

# FOR LEASE | 4652 Lankershim Boulevard, North Hollywood 91602



Approximately 2,858 square feet



Excellent location serving NoHo, Toluca Lake & Universal City



Approximately 60 feet of frontage along Lankershim Blvd



Gated parking lot in the rear of the building

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Approximately 2,858 SF



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- ➞ Tenant will benefit from surrounding apartments and businesses including; restaurants, bars, retail, creative office.
- ➞ Dense infill location
- ➞ Close proximity to the 101, 134 and 170 freeways
- ➞ Exclusive gated parking lot for 8 cars
- ➞ 14 ft ceilings





	1 Mile	2 Miles
<b>Population</b>	43,840	215,215
<b>Households</b>	22,342	92,686
<b>Median Age</b>	40.30	41.20
<b>Median HH Income</b>	\$74,421	\$82,625
<b>Daytime Employees</b>	16,147	118,812

Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Lankershim Blvd	Kling St NW	24,412	2022	0.02 mi
Lankershim Blvd	Kling St SE	25,206	2022	0.07 m



This marketing brochure has been prepared to provide summary, information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. js realty co. has not made any investigation, and makes no warranty or representation, regarding the future projected financial performance of the tenants, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, js realty co. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential lessees must take appropriate measures to verify all of the information set forth herein.

Exclusive Agent:

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