



4716 VINELAND AVE, NORTH HOLLYWOOD, CA 91602

OFFICE SPACE

FOR LEASE

OFFERING MEMORANDUM





◎ SITE DESCRIPTION

IKON Properties is proud to present an exceptional opportunity at 4716 Vineland Ave, North Hollywood, CA 91602, a beautifully built-out, two-story Class B office / creative loft building totaling 9,000 sq ft (approximately 4,500 sq ft per floor). Constructed in 1947, the property boasts high, unfinished ceiling heights of about 11 feet, giving it an open and airy ambiance. The interior features executive-style offices, large conference rooms, and modern finishes, making it ideal for a variety of professional or creative users.

Situated on a 0.41-acre lot, the building includes 17 surface parking spaces and benefits from gated access for added security. Zoned C2, it offers strong flexibility in use. Strategically located, the site is just minutes from the 134, 101, and 170 freeways, making it highly accessible. Overall, this property presents a compelling option for owner-users or investors seeking a premium, well-located asset in North Hollywood's vibrant and growing business landscape. The property also benefits from dual access, with an additional entry point available from 4713 Lankershim Blvd, enhancing circulation and overall convenience.

PROPERTY TYPE
Office

RATE
\$20,000/mo

AVAILABLE SPACE
9,000 SF

YEAR BUILT
1947

ZONING
LAC2

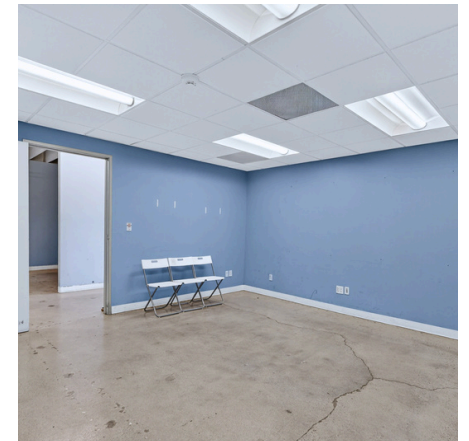
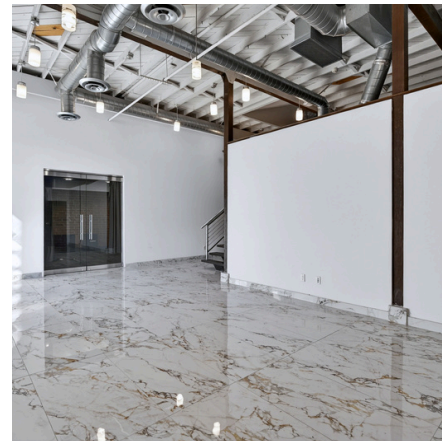


PROPERTY HIGHLIGHTS

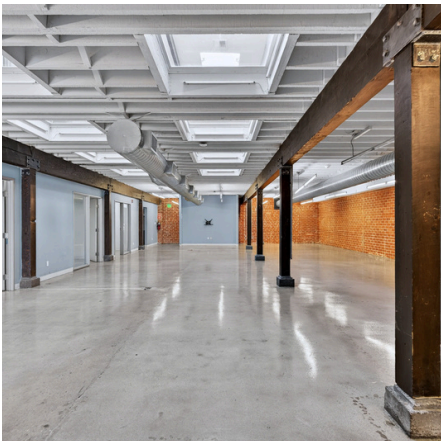
- Prime Vineland Ave Location – Minutes from the 134, 101, and 170 freeways, major studios, and the NoHo Arts District.
- ±9,000 SF Two-Story Commercial Building – Approximately 4,500 SF per floor with a professionally built-out interior.
- Open Creative Layout with ±11-Foot Ceilings – Ideal for creative office, production, or professional service uses.
- Executive Offices & Conference Rooms – Turnkey configuration with multiple private offices and meeting spaces.
- Dual parking access, including entry from 4713 Lankershim Blvd. 17-20 On-Site Parking Spaces
- C2 Zoning – Provides broad flexibility for a wide range of commercial and creative users.



PROPERTY PHOTOS



 PROPERTY PHOTOS



 PROPERTY PHOTOS



RETAIL MAP

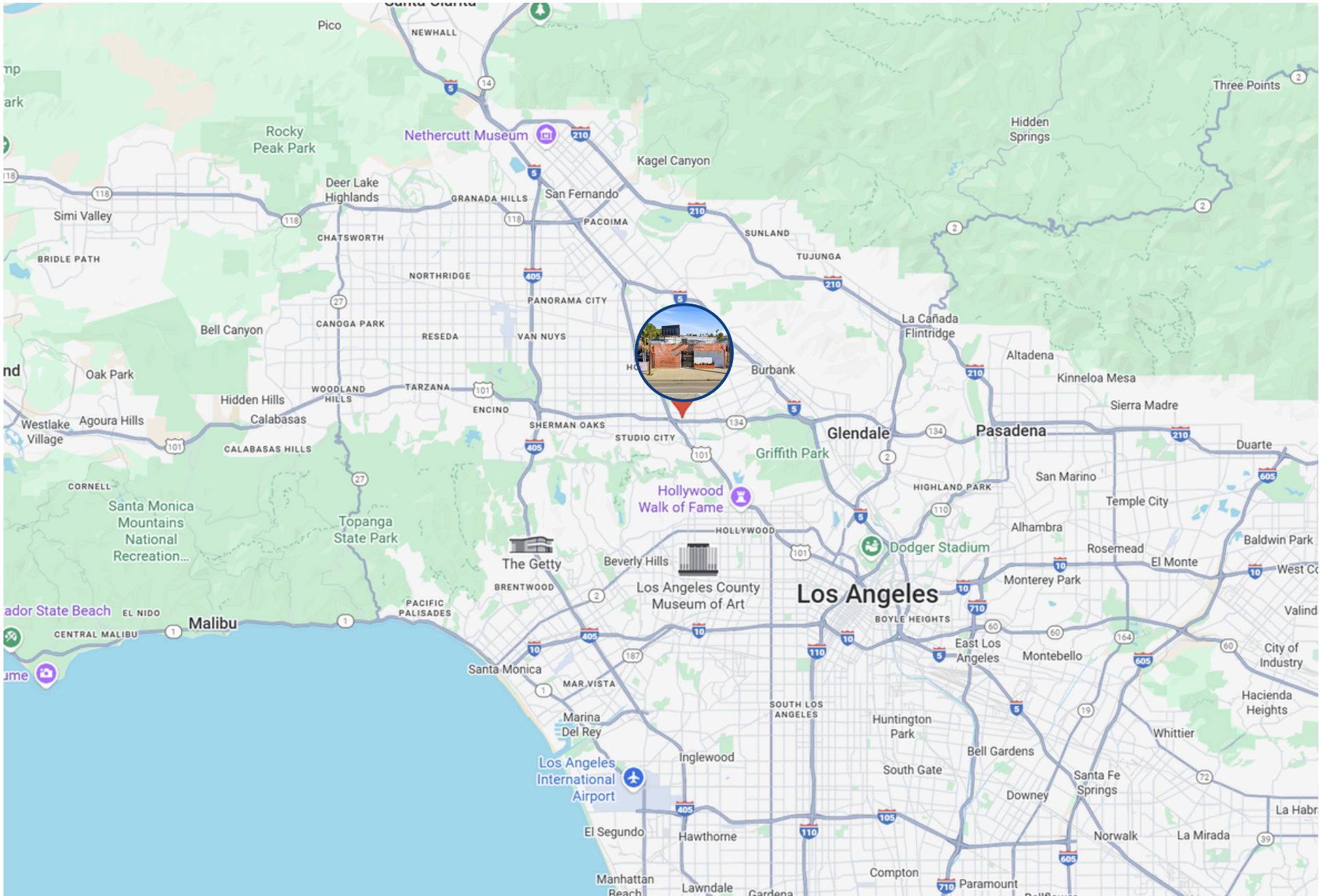


AERIAL MAP



LOCATED JUST SOUTH OF SHERMAN WAY NEAR THE 170 FREEWAY, THIS PROPERTY SITS IN THE CORE OF NORTH HOLLYWOOD'S INDUSTRIAL DISTRICT. WITH CLOSE PROXIMITY TO MAJOR FREEWAYS AND BURBANK AIRPORT, IT OFFERS EXCELLENT ACCESSIBILITY, STRONG VISIBILITY, AND IS SURROUNDED BY PRODUCTION, MANUFACTURING, AND SERVICE-ORIENTED BUSINESSES.

LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	22,767	94,910	266,440
2029 Population	22,294	92,294	259,624
Pop Growth 2024-2029	-2.08%	-2.76%	-2.56%
Average Age	38.70	40.10	40.50
2024 Total Households	22,767	94,910	266,440
HH Growth 2024-2029	-2.08%	-2.76%	-2.56%
Median Household Income	\$75,302	\$85,012	\$77,380
Avg Household Size	1.90	2.20	2.20
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$974,087	\$989,136	\$953,685
Median Year Built	1981	1966	1966



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