

FOR LEASE

±850 RSF TO ±16,000
RSF OF CREATIVE
OFFICE SPACE +
GROUND FLOOR CAFE/
RESTAURANT

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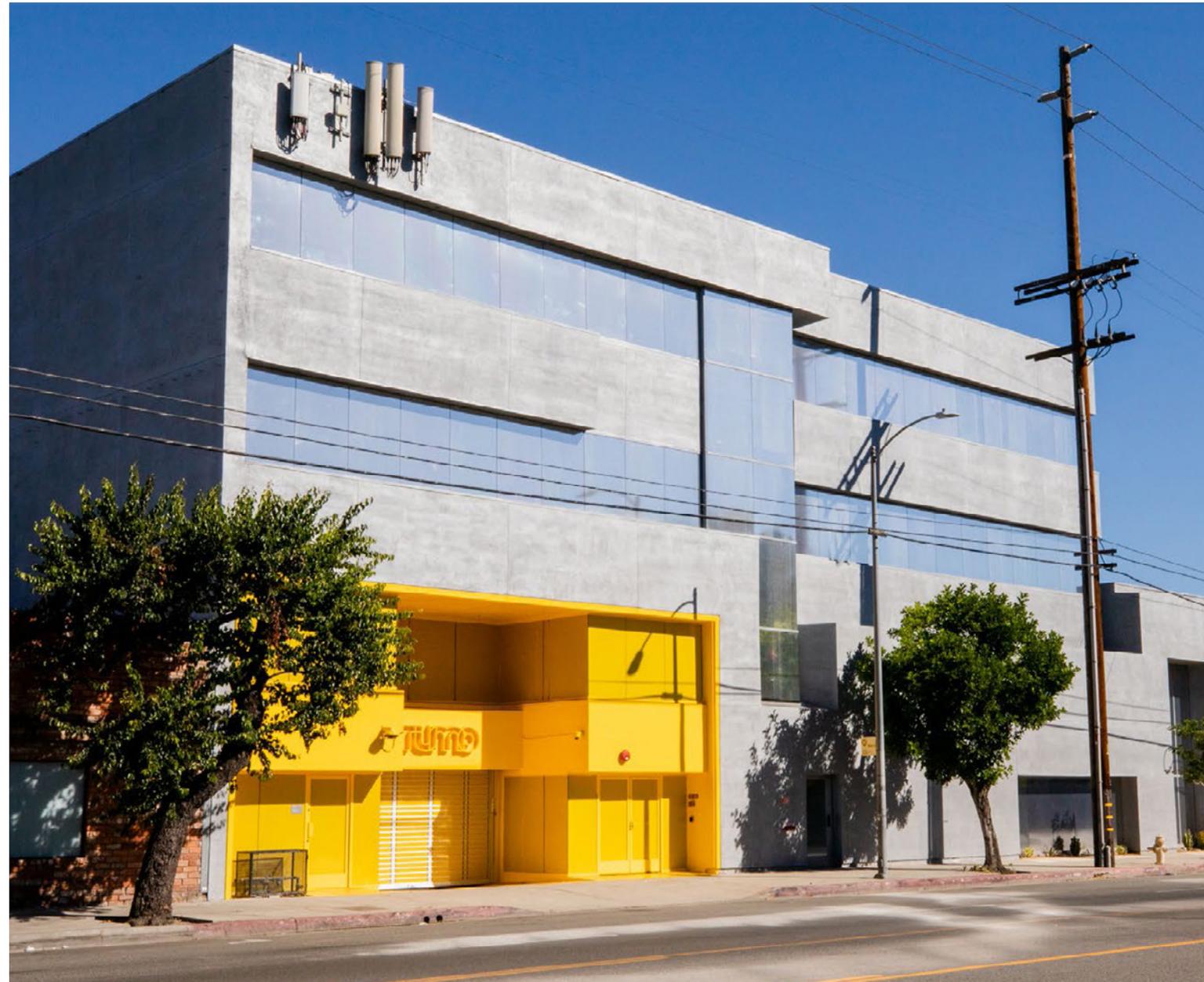
Normal Properties

CA DRE #0183124



4142-4146 LANKERSHIM BLVD

TOLUCA LAKE / LOS ANGELES



TUMO - ANCHORED CREATIVE CAMPUS IN THE HEART OF TOLUCA LAKE

AVAILABLE FOR LEASE

4142-4146 LANKERSHIM BLVD

Toluca Lake
Los Angeles 91602

4142-4146 Lankershim Blvd presents a rare opportunity to lease creative office space within a TUMO-owned and anchored campus at the crossroads of Toluca Lake, Studio City, and North Hollywood. The property offers flexible suites ranging from ± 850 to $\pm 16,000$ RSF, with both core-and-shell and move-in-ready options. Anchored by TUMO — the globally recognized nonprofit leader in creative technology education — the campus benefits from easy accessibility, media visibility, and a dynamic creative energy that aligns with forward-thinking office and retail users.



BUILDING / AVAILABLE AREA / OCCUPANCY

| | | |
|------|-------------------------------------|-------------------|
| 4142 | ± 850 RSF to $\pm 14,000$ RSF | Core & Shell |
| 4144 | $\pm 16,000$ RSF | Immediate Move-In |
| 4146 | $\pm 6,600$ RSF to $\pm 14,100$ RSF | Core & Shell |

DETAILS

| | |
|---------|---|
| Rate | \$3.00 to \$3.25 / SF per Month (MG) |
| Term | 3 to 10 Years |
| Parking | ± 2.9 Spaces Per 1,000 SF: Reserved & Covered: \$135 / space / month Reserved & Uncovered: \$85 / space / month Unreserved: \$65 / space / month |

FEATURES

- Immediate move-in opportunity available at 4144 ($\pm 16,000$ RSF)
- Core & shell creative suites ideal for custom build-outs
- TUMO-anchored campus with 600+ enrolled students
- Abundant natural light and expansive window lines
- Minutes to the 101 & 134 Freeways
- 5-minute bike ride to Universal City/Studio City Metro
- Walkable access to retail, dining, and entertainment amenities
- Positioned within the Burbank Media District corridor

HIGHLIGHTS

Three-Building Creative Office Campus
Offering Flexible Suite Configurations



TUMO-Anchored Campus Generating
Daily Activity, Creative Energy, and
Strong Institutional Presence



Immediate ±16,000 RSF Full-Floor
Opportunity at 4144



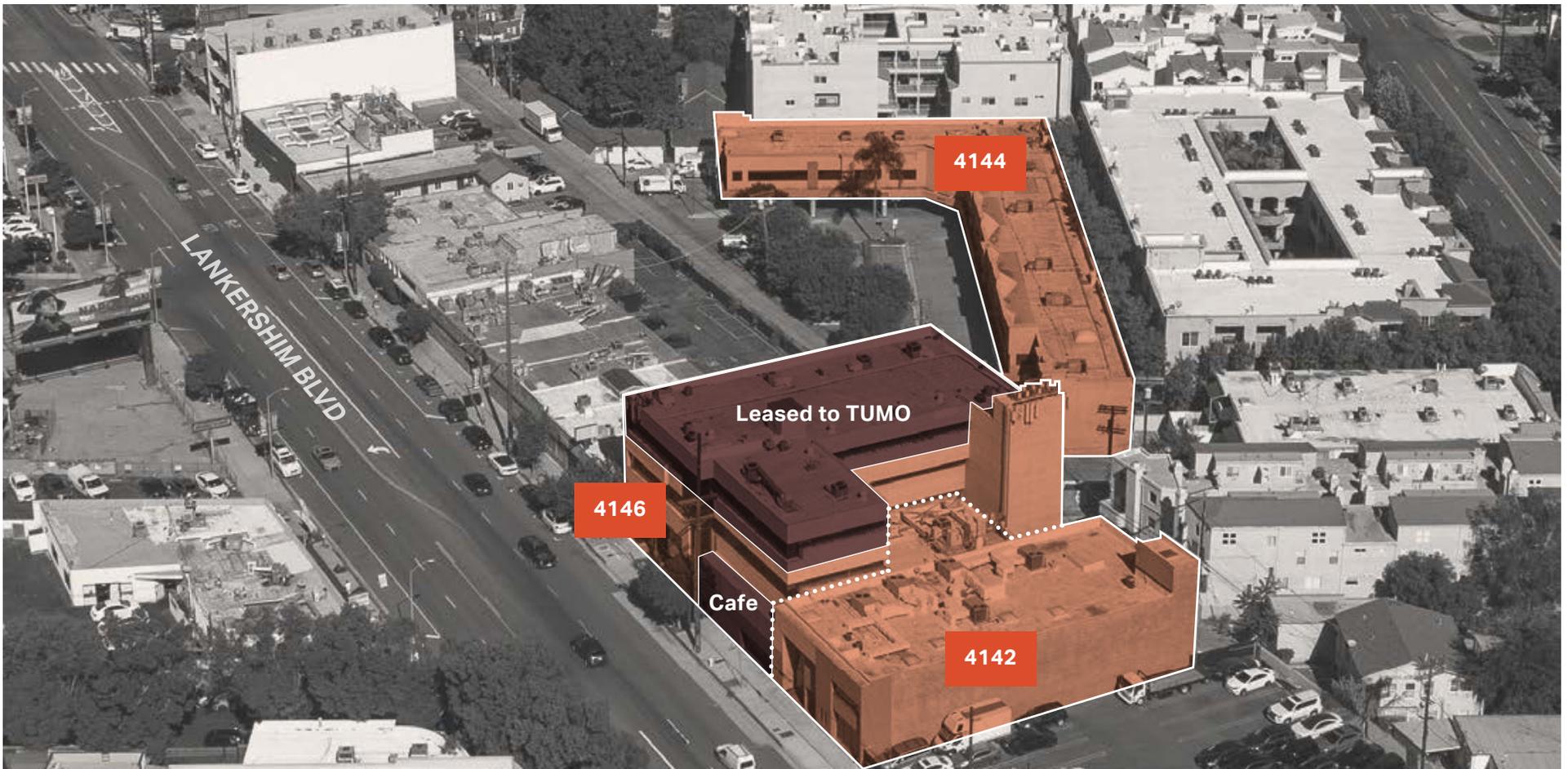
On-Site Parking at ±2.9 Spaces
per 1,000 SF



Located Minutes to the 101 and 134
Freeways With Direct Access to Universal
City, Burbank, and Hollywood



Surrounded Dining, Retail,
Entertainment, and Major
Media Employers



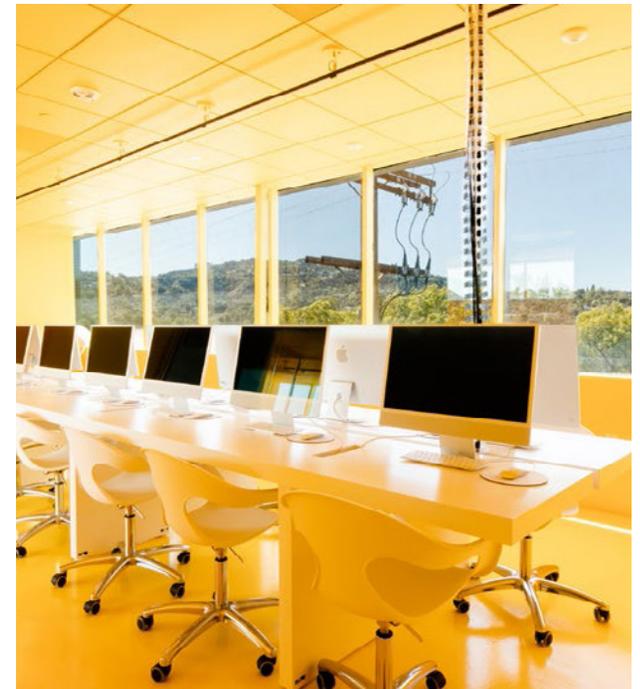
ABOUT TUMO

TUMO Los Angeles debuted in September 2025 with 600 enrolled students. The globally acclaimed program combines self-directed digital learning with hands-on workshops led by professionals and mentors — all free for teens ages 12–18.



TUMO, a global non-profit leader in creative technology education, empowers teenagers with skills blending technology and design. Founded in Armenia in 2011, TUMO now operates internationally, with hubs in **Paris, Berlin, Zurich**, as well as **Portugal, Ukraine, Albania, Lebanon, and Armenia**. Today, TUMO makes a global impact by offering free education to over 32,000 teenagers every week.

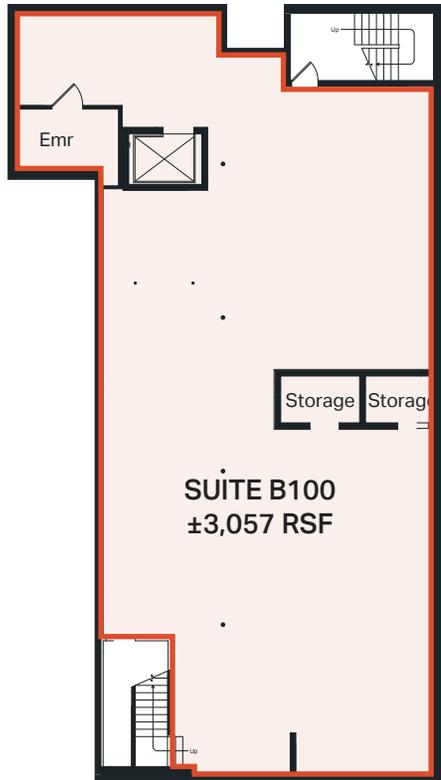
Global leaders that support and advise TUMO include **Jesen Huang (Founder and CEO of Nvidia)**, **Angela Merkel (former Chancellor of Germany)**, and **Anne Hidalgo (Mayor of Paris)**.



FLOOR PLANS—4142 LANKERSHIM BLVD

Basement

Suite 100B: ±3,057 RSF

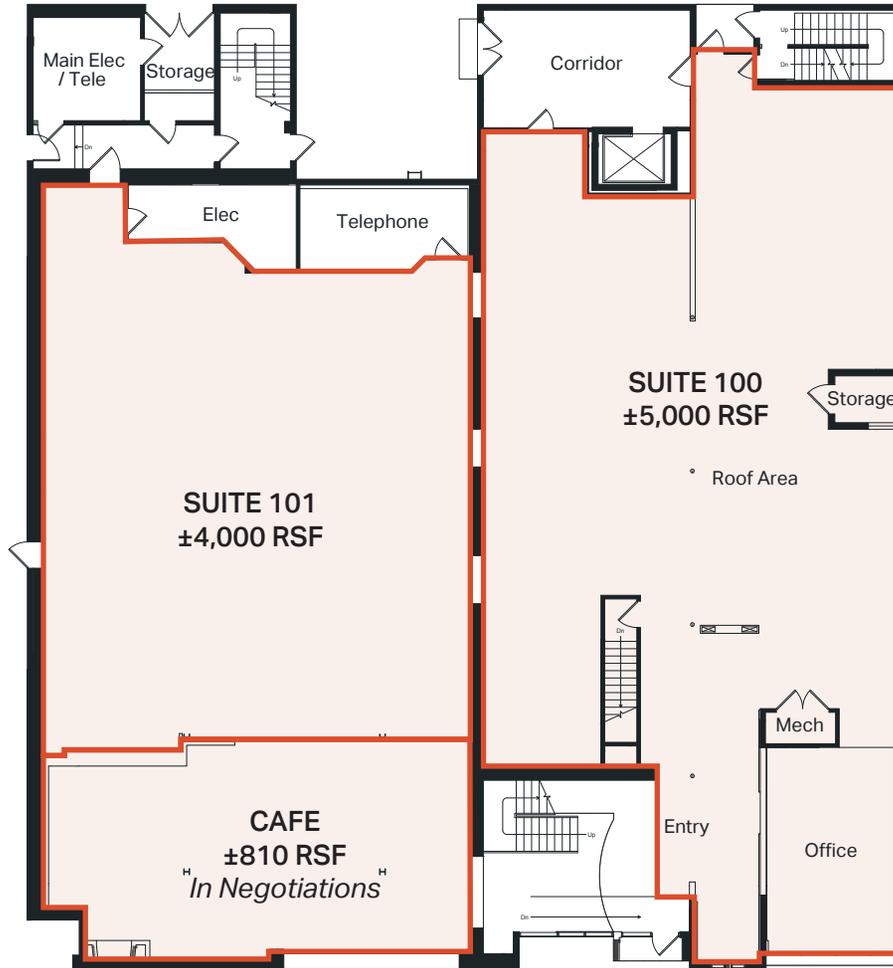


First Floor

Suite 100: ±5,000 RSF

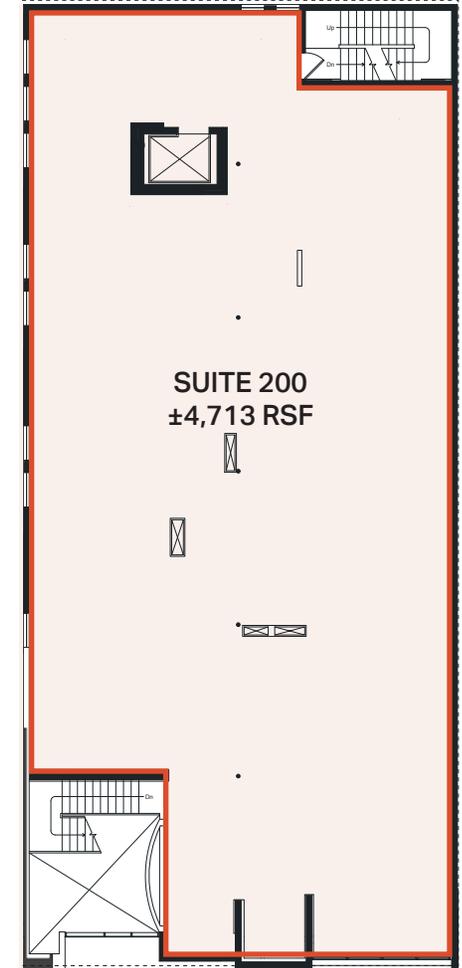
Suite 101: ±4,000 RSF

Cafe: ±810 RSF *In Negotiations*



Second Floor

Suite 200: ±4,713 RSF



4142 LANKERSHIM BLVD



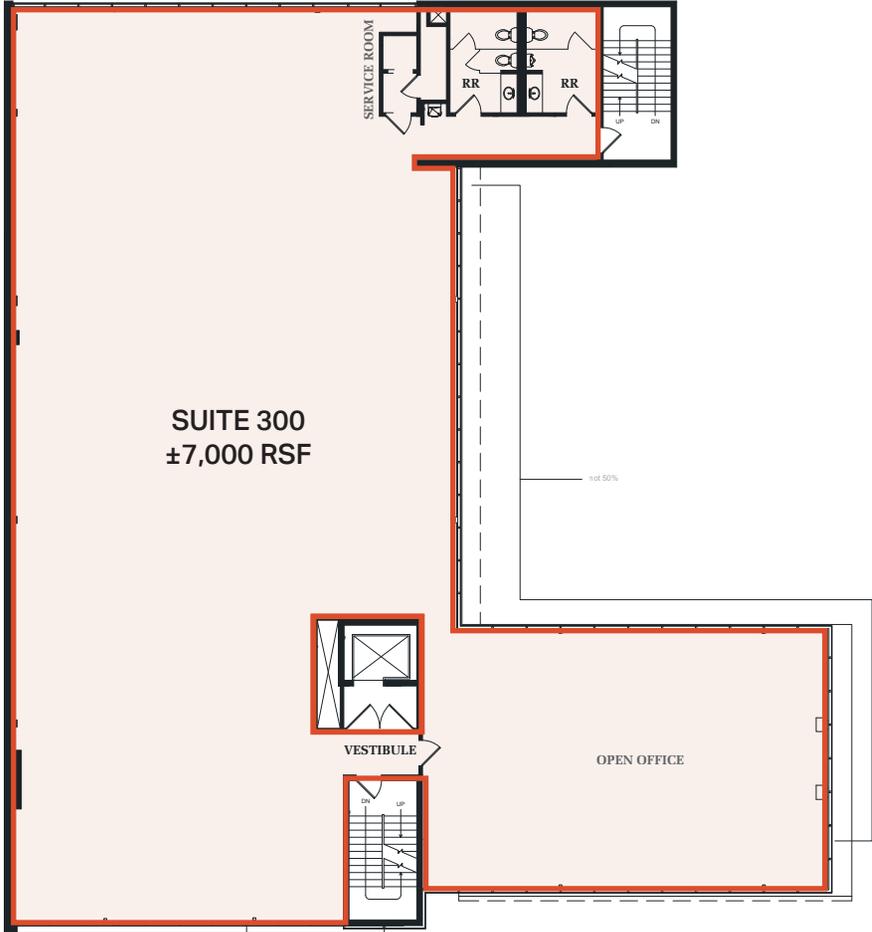
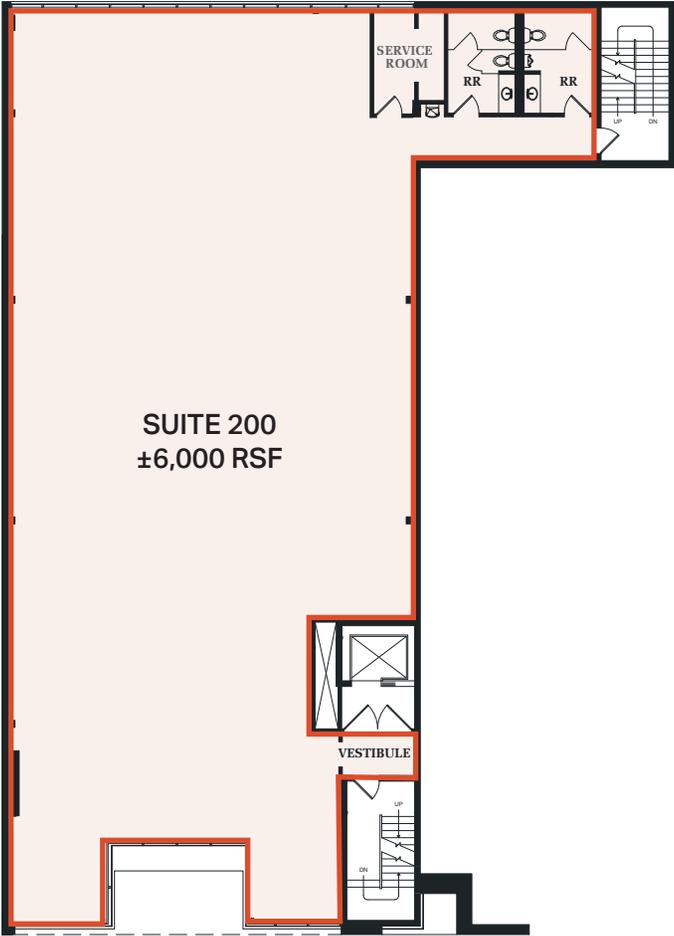
4144 LANKERSHIM BLVD



FLOOR PLAN—4146 LANKERSHIM BLVD

Second Floor
Suite 200: ±6,000 RSF

Third Floor
Suite 300: ±7,000 RSF

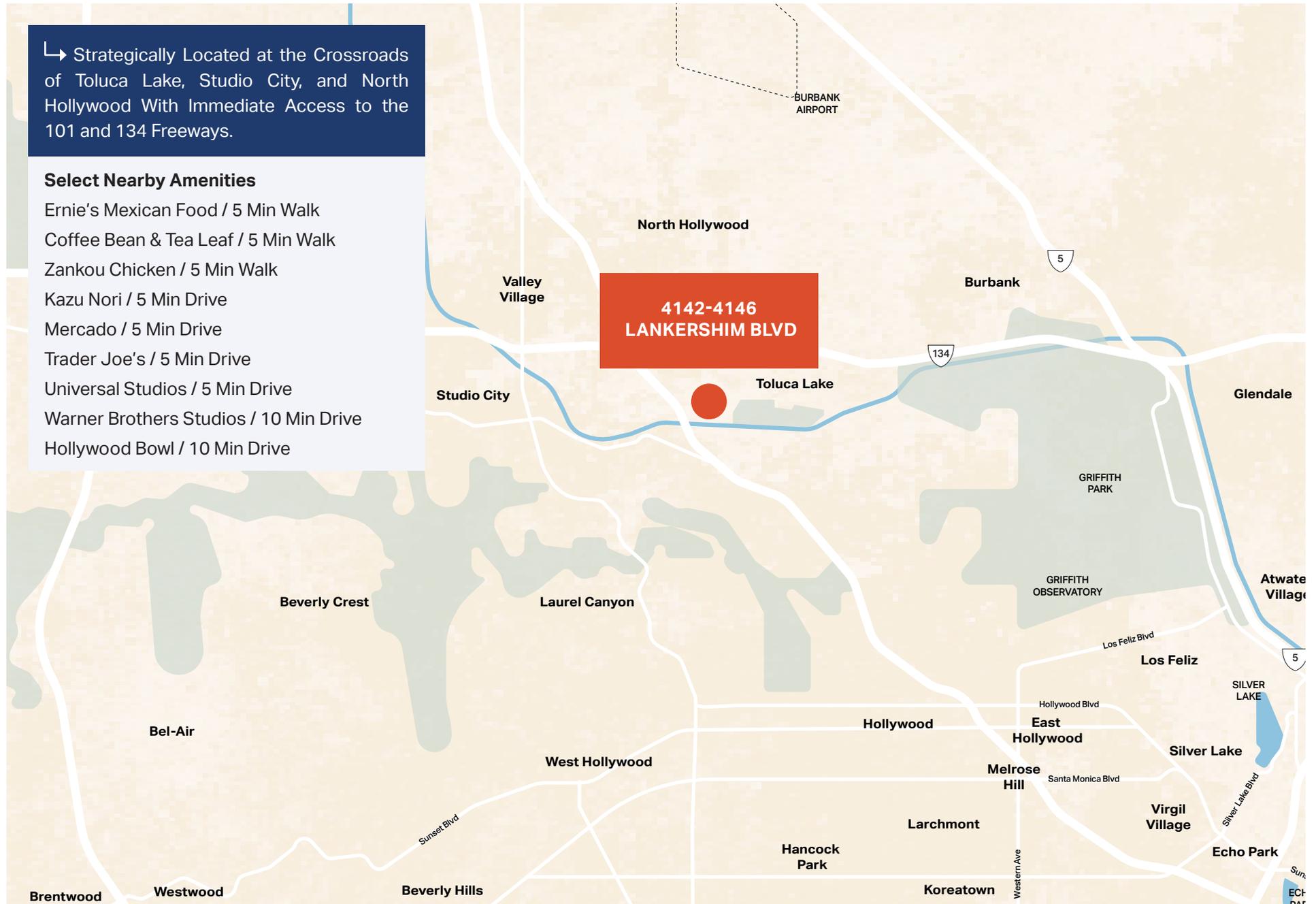


LOCATION

↳ Strategically Located at the Crossroads of Toluca Lake, Studio City, and North Hollywood With Immediate Access to the 101 and 134 Freeways.

Select Nearby Amenities

- Ernie's Mexican Food / 5 Min Walk
- Coffee Bean & Tea Leaf / 5 Min Walk
- Zankou Chicken / 5 Min Walk
- Kazu Nori / 5 Min Drive
- Mercado / 5 Min Drive
- Trader Joe's / 5 Min Drive
- Universal Studios / 5 Min Drive
- Warner Brothers Studios / 10 Min Drive
- Hollywood Bowl / 10 Min Drive



For More Information Contact

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