

INDU
STRY

CLASS A OFFICE

4605 LANKERSHIM BLVD N HOLLYWOOD

FOR LEASE



INDUSTRY PARTNERS

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CA BRE No. 01900833

V050725

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4605 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91602

DETAILS

SUITE / AVAILABLE RSF

208 ± 508 RSF
 320 ± 1,846 RSF
 340 ± 1,201 RSF
 400 ± 3,558 RSF
 500 ± 3,558 RSF
 600 ± 3,558 RSF
 710 ± 1,144 RSF
 716 ± 437 RSF
 800 ± 1,711 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

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LOBBY AREA



FOR LEASE

CLASS A OFFICE

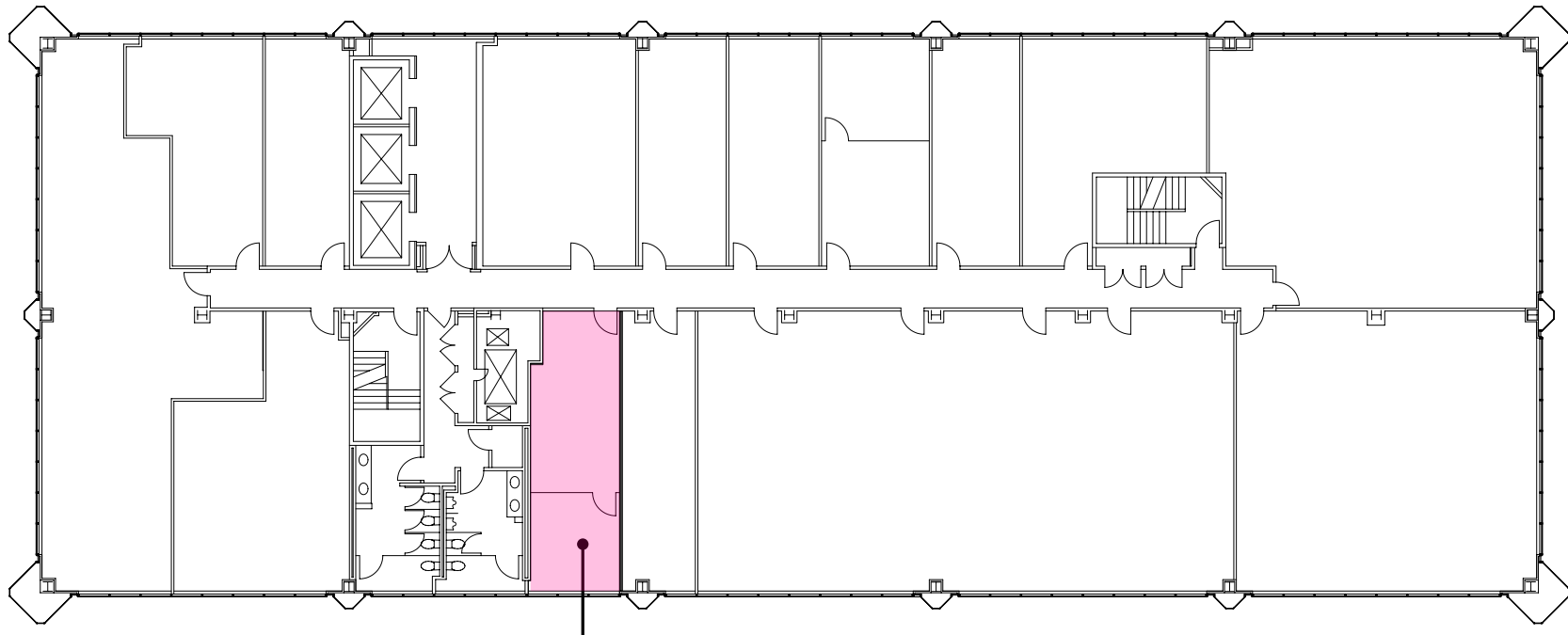
4605 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91602

NEWLY CONSTRUCTED
CAFE



SECOND FLOOR

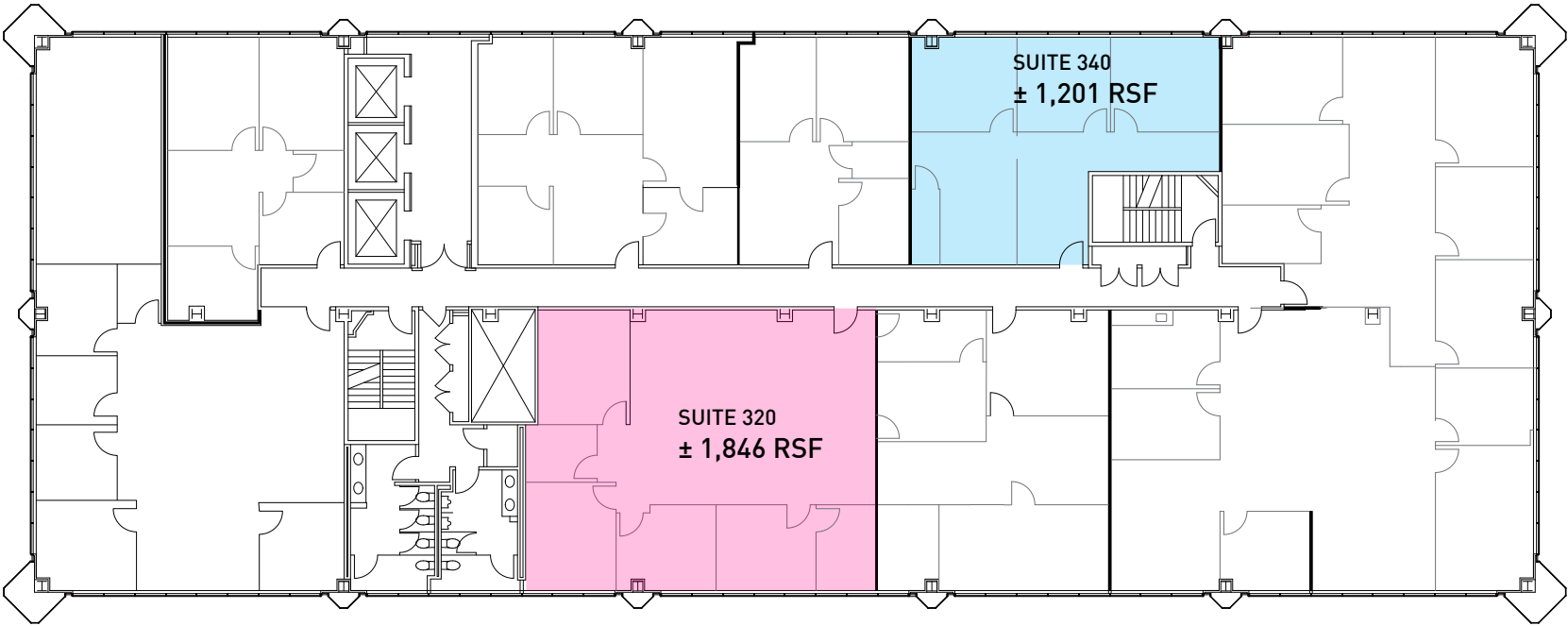
Suite 208 ± 508 RSF



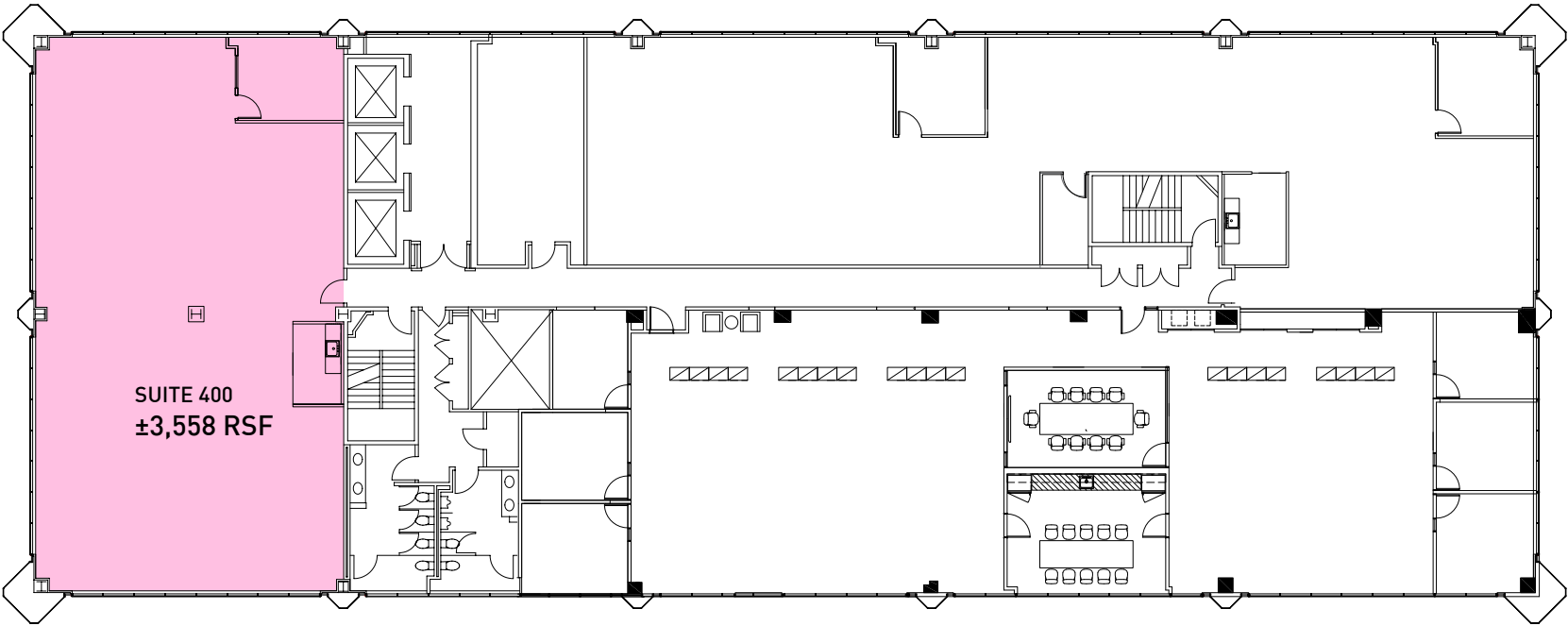
SUITE 208
± 508 RSF

THIRD FLOOR

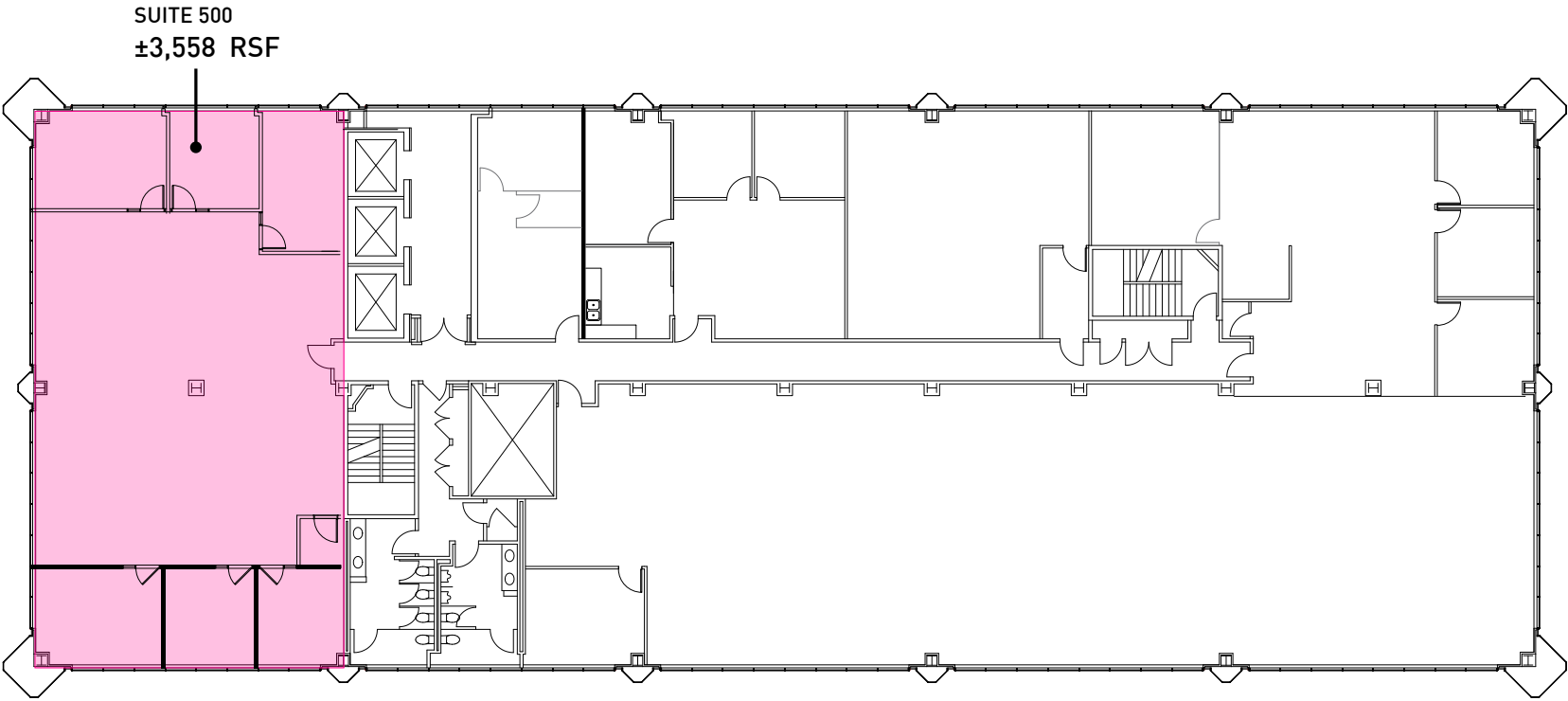
Suite 320 ±1,846 RSF
Suite 340 ±1,201 RSF



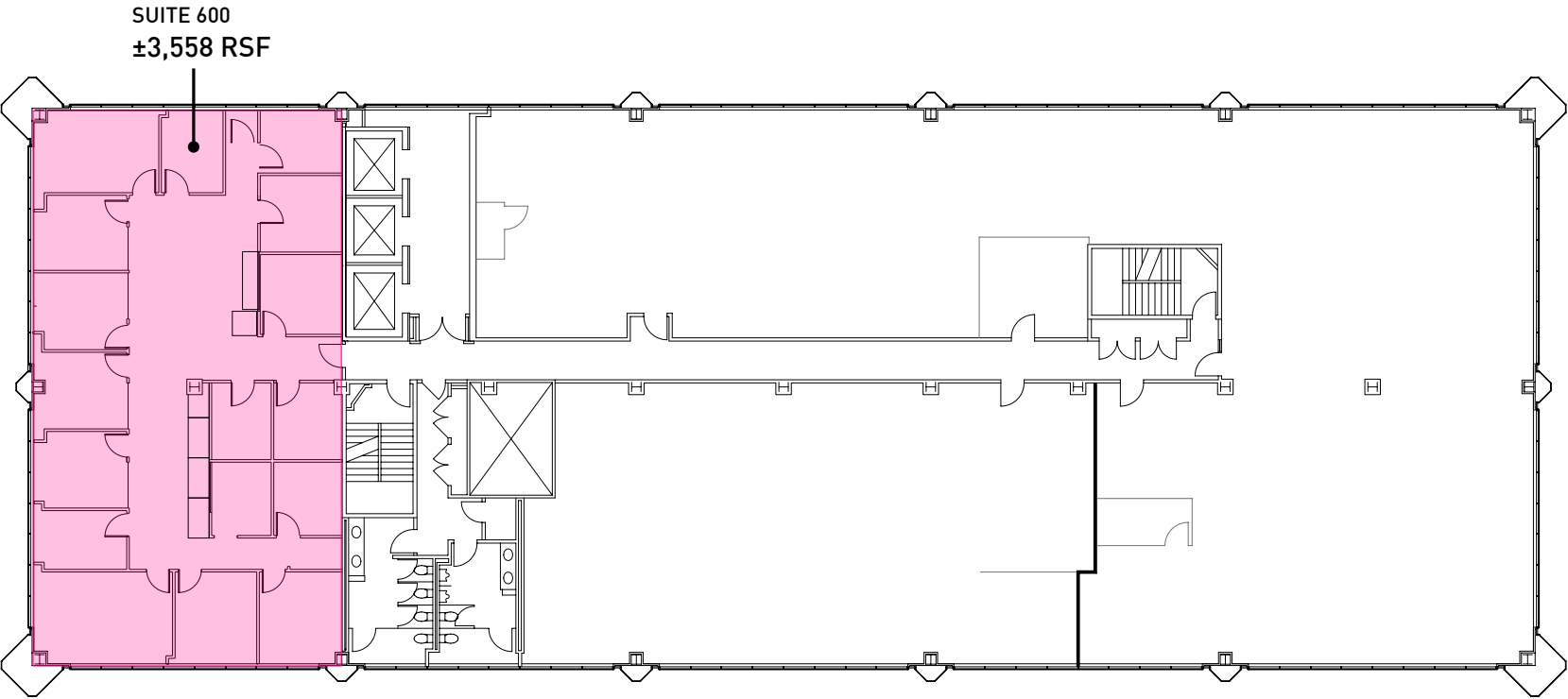
FOURTH FLOOR
Suite 400 ±3,558 RSF



FIFTH FLOOR
Suite 500 ±3,558 RSF



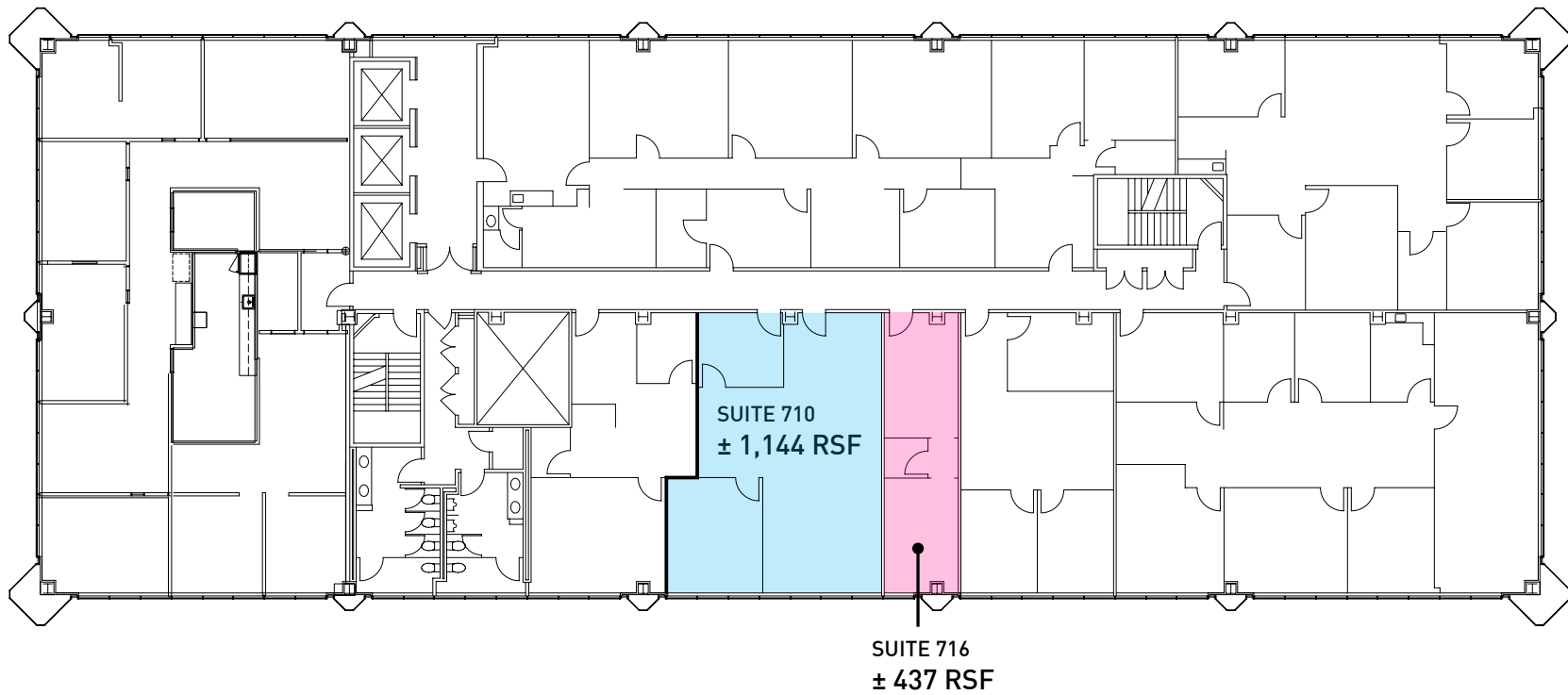
SIXTH FLOOR
Suite 600 ±3,570 RSF



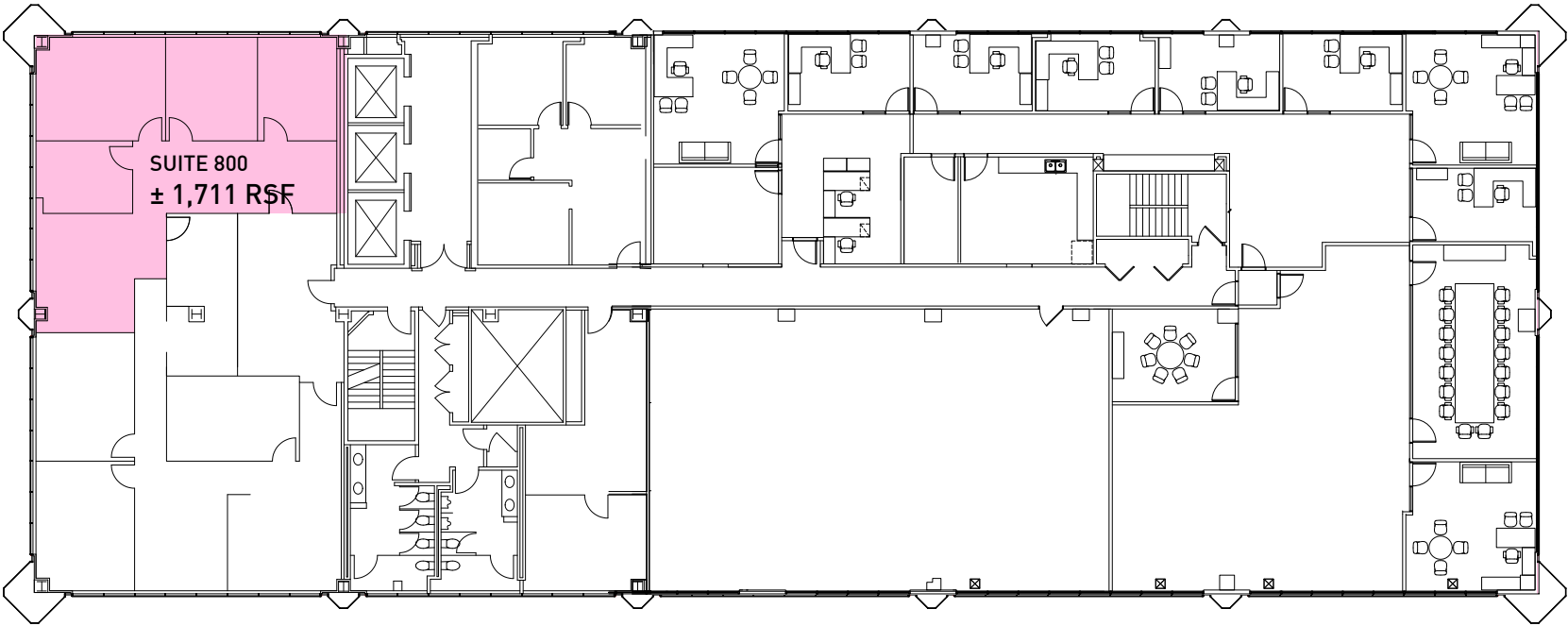
SEVENTH FLOOR

Suite 710 ±1,144 RSF

Suite 716 ±437 RSF



EIGHTH FLOOR
Suite 800 ±1,711 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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