



4142 — 4146 Lankershim Blvd

For Lease
±850 to ±16,000 RSF

Creative Office +
Ground Floor
Cafe/Restaurant

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Leasing opportunities in a TUMO-owned and anchored office building in Toluca Lake.

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, and Zurich.

Today, TUMO makes a global impact by offering free education to over 32,000 teenagers every week.

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Leasing at this TUMO-anchored campus offers a unique opportunity to align with a high-impact organization gaining significant media attention and foot traffic.

At this campus, TUMO has enrolled over 600 talented and creative students, with 300 more awaiting admission.

Global Leaders Support



Jensen Huang
Founder and CEO,
NVIDIA

"I've seen a lot of STEM programs, and this has to be one of the best in the world."



Angela Merkel
German
ex-chancellor

"I'm shocked in a real positive way. This TUMO is not for Armenia only. It's international. It's a philosophy."



Anne Hidalgo
Mayor of Paris

"Long live TUMO! To the young people who are here, be bold and think about the future humanely and without limits."



Paris, France



Berlin, Germany



Coimbra, Portugal



Zurich, Switzerland



Kyiv, Ukraine



Lyon, France



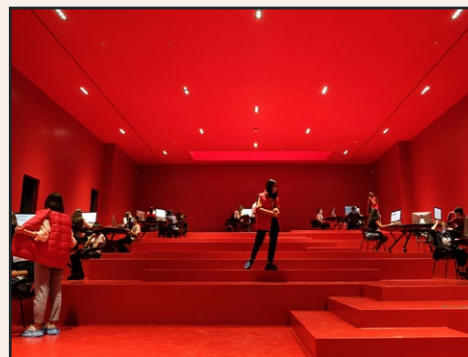
Tirana, Albania



Beirut, Lebanon



Yerevan, Armenia



Gyumri, Armenia



Dilijan, Armenia

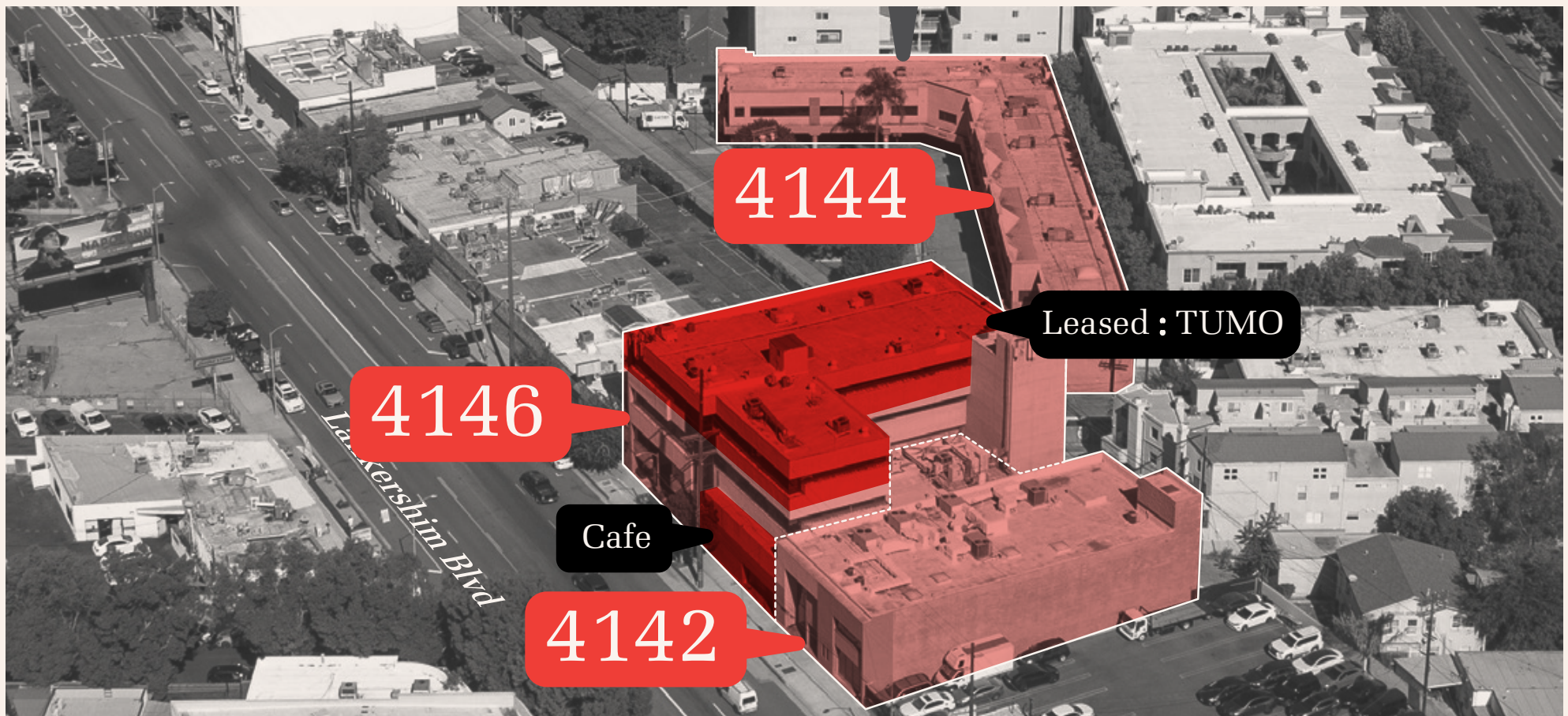


Koghb, Armenia

TUMO debuted in September 2025! 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.



BUILDING	AVAILABLE AREA	RATE	OCCUPANCY	TERM	PARKING
4142	±850 to ±14,000 RSF	\$3.00 to \$3.25 / SF per Mo. / MG	Core & Shell	3–10 Years	±2.9 spaces per 1,000 SF \$135/space/mo. reserved & covered \$85/space/mo. reserved & uncovered \$65/space/mo. unreserved
4144	±16,000 RSF		Immediate		
4146	±6,600 to ±14,100 RSF		Core & Shell		



For Lease

Creative Office & Café

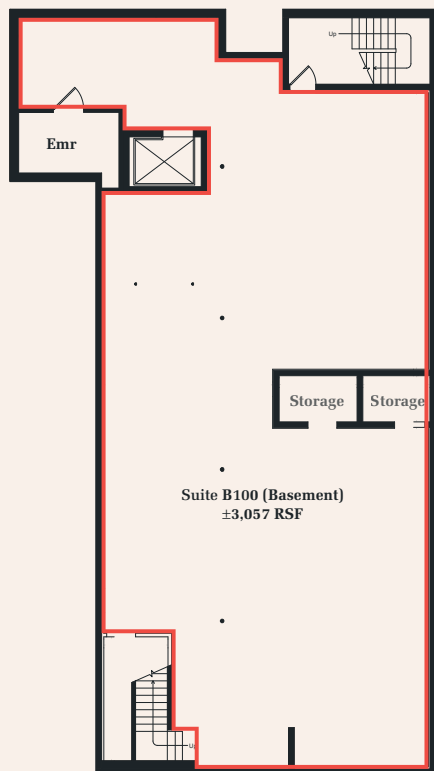
Toluca Lake

Photos — 4142 Lankeshim Blvd

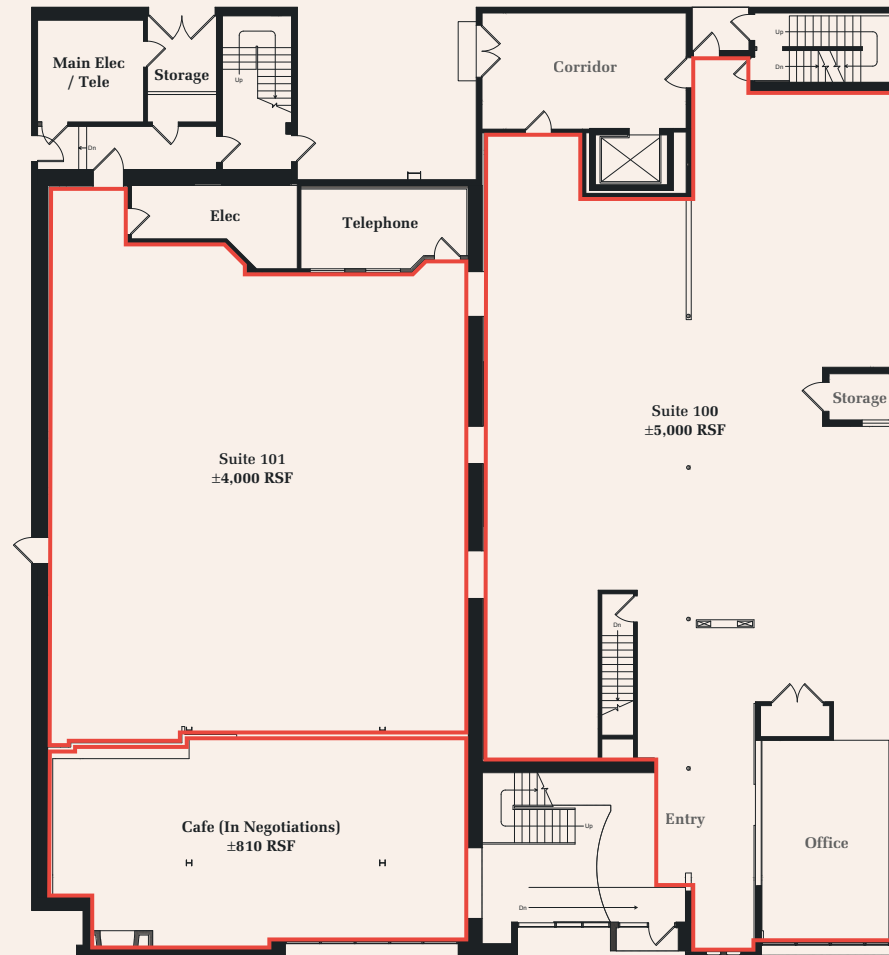


Basement

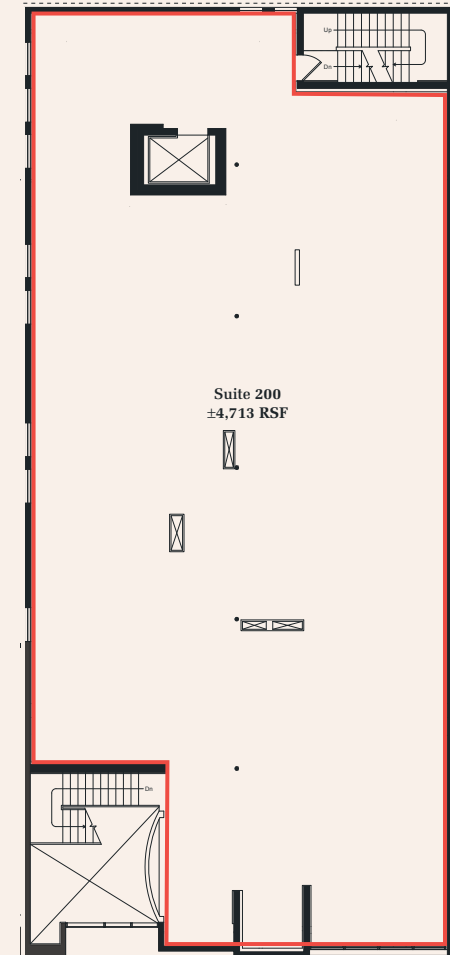
Ste 100B ±3,057 RSF

**First Floor**

Ste 100 ±5,000 RSF
Ste 101 ±4,000 RSF
Cafe ±810 RSF

**Second Floor**

Ste 200 ±4,713 RSF

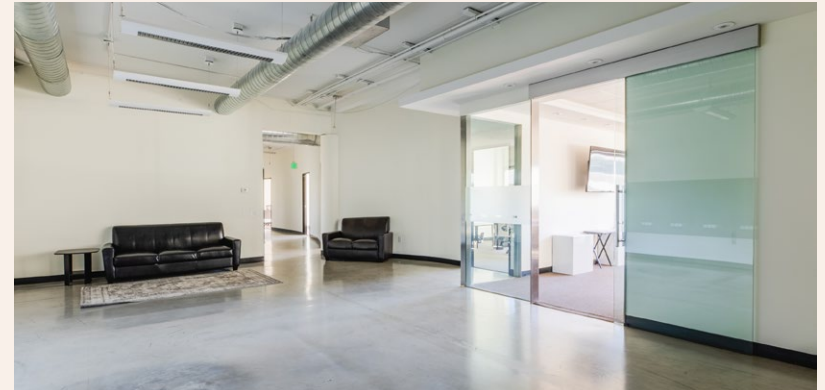


For Lease

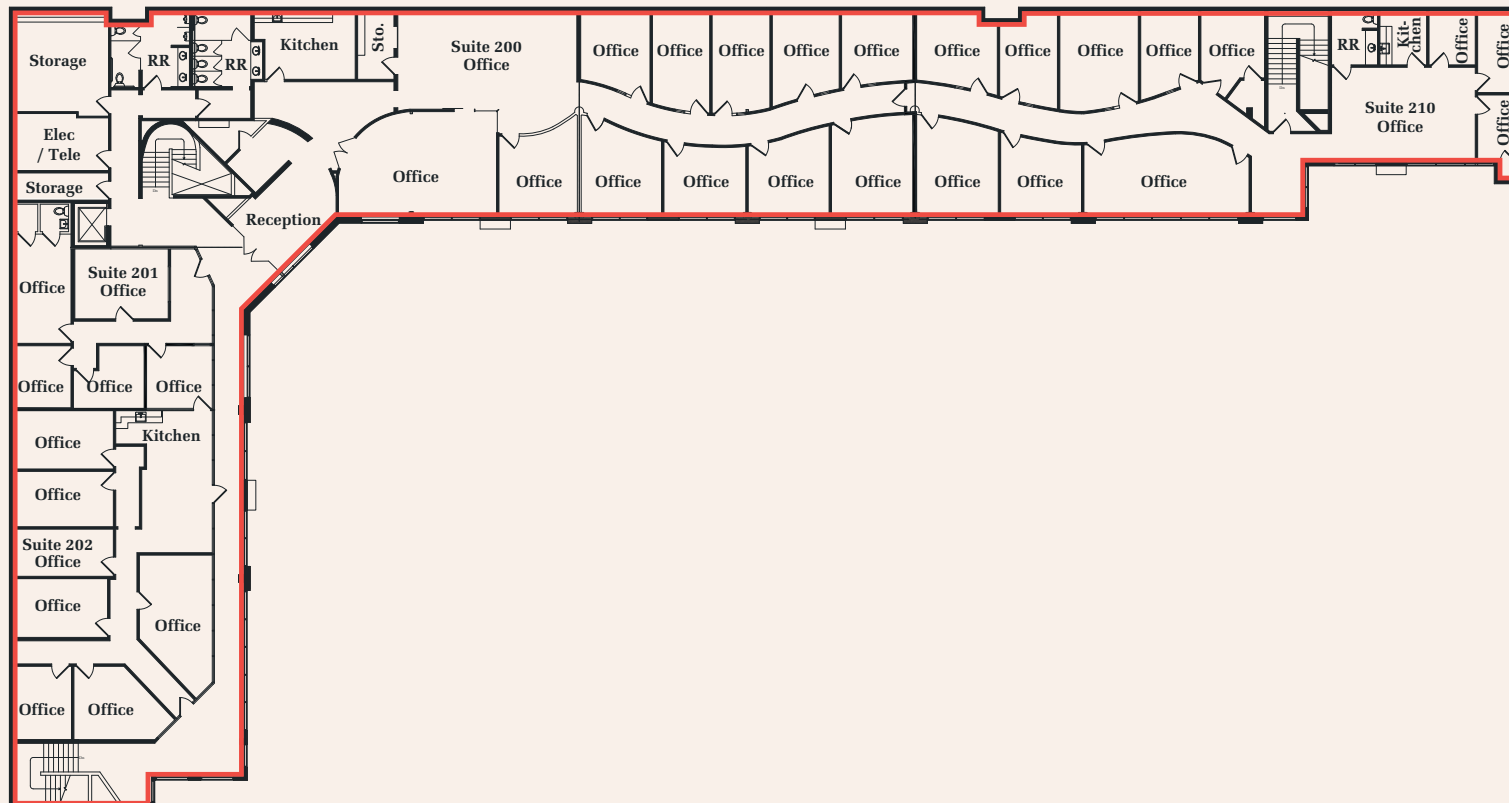
Creative Office & Café

Toluca Lake

Photos — 4144Lankeshim Blvd

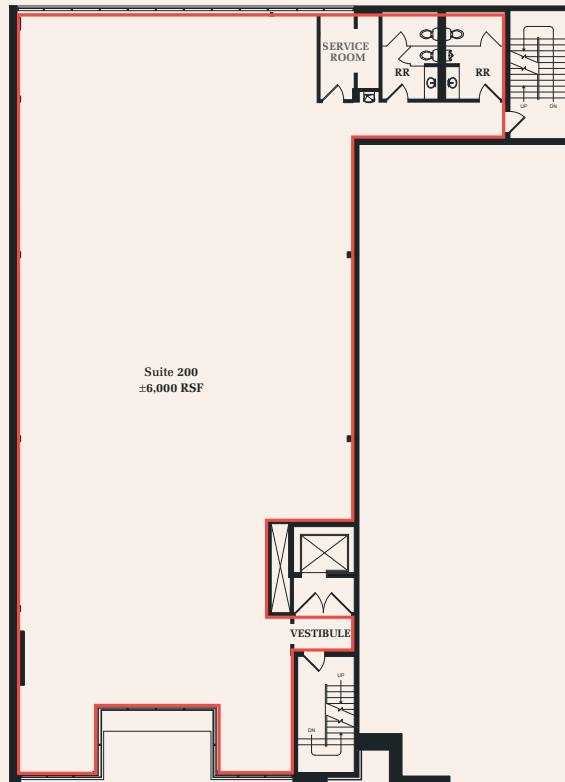


Second Floor
±16,000 RSF



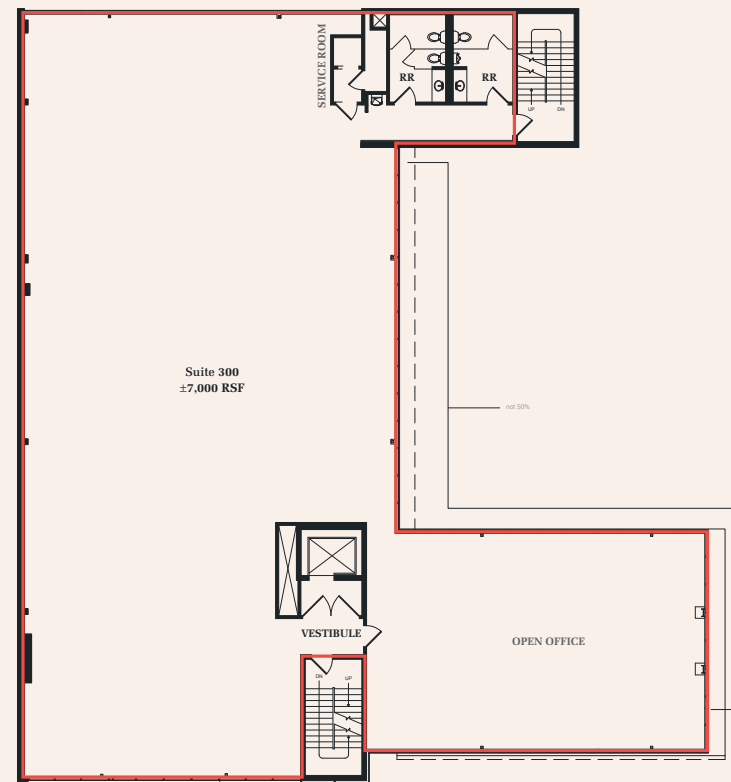
Second Floor

Ste 200 ±6,000 RSF



Third Floor

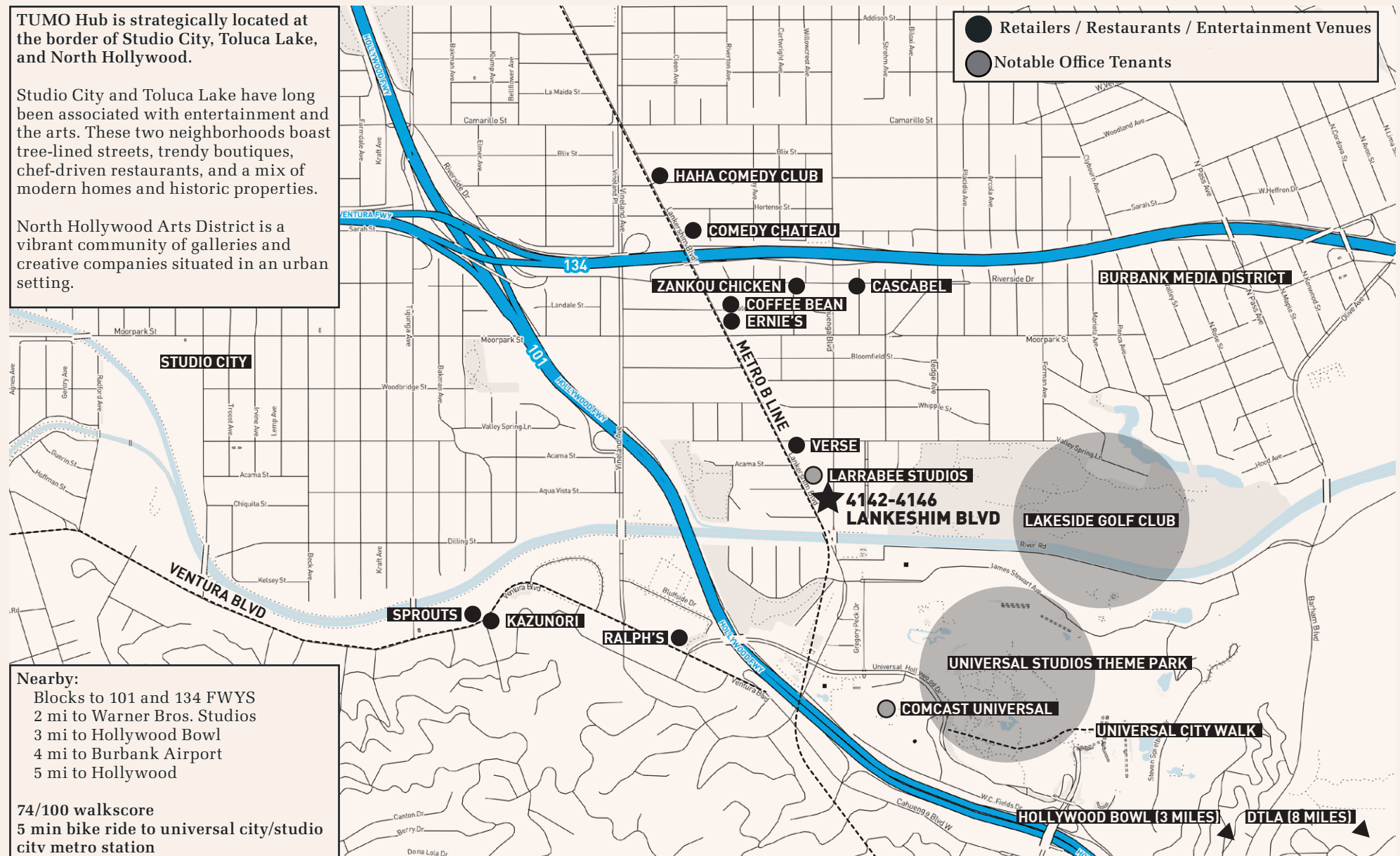
Ste 300 ±7,000 RSF



TUMO Hub is strategically located at the border of Studio City, Toluca Lake, and North Hollywood.

Studio City and Toluca Lake have long been associated with entertainment and the arts. These two neighborhoods boast tree-lined streets, trendy boutiques, chef-driven restaurants, and a mix of modern homes and historic properties.

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



5-min
Drive

Universal Studios: In 2023, the park hosted approximately 10 million guests, making it the 14th-most visited theme park in the world.

5-min
Drive

KazuNori: A handroll-only sushi option from the people behind Sugarfish. It is considered the first of its kind and debatably still the best in Los Angeles.

5-min
Drive

Mercado: A sleek & contemporary restaurant with an inventive mix of food, atmosphere, and tradition, reflecting the heart & soul of new Mexican dining.

5-min
Drive

Trader Joe's: A neighborhood grocery store known for its unique products and everyday basics at affordable prices.

10-min
Drive

Hollywood Bowl : A historic amphitheatre and public park in the Hollywood Hills named as one of the 10 best live music venues in the United States by Rolling Stone magazine. In 2023, it had a record-breaking summer attendance of nearly 1.3 million people.

10-min
Drive

Warner Bros. Studios: One of the "Big Five" major American film studios located in Burbank. It occupies over 62 acres and was innaugurated nearly 100 years ago.