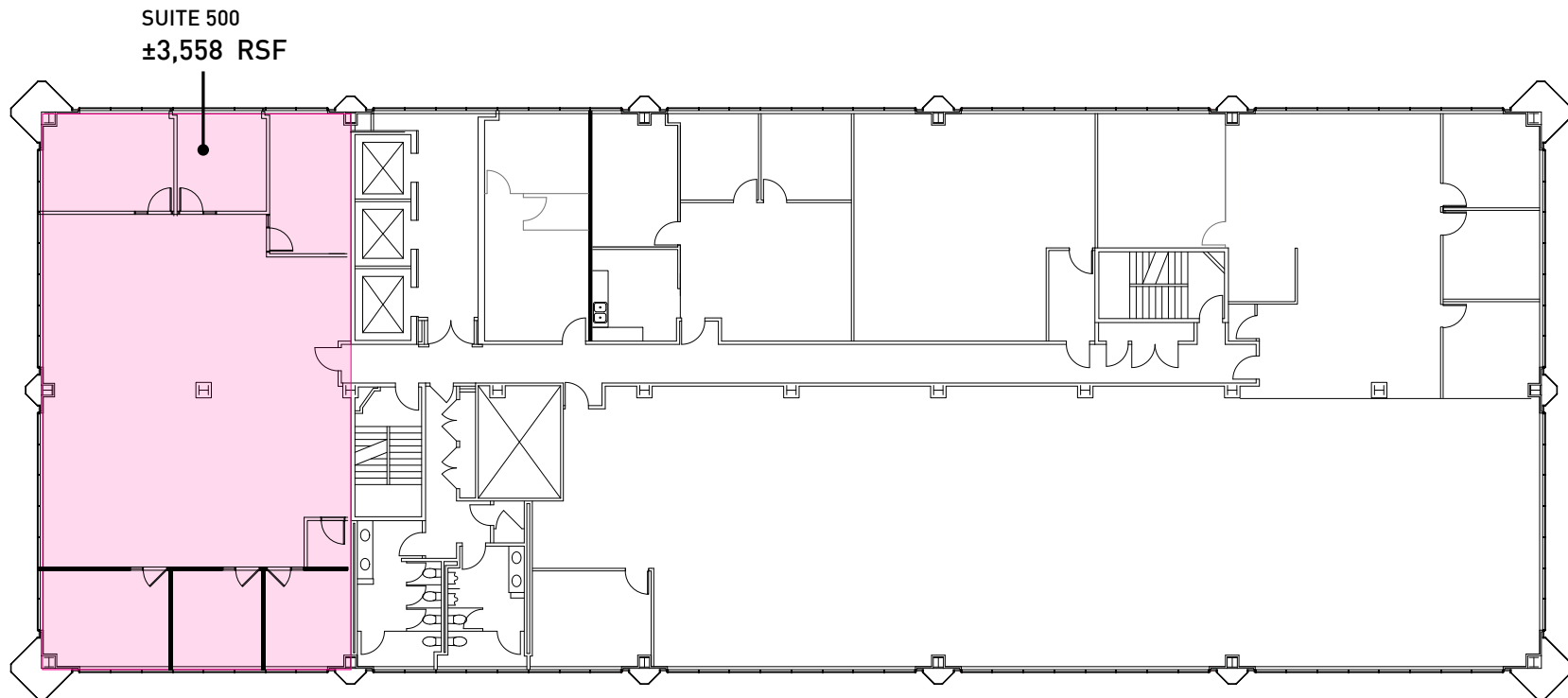
THIRD FLOOR
Suite 320 ±1,846 RSF
Suite 340 ±2,248 RSF



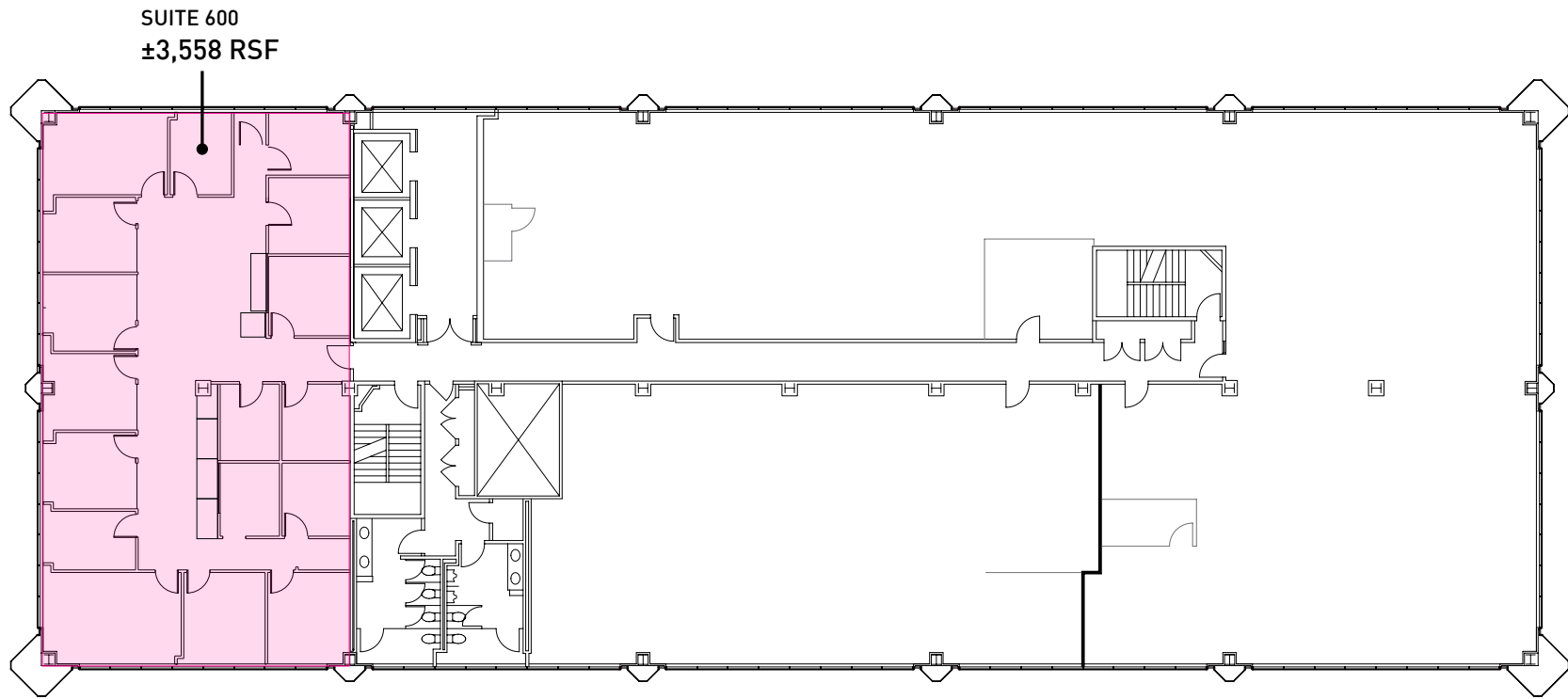
FOURTH FLOOR
Suite 400 ±3,558 RSF



FIFTH FLOOR
Suite 500 ±3,558 RSF



SIXTH 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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