



Offering Memorandum - For Lease

13244 RAYMER STREET • NORTH HOLLYWOOD, CA 91605

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Confidentiality Agreement

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the lease of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview

13244 Raymer Street, North Hollywood, CA 91605

This commercial office space offers a prime leasing opportunity in the heart of North Hollywood, CA. Perfect for small businesses, startups, or professionals seeking a convenient and functional workspace, the property boasts the following features:

PROPERTY DETAILS

- **Lease Rate:** \$1,750 per month (utilities included)
- **Size:** 625 square feet of upstairs office space
- **Layout:**
 - 25' x 25' open office area
 - 1 bathroom
 - Small kitchenette for convenience
- **Parking:** Street parking available

Located in a vibrant and easily accessible area, 13244 Raymer St is ideal for businesses looking for an affordable and efficient workspace.

HIGHLIGHTS:

- Competitive lease rate with utilities included
- Versatile open office layout adaptable to various business needs
- Central location in North Hollywood, close to major thoroughfares

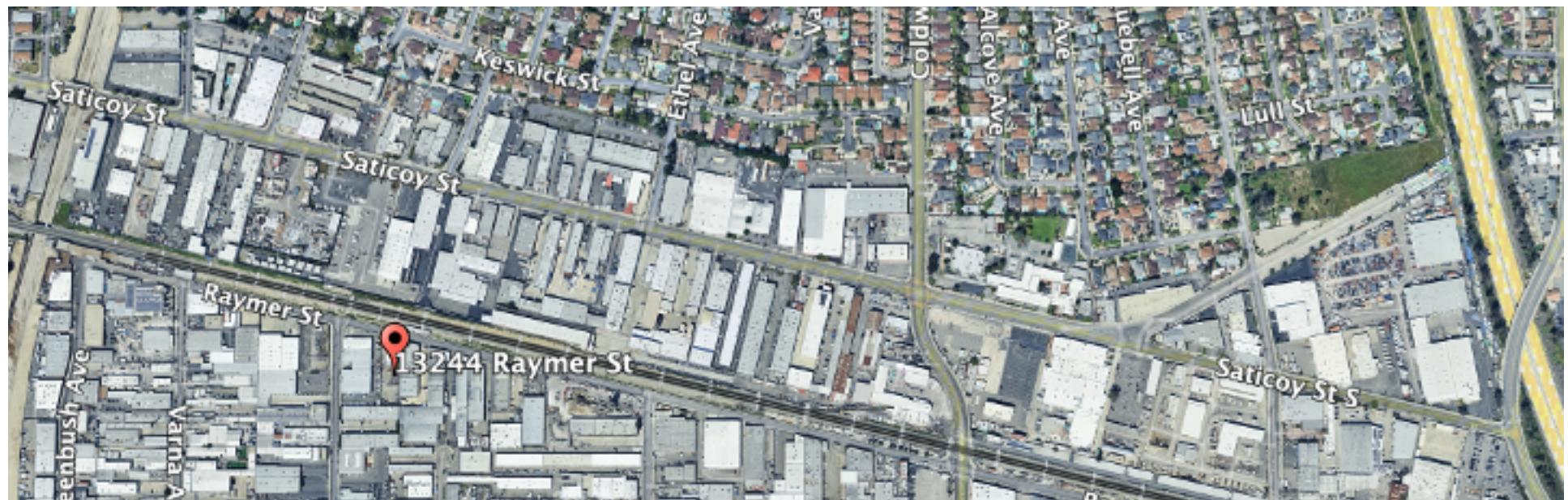
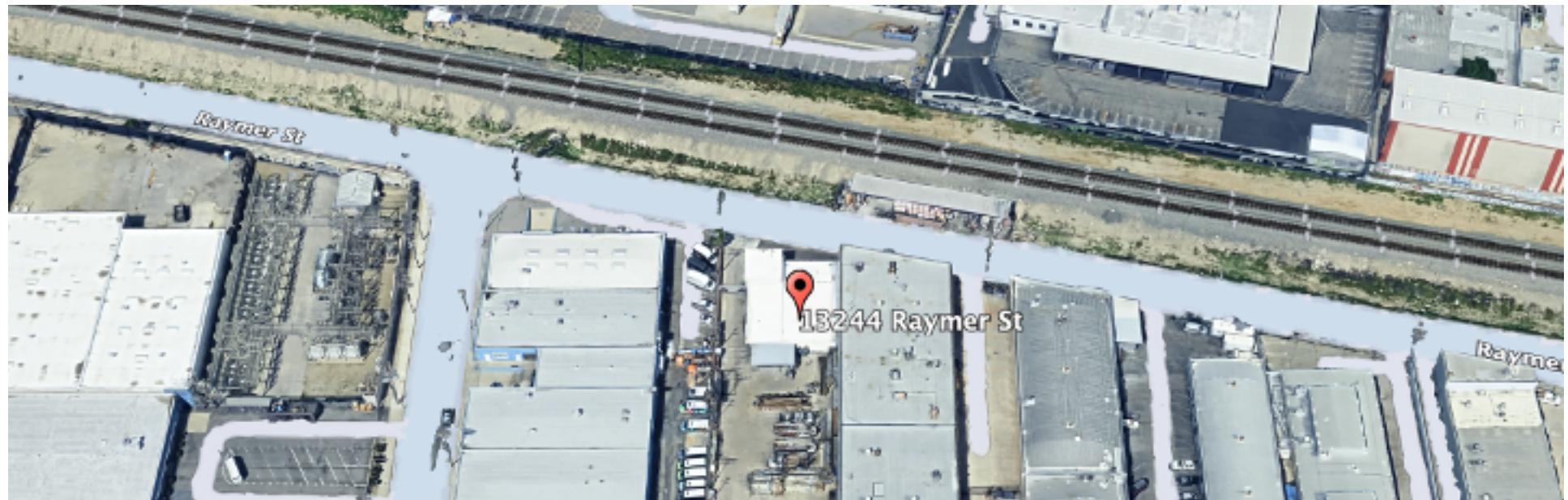
This property presents an excellent opportunity for businesses to establish or grow their presence in a thriving area.

For more information or to schedule a viewing, please contact Jason Kallen at (818) 266-6112

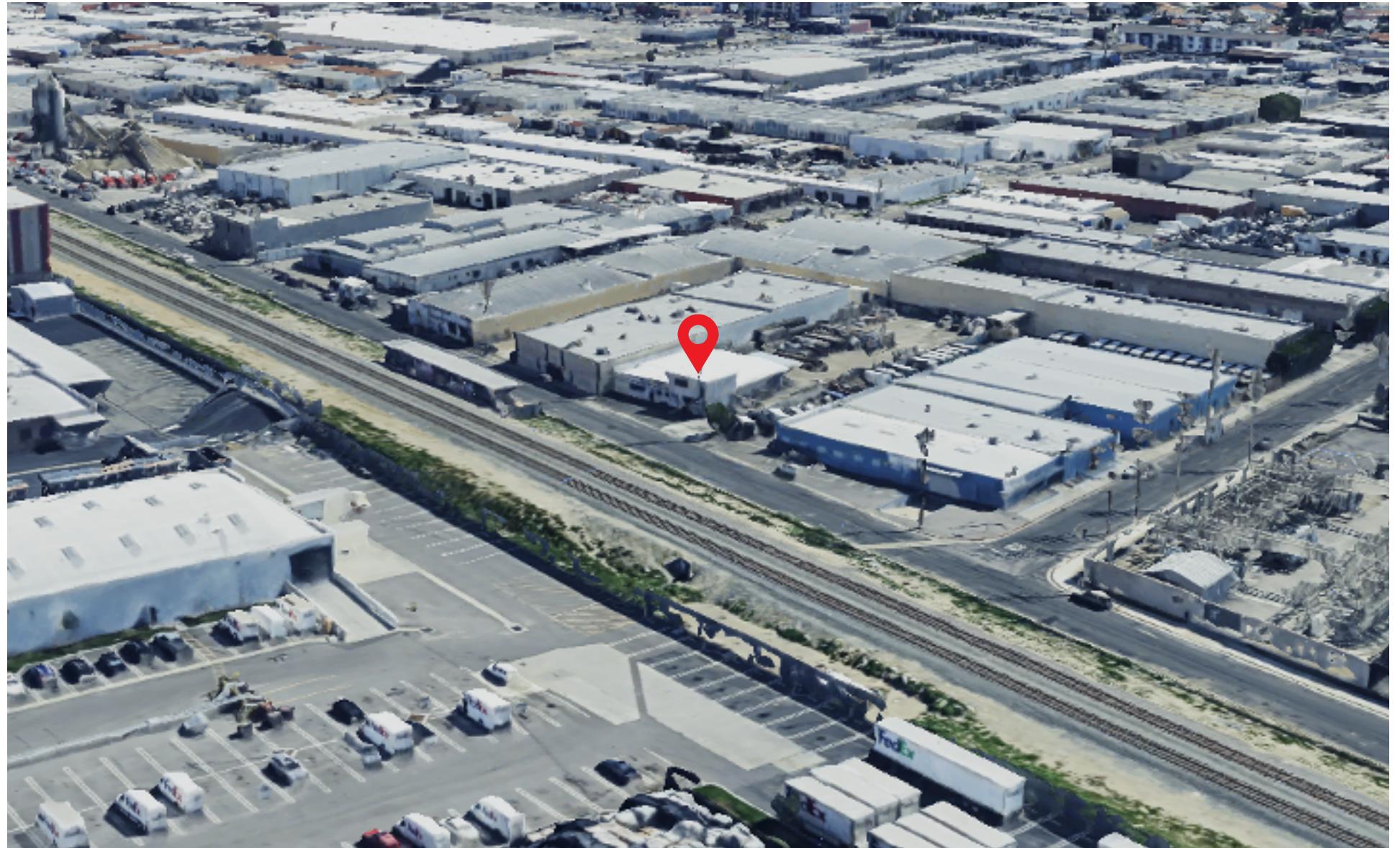
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County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

North Hollywood, located in the San Fernando Valley region of Los Angeles, is a vibrant and rapidly evolving community known for its mix of cultural, residential, and commercial attractions. As a key hub for the entertainment industry, the area is home to the NoHo Arts District, which boasts numerous theaters, art galleries, and music venues, making it a hotspot for creative professionals.

North Hollywood's strategic location provides excellent connectivity via major freeways and the Metro Red and Orange Lines, offering convenient access to Downtown Los Angeles and other parts of the city. The neighborhood also features a diverse range of amenities, including trendy restaurants, boutique shops, and recreational spaces like the North Hollywood Park.

With ongoing urban revitalization projects and a growing population, North Hollywood is an attractive destination for businesses and investors seeking opportunities in a dynamic and culturally rich environment.



Transportation

North Hollywood offers excellent transportation options, making it a highly accessible and connected urban hub in the San Fernando Valley. The city is served by the Metro B (Red) Line and G (Orange) Line at the North Hollywood Station, providing seamless transit to Downtown Los Angeles, Universal City, and other major destinations. These transit lines make it a key gateway for commuters and visitors alike.

Major freeways, including the 101, 134, and 170, intersect nearby, enabling efficient travel throughout the Greater Los Angeles area. For local travel, the

neighborhood is highly walkable and bike-friendly, particularly in the NoHo Arts District, which features pedestrian-focused streets and bike lanes. Additionally, public bus services and rideshare options further enhance mobility for residents, businesses, and visitors.

With its combination of public transit, freeway access, and pedestrian-friendly streets, North Hollywood is a prime location for businesses seeking a well-connected and easily accessible environment.

Area Attractions

NoHo Arts District

A vibrant cultural hub, the NoHo Arts District is home to over 20 live theaters, art galleries, dance studios, and music venues. It's a lively destination for creative expression, attracting both locals and visitors.

Academy of Television Arts & Sciences

The headquarters of the Television Academy is located in North Hollywood, featuring the Emmy Walk, a popular outdoor exhibit celebrating television excellence.

Universal Studios Hollywood

Just minutes away, this iconic entertainment destination offers world-class attractions, including studio tours, thrilling rides, and Universal CityWalk for dining and shopping.

North Hollywood Park

A spacious recreational area, North Hollywood Park features sports fields, playgrounds, and shaded picnic spots, providing an escape for outdoor enthusiasts.

Valley Village Farmers Market

Held weekly, this local farmers market offers fresh produce, artisanal goods, and live entertainment, fostering a sense of community.

Historic El Portal Theatre

A beautifully restored 1926 theater that hosts plays, musicals, and events, adding a touch of vintage charm to the city's artistic scene.



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PRESENTED BY JASON KALLEN & TOM MASTERANI

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