



Original Cobra Kai Dojo Location

♦ PRIME COMMERCIAL SPACE — FOR LEASE

# 5223 Lankershim Boulevard

NORTH HOLLYWOOD · NOHO ARTS DISTRICT · LOS ANGELES, CA 91601

**7,000**<sub>SF</sub>

TOTAL AVAILABLE

**3**

LEASABLE UNITS

**\$2.10**

PER SF / MONTH

**18**<sub>FT</sub>

CEILING HEIGHT

## AVAILABLE SPACES

### •3,000 SF

Street-front Retail / Studio — Ground Floor, Floor-to-Ceiling Windows

### •1,000 SF

First-Floor Unit — Flexible Configuration, Private Restroom

### •3,000 SF

Second Floor — Open Layout, Separate Restrooms, Private Access

## BUILDING FEATURES

⚡ 3-Phase 240VAC / 225A Power

❄️ Two 5-Ton HVAC Units

🏠 High-Visibility Street Frontage

⚡ Floor-to-Ceiling Windows

🏠 Newly Renovated Interior

🏠 Multiple Private Restrooms

#### WHY THIS SPACE?

A **once-in-a-generation location** in the heart of the booming NoHo Arts District — on high-foot-traffic Lankershim Blvd with unmatched visibility, modern finishes, and the power infrastructure to support virtually any use.

#### LEASE OPTIONS

**Long-Term:** 3-5 year NNN leases available. TI allowances negotiable for qualified tenants.

**Short-Term:** Daily, weekly & monthly rates for film/content production use.

#### LOCATION HIGHLIGHTS

Steps from the **NoHo Arts District Red Line Station**. Surrounded by restaurants, studios, galleries, and high foot traffic 7 days a week. Minutes from Burbank studios and Hollywood.

#### A Space With a Story



Iconic as the original Cobra Kai dojo from *The Karate Kid*. Formerly Magic Johnson's Gym. Active production history includes HBO series and Apple Inc. shoots. The cultural equity of this address is unmatched.

#### IDEAL TENANT USES

 FITNESS / MMA STUDIO

 FILM PRODUCTION

 CONTENT CREATOR STUDIO

 WELLNESS / YOGA

 RESTAURANT / GHOST KITCHEN

 BOUTIQUE RETAIL

 RECORDING / PODCAST STUDIO

 CREATIVE OFFICE

ASKING RATE

**\$25.25** /SF/Year

AVAILABILITY

**Immediate**

Rates vary by unit and lease term. Short-term production rates available upon request. All spaces can be leased individually or combined.

LISTING AGENT

**Nigel Manoukian**

Manoukian & Associates · Commercial Real Estate

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