



11316 Burbank Blvd,  
North Hollywood, CA 91601

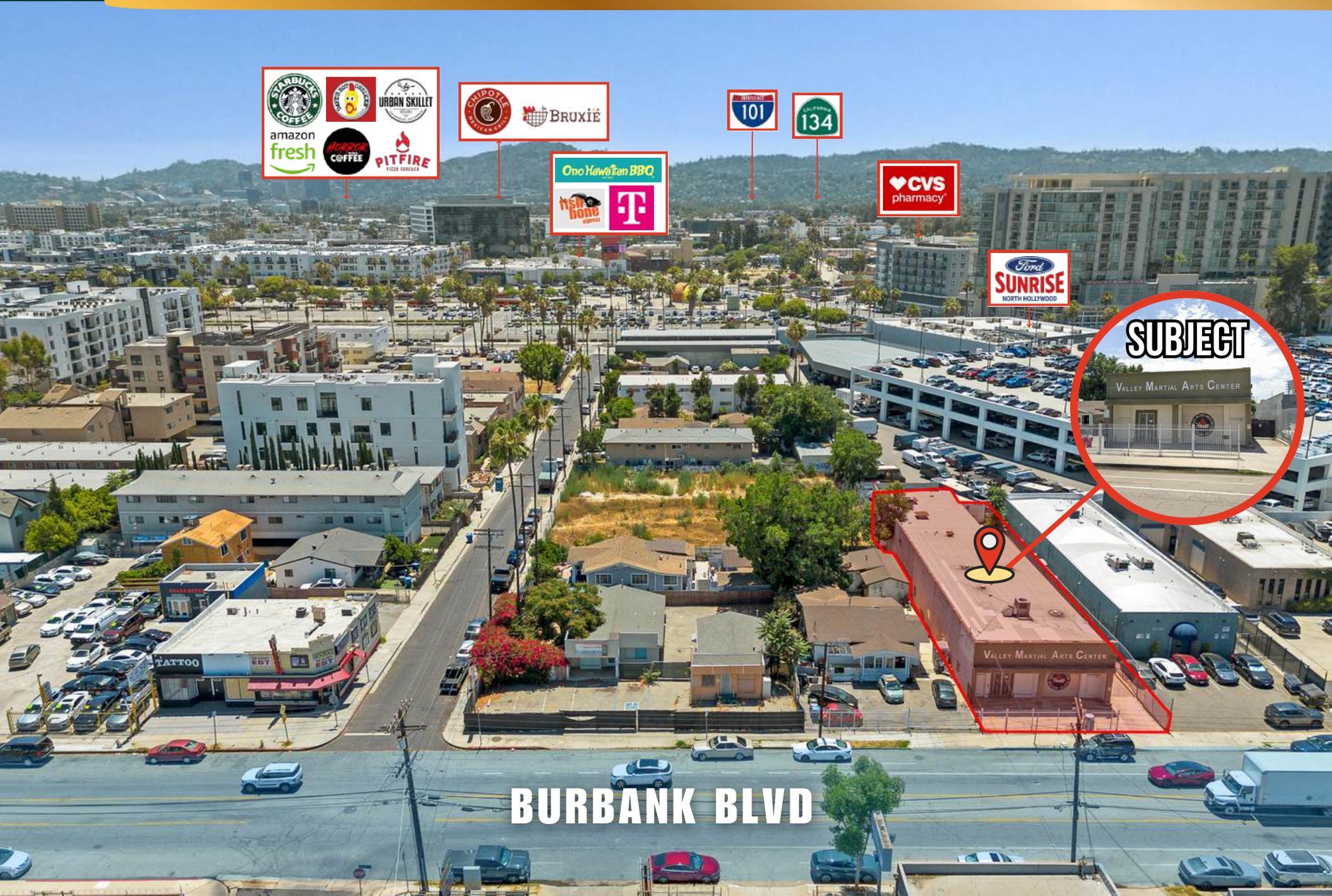


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# PROPERTY AERIAL MAP



BURBANK BLVD

# PROPERTY OVERVIEW



## TYPE

Office/Retail



## SIZE

2,000 SF



## RATE

\$3.00 NNN



## YEAR BUILT

1950



## TERM

Negotiable



## ZONING

LAC2





## Prime NoHo Recording Studio for Lease – Burbank Blvd & Lankershim

Available September 1st

Situated in the heart of North Hollywood, just steps from the vibrant NoHo Arts District, this **2,000 SF turnkey recording studio** offers an exceptional opportunity for music, post-production, or creative professionals.

- **Designed with both functionality and comfort in mind**, the space features two control rooms. One with direct connections to two isolation booths and a spacious live room, and the other operating as a standalone suite.
- **An open lounge with a kitchen and bathroom** provides a comfortable setting for artists, clients, and collaborators.
- **Gated parking** accommodates 7-8 vehicles on site.
- **The location offers unmatched accessibility**, with close proximity to the 134, 170, and 101 freeways, making Hollywood, Studio City, and the greater San Fernando Valley an easy drive away. Surrounded by dining, coffee shops, and entertainment venues, this space blends top tier technical amenities with the creative energy that has made NoHo a hub for the arts.

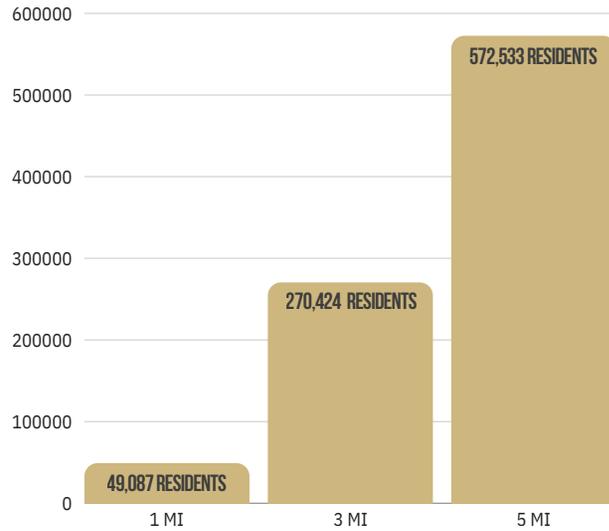
# PROPERTY PHOTOS



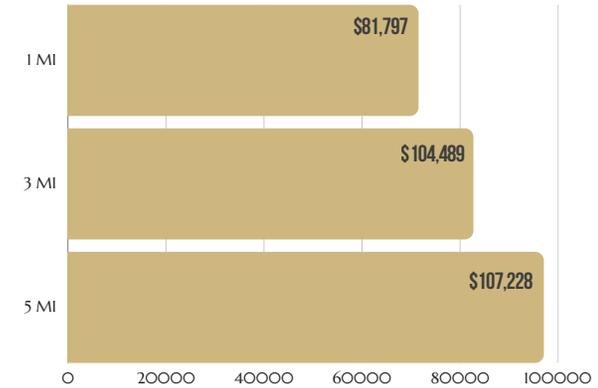
Rose & Co.  
COMMERCIAL GROUP

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Elmer Ave	Burbank Blvd	832 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	840 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,897 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,591 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	23,011 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	22,721 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	786 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	793 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	1,600 vehicles/day	.08 miles
Klump Ave	Burbank Blvd	1,618 vehicles/day	.08 miles



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