

FOR SALE OR LEASE

10,800 SF Freestanding Building

11702 VICTORY BLVD. | NORTH HOLLYWOOD | CA 91606

- 40 ON-SITE PARKING SPACES IN SECURED LOT
- LOCATED AT MAJOR INTERSECTION (53,000+ CPD)

BUILT IN 2019 - OSHPD 3 RATED



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Colliers

Executive Summary

Colliers International is pleased to present a unique opportunity to acquire or lease this state-of-the-art building, ideally situated at the highly visible intersection of Victory Blvd., Lankershim Blvd., and Colfax Ave. The property's premier location and high-quality construction offer a prime setting for a variety of businesses seeking a prominent presence in a thriving area.

Built in 2019, this modern, single-tenant, single-story facility features new, high-quality building systems and adaptable design elements that accommodate a wide range of operational needs. The building's OSHPD 3 Rating signifies high construction standards and enhanced safety.

The property is complemented by ample secured parking with 40 dedicated spaces, ensuring convenient access for visitors and staff. Its strategic location provides excellent freeway connectivity to both the 170 and 101 freeways, offering superb visibility and ease of access from major routes.

Whether you choose to acquire the property for investment potential or prefer the flexibility of a lease, this building enables you to create a customized environment perfectly suited to your business goals.



Property Highlights

- **Address:** 11702 Victory Boulevard, North Hollywood, California 91606
- **Rentable Area:** 10,800 SF
- **Base Rent:** \$3.75/SF NNN
Sales Price: Best Offer – Call Broker for Offering Information
- **Stories:** 1
- **Parking:** 40 single spaces - FREE
- **Zoning:** C2-1VL – Allows for a Wide Range of Retail / Commercial Uses
Landlord Will Consider Alternative Uses Beyond Medical







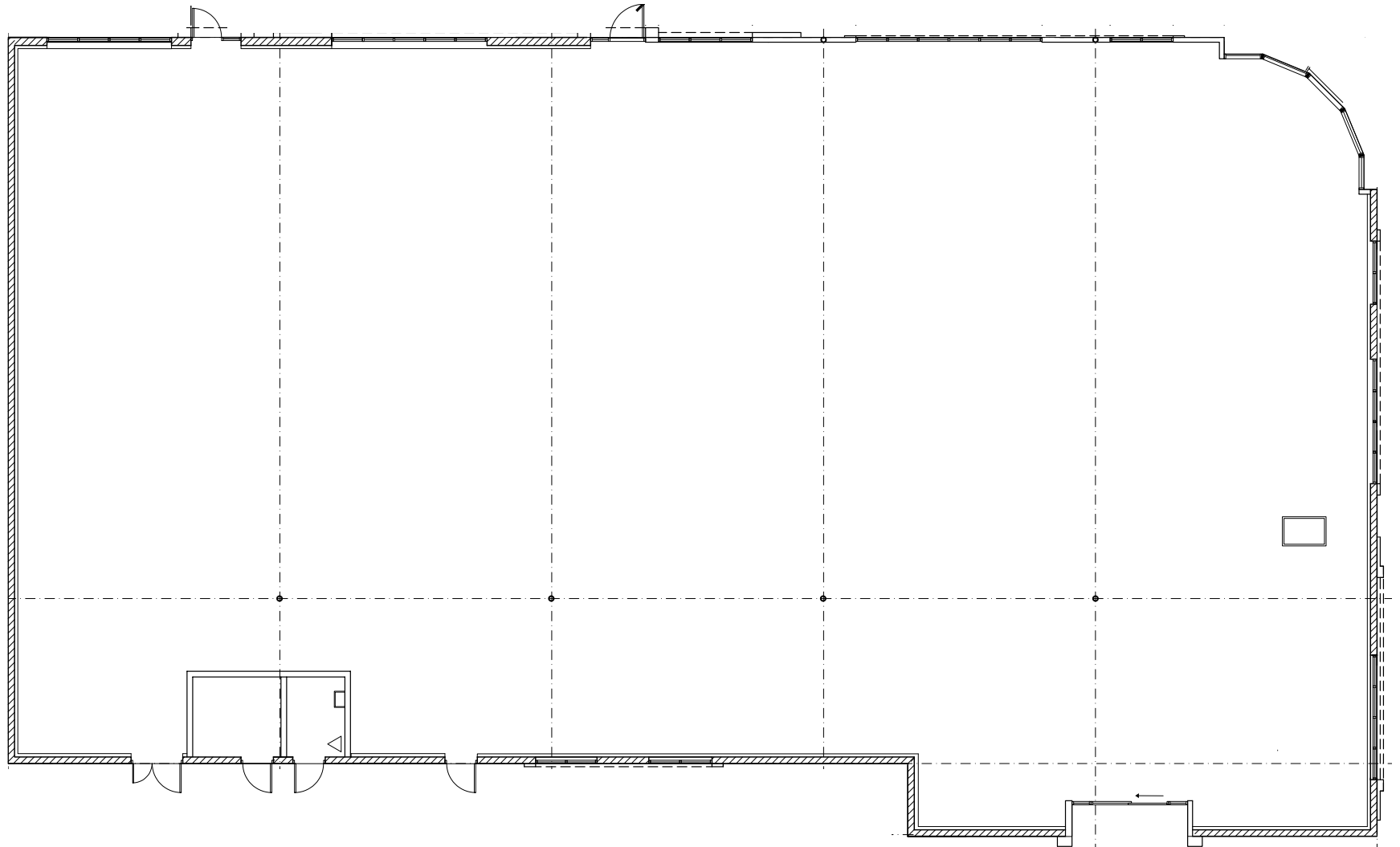
LANKERSHIM BLVD.

COLFAX AVE.

11702 VICTORY BLVD.

VICTORY BLVD.

BUILDING FOOTPRINT



AMENITIES MAP



HOSPITAL PROXIMITY MAP



LARRY H.

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