



120 N VICTORY BLVD

GENERAL OFFICE/POST-PRODUCTION BUILDING FOR LEASE

WWW.STRATTONCRE.COM



120 N VICTORY BLVD

**PROFESSIONAL OFFICE OR
POST-PRODUCTION SPACE**

LEASE RATE

\$2.50 PSF

MODIFIED GROSS



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PROPERTY SUMMARY

120 N VICTORY BLVD

OFFICE / POST-PRODUCTION SPACE

Stratton Commercial Real Estate is pleased to present 120 N Victory Blvd, the former Nickelodeon building, for lease. This newly-renovated office building is well-suited for all types of office and post-production use. The property is located adjacent to the corner of Victory Blvd and W Olive Ave, offering tremendous frontage in the media capital of the world.

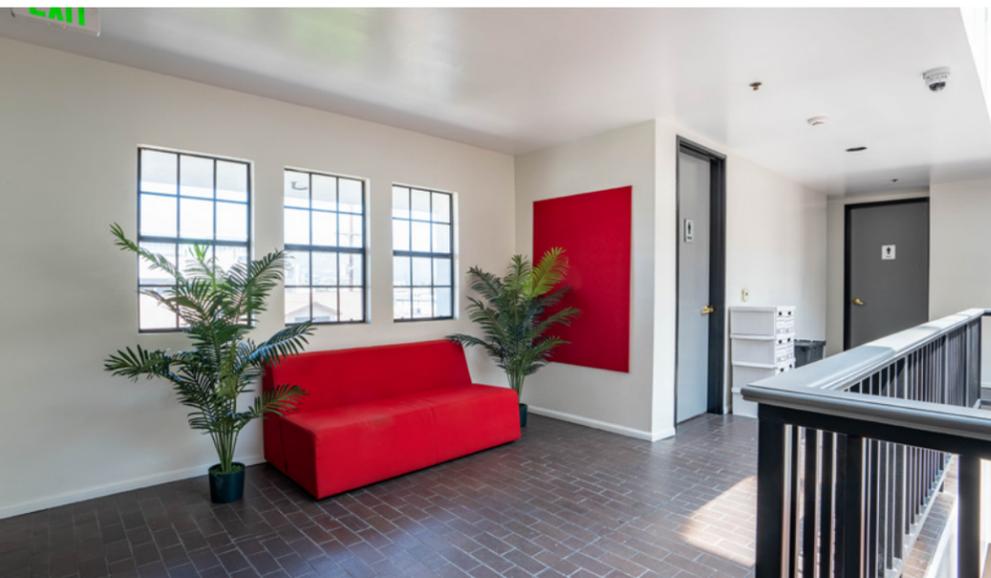
Above the ground-level parking garage with included valet service are three-floors of professional office space with elevator access. Inside you'll discover a beautiful atrium common area filling the building with natural sky light. Flanking the common areas are 24 separately metered suites each with its own newly installed HVAC system with Catch All (MERV 13) filters. In addition there are conference rooms, gendered restrooms, accessory office space, and kitchen space.

PROPERTY TYPEOFFICE / POST-PRODUCTION
BUILDING SQ.FT 26,225
LOT SIZE SQ.FT 10,890
OCCUPANCY SINGLE OR MULTI
FLOORS3 + LEVEL 1 PARKING
SUITES 24 SEPARATELY METERED SUITES
HVAC 24 UNITS
PARKING SPACES 33 COVERED, 20 EASEMENT SPACES
ZONING C4
TERM 3 TO 5 YEARS











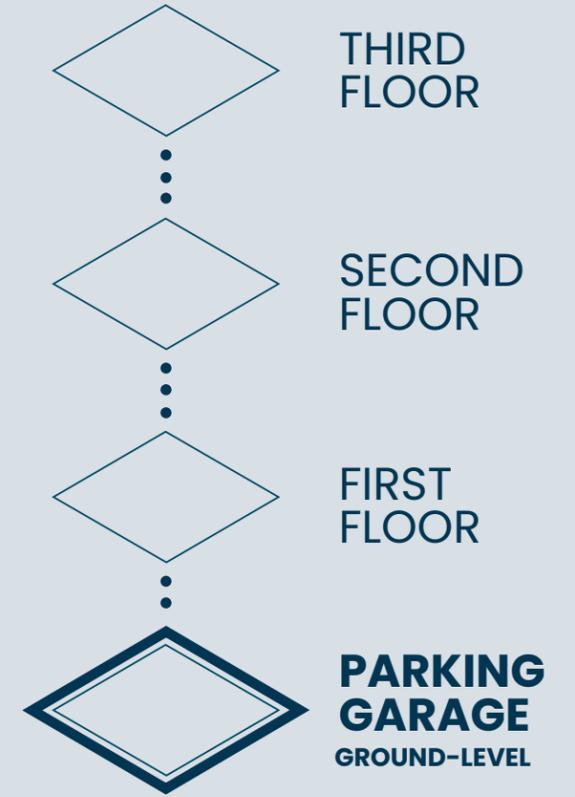




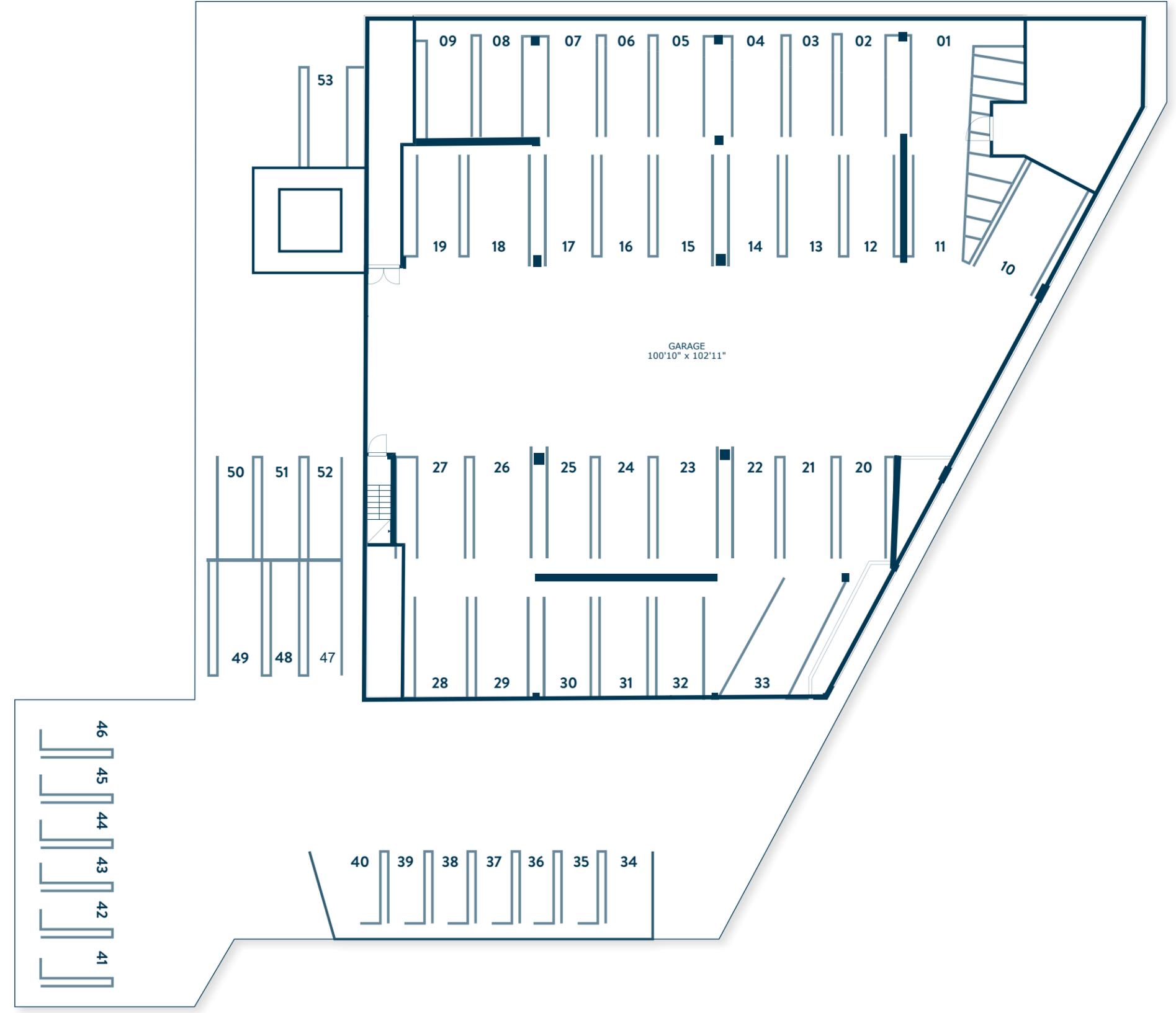




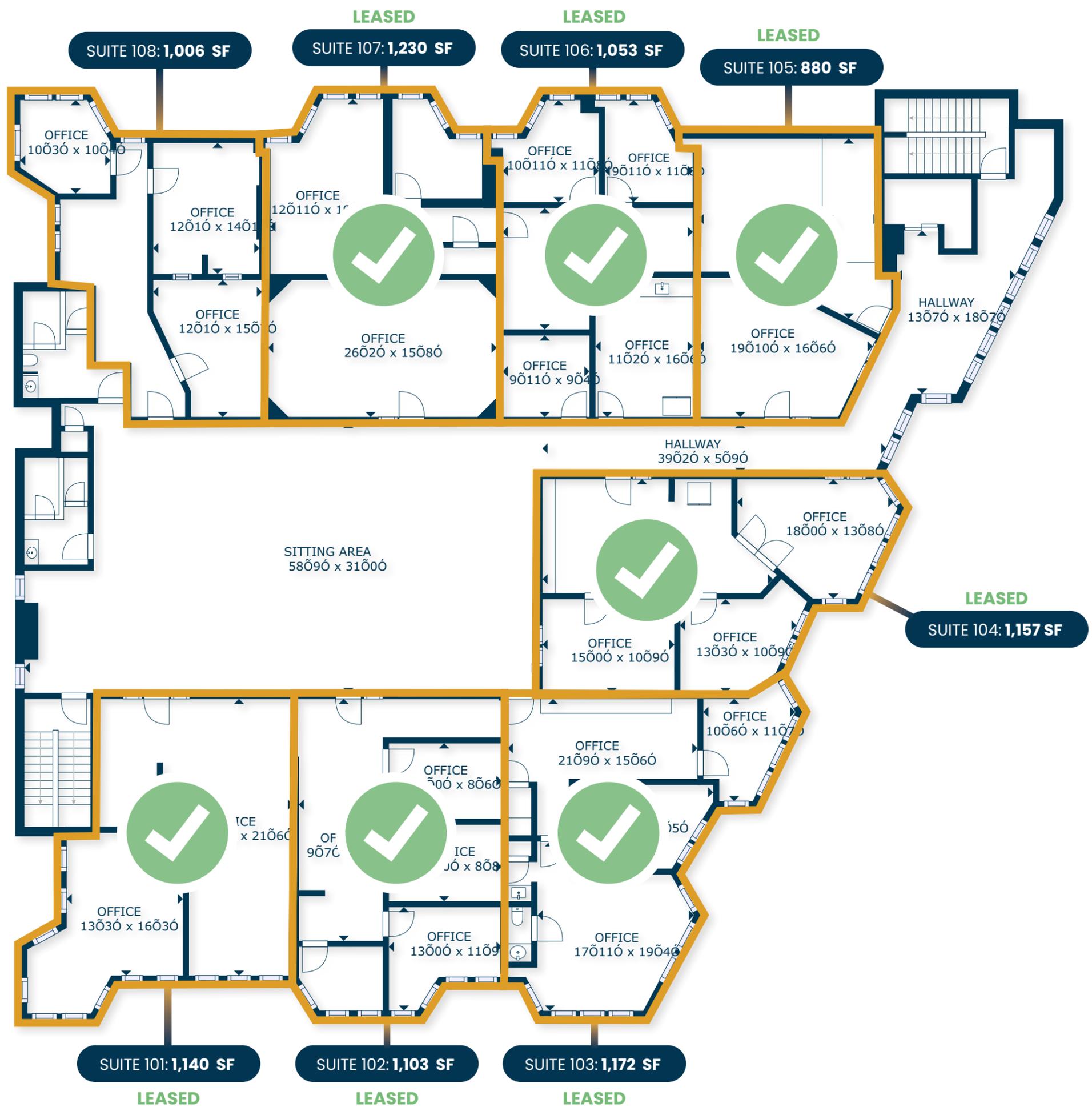
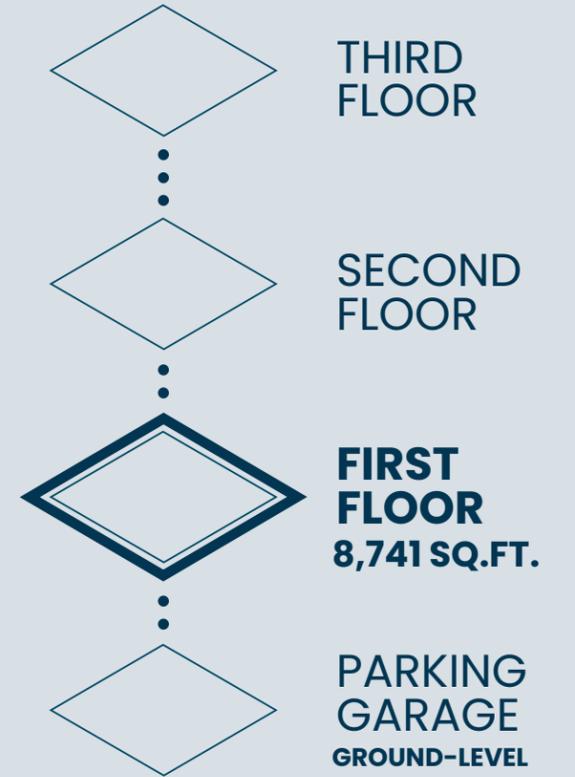
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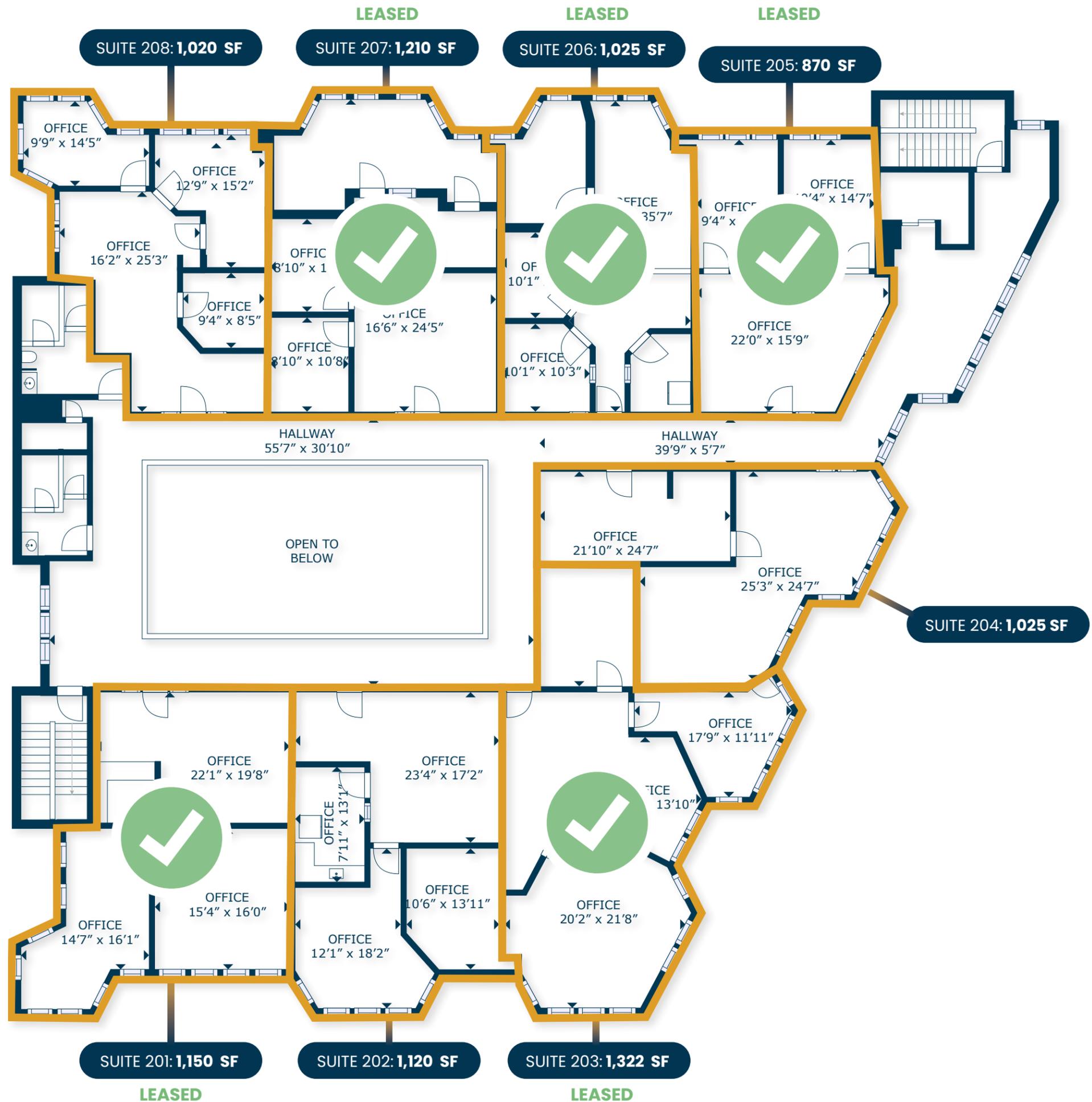
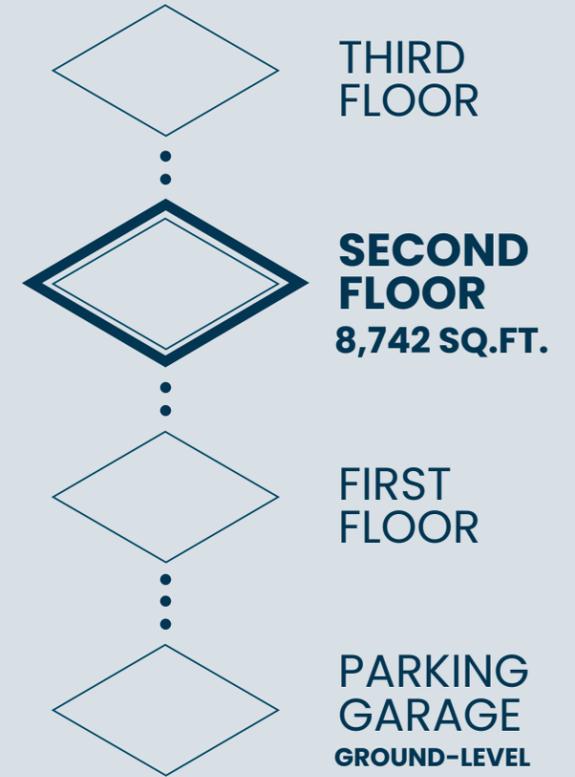
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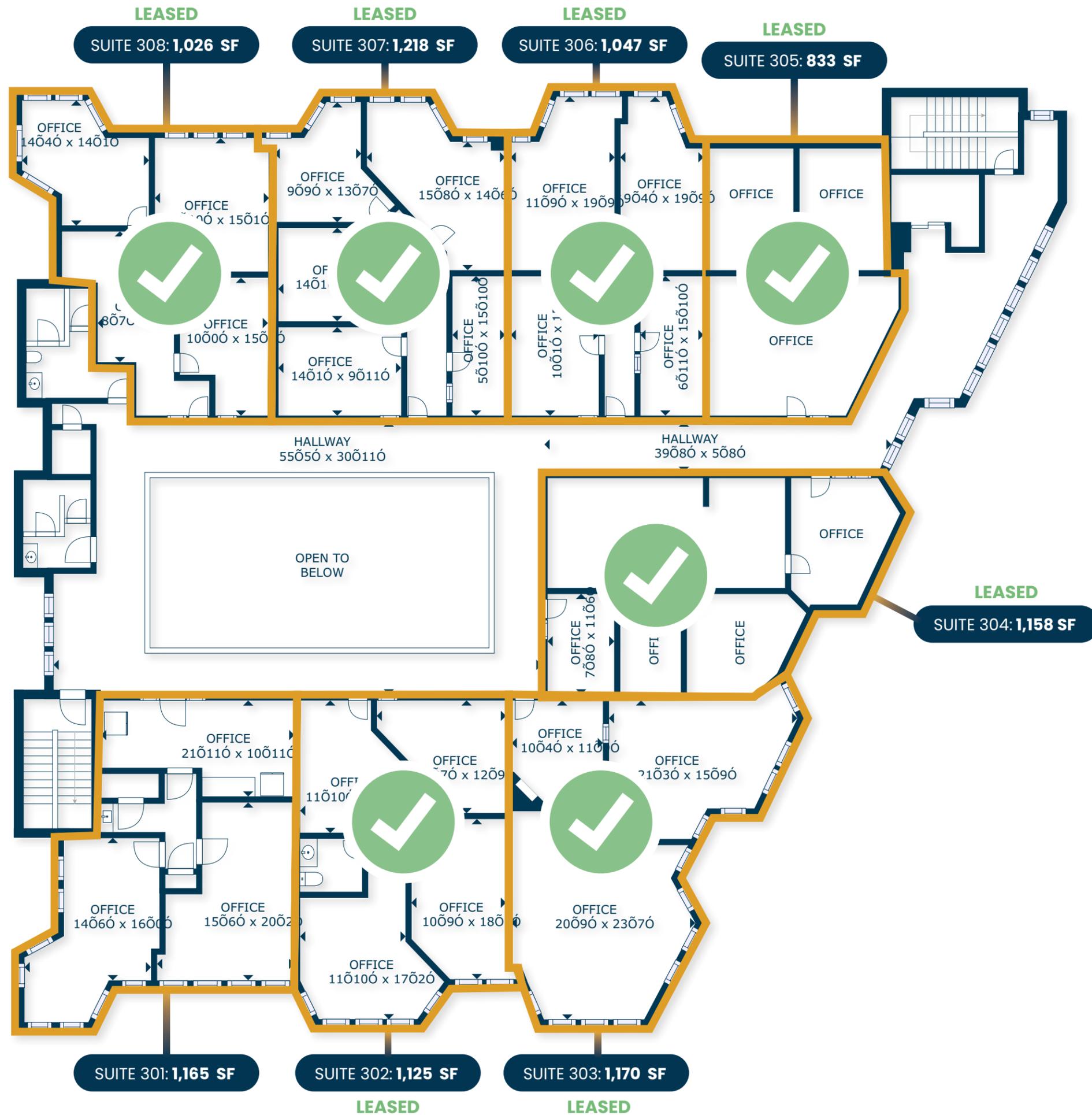
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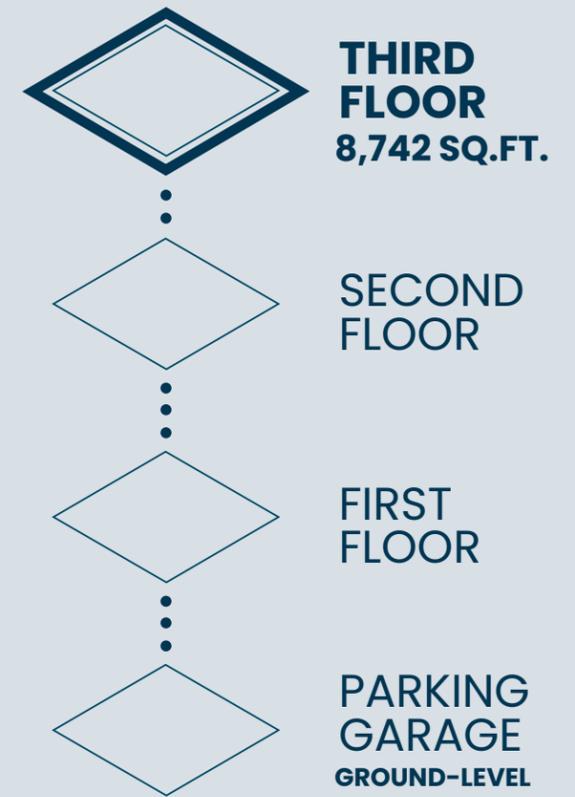
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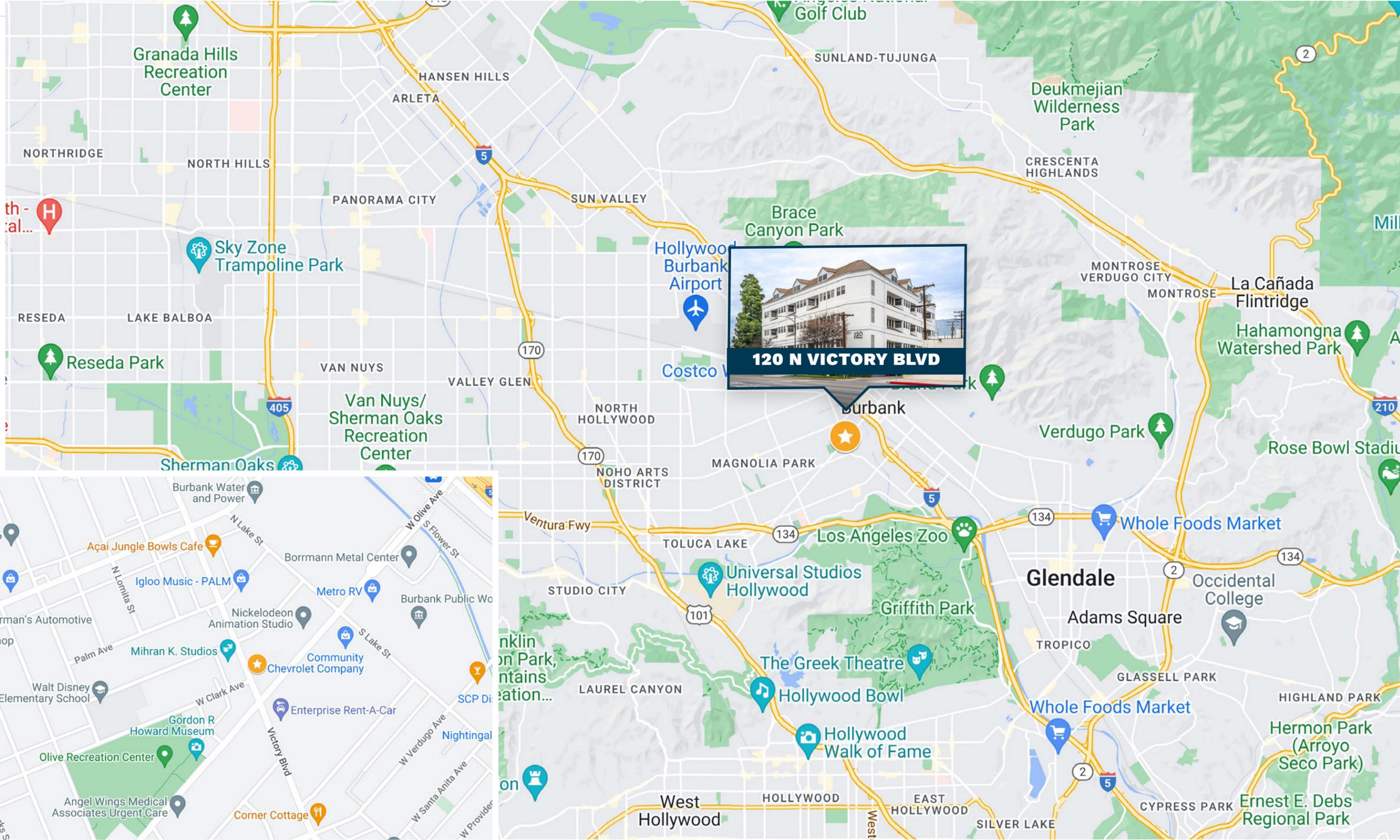
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