



11024 - 11028 VICTORY BOULEVARD

NORTH HOLLYWOOD, CA 91606

OFFICE SUITES FOR LEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC. |

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 |

DRE# 01875861 |

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OFFERING SUMMARY

Lease Rate:	\$2.90 - 3.50 SF/month (NNN; MG)
Building Size:	11,936 SF
Available SF:	1,754 - 2,311 SF
Lot Size:	28,614 SF

PROPERTY OVERVIEW

Newly renovated medical office suites for lease!

Located near Burbank, Toluca Lake, North Hollywood and surrounding areas with close proximity to Hollywood-Burbank Bob Hope Airport. First (1st) and Second (2nd) Floor offices available with on-site gated parking for tenants. Signage opportunities along busy Victory Blvd adjacent the Target shopping center. For showings and additional information, please contact Brokers below!

PROPERTY HIGHLIGHTS

- 11026 Victory Blvd.: Approximately 2,300 rentable square feet of first - floor medical office space @ \$8,050.00per month or \$3.50 per square foot per month a triple-net basis.
- 11028 Victory Blvd. #201 : Approximately 2,311 rentable square feet of second-floor commercial office space @ \$6,700.00 per month or \$2.90 per square foot per month a modified gross basis.
- 11028 Victory Blvd. #202: Approximately 1,754 rentable square feet of second-floor commercial office space @ \$5,085.00 per month or \$2.90 per square foot per month a modified gross basis.

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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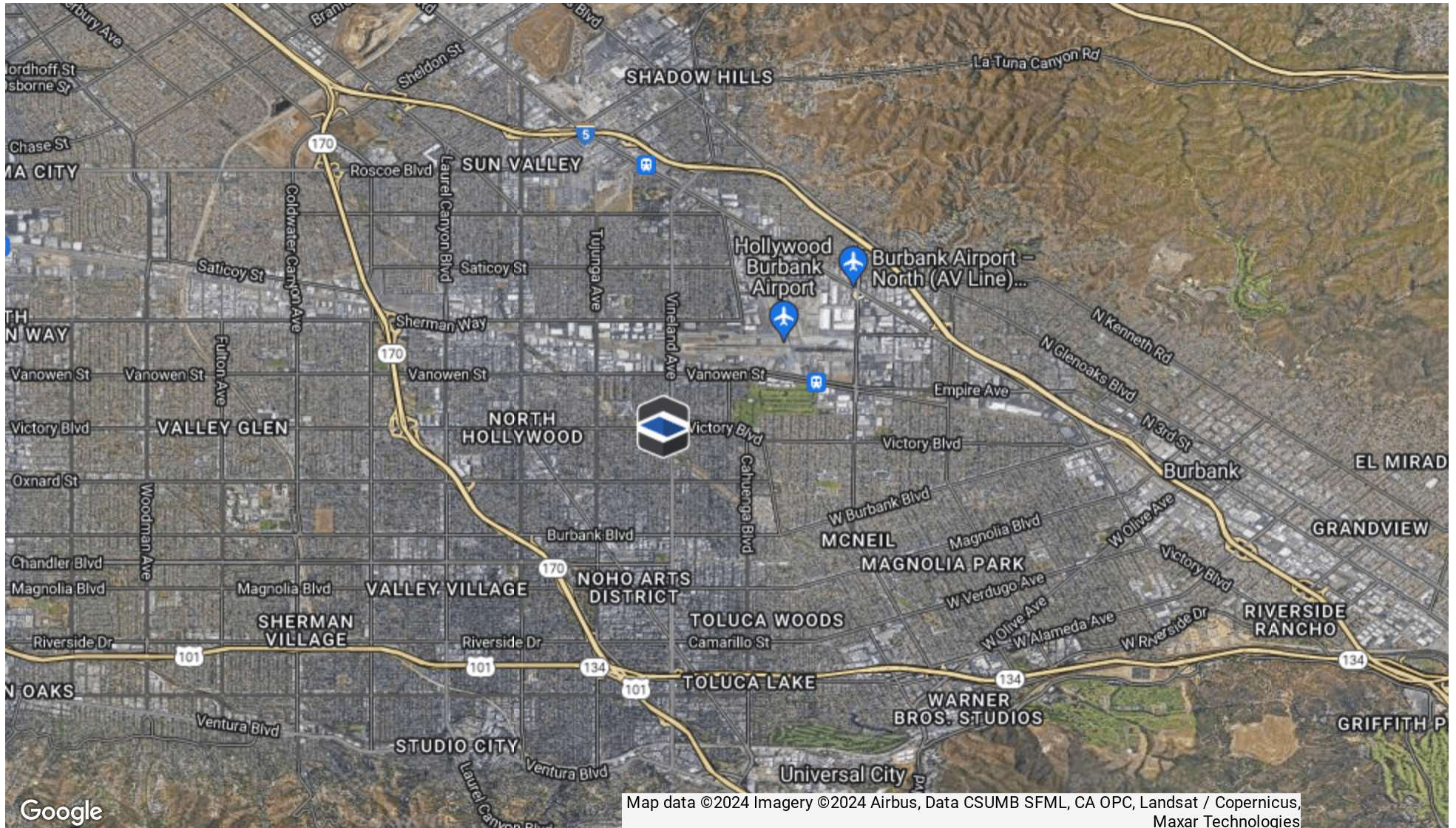
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