

4111 & 4123 LANKERSHIM BOULEVARD

@ THE CROSSROADS OF STUDIO CITY, TOLUCA LAKE & NORTH HOLLYWOOD

FOR SALE

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 LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Interested buyers should be aware that the owner (the "Seller") of the property known as **4111 & 4123 Lankershim Blvd, Los Angeles, CA 91620** ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi)

the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc.

SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

THE OPPORTUNITY

LEE & ASSOCIATES, welcomes the opportunity as the Exclusive Broker to represent the Owner in the sale of this unique commercial office opportunity in the main central business and entertainment corridor of the San Fernando Valley.

4111 & 4123 LANKERSHIM BLVD. is a two-building office campus located in one of the most enriching communities in the Los Angeles market and at the crossroads of Studio City, Toluca Lake and Noho. The compound consists of two office buildings crafted with a focus on functionality while upholding contemporary design principles allowing for everything that businesses and tenants look for in today's workplace with emphasis on natural light, usable outdoor space, spacious ceiling heights and excellent brand identity.

4111 & 4123 LANKERSHIM BLVD. has excellent potential for a buyer, whether an investor, owner-user, or a hybrid of the two. The property offers the optionality of various users who place importance on having control over their own property, as well as value-add investors taking advantage of the Transit Priority Area and State Enterprise Zone status with adaptive reuse in mind.

The Project is offered on a fee simple basis, free and clear of any existing debt, and on an as-is, where-is basis.

The buildings can be purchased together or separately.



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PROPERTY HIGHLIGHTS

ADDRESS: 4111 & 4123 Lankershim Blvd, North Hollywood, CA 91602

YEAR BUILT: 4111 Lankershim Blvd. 1991
4123 Lankershim Blvd. 1989

STORIES: 4111 Lankershim Blvd. 3 stories
4123 Lankershim Blvd. 2 stories (over parking)

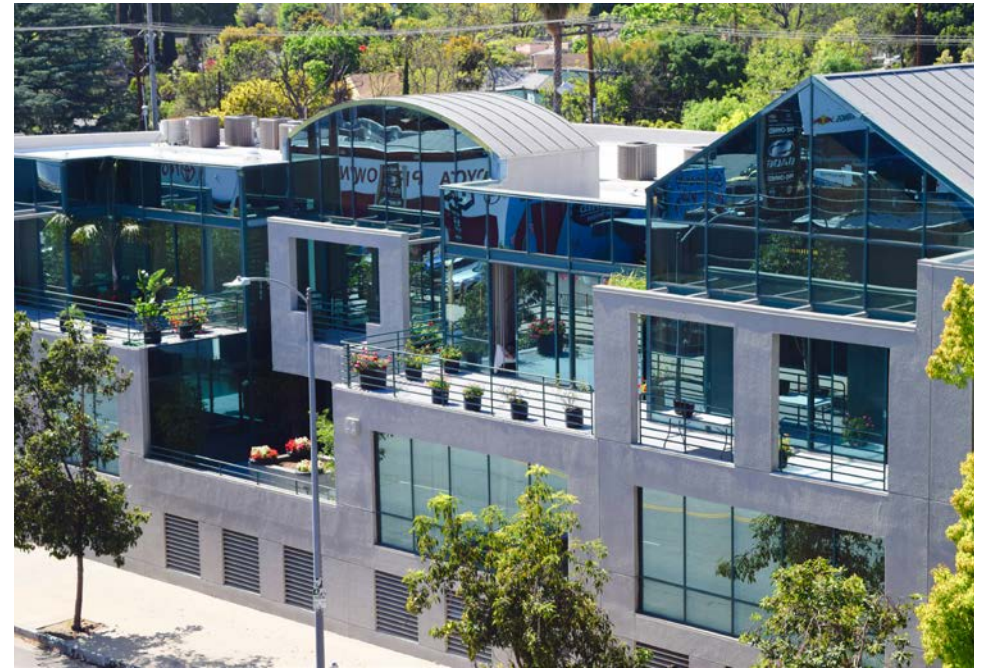
RENTABLE AREA: 4111 Lankershim Blvd. 9,433 SF
4123 Lankershim Blvd. 34,420 SF
43,853 SF

SITE AREA: 4111 Lankershim Blvd. .11 Acres | 4,810 SF
4123 Lankershim Blvd. .44 Acres | 19,381 SF

PARKING: 4111 Lankershim Blvd. ±38-45 stalls; ±4.5/1,000 RSF*
4123 Lankershim Blvd. ±58 stalls; ±2.27/1,000 RSF

*A portion of the parking will be granted to the 4123 Lankershim property if sold separately.

PURCHASE PRICE: 4111 Lankershim Blvd. \$12,950,000
4123 Lankershim Blvd. \$4,700,000



4111 & 4123 LANKERSHIM BLVD.

- Central Location for Transportation with Multiple Freeway Access Points and mass transit/Metro
- Extensive Use of Private Secured Outdoor Patio/Balcony Space
- Local Amenities for Restaurants, Bars, Music, Fitness, an Outdoor Park and so much more.
- Prime Area for Entertainment Businesses
- Extensive Signage & Identity Opportunities Brand Awareness
- In a Transit Oriented Community for Potential Redevelopment with Density Bonuses

PROPERTY OVERVIEW

4111 LANKERSHIM BLVD.



ADDRESS	4111 Lankershim Blvd, North Hollywood, CA 91602
CROSS STREETS	Between the Intersection of Lankershim Blvd and Cahuenga Blvd, South of Moorpark St
ASSESSOR'S PARCEL NO.	2423-030-042 and 423-030-007
GBA	±9,433 SF
FLOORS	Three (3) floors connected by an opening on the 2nd floor to 4123 Lankershim
YEAR BUILT	1991
ZONING	C2-1VL-CDO-RIO; R1-1-RIO ZI-2452 Transit Priority Area; ZI-2498 Local Emergency Temp Regs - Time Limits & Parking Relief - LAMC 16.02.1; ZI-2512 Housing Element Inventory of Sites; ZI-2374 State Enterprise Zone: Los Angeles
CEILING HEIGHT	10' to slab. 8'0" to the drop ceiling
FLOOR/CEILING TYPE	Wood
CONSTRUCTION TYPE	Wood frame and stucco construction
PARKING	±38-45 stalls; ±4.5/1,000 SF. A portion of the parking will be granted to the 4123 Lankershim property if sold separately.
ELEVATORS	One (1) elevator
STAIRS	Three (3) stairwells
HVAC	Package Units on Roof
UTILITIES	LA DWP and Gas Co
RESTROOMS	4 Unisex Restrooms
SPRINKLERS	None
TELECOMMUNICATIONS	This address is excellent from a Telecom perspective: Multiple fiber providers in the building, as well as broadband and fixed wireless. AT&T, AT&T Uverse, Spectrum etc.

PROPERTY OVERVIEW

4123 LANKERSHIM BLVD.

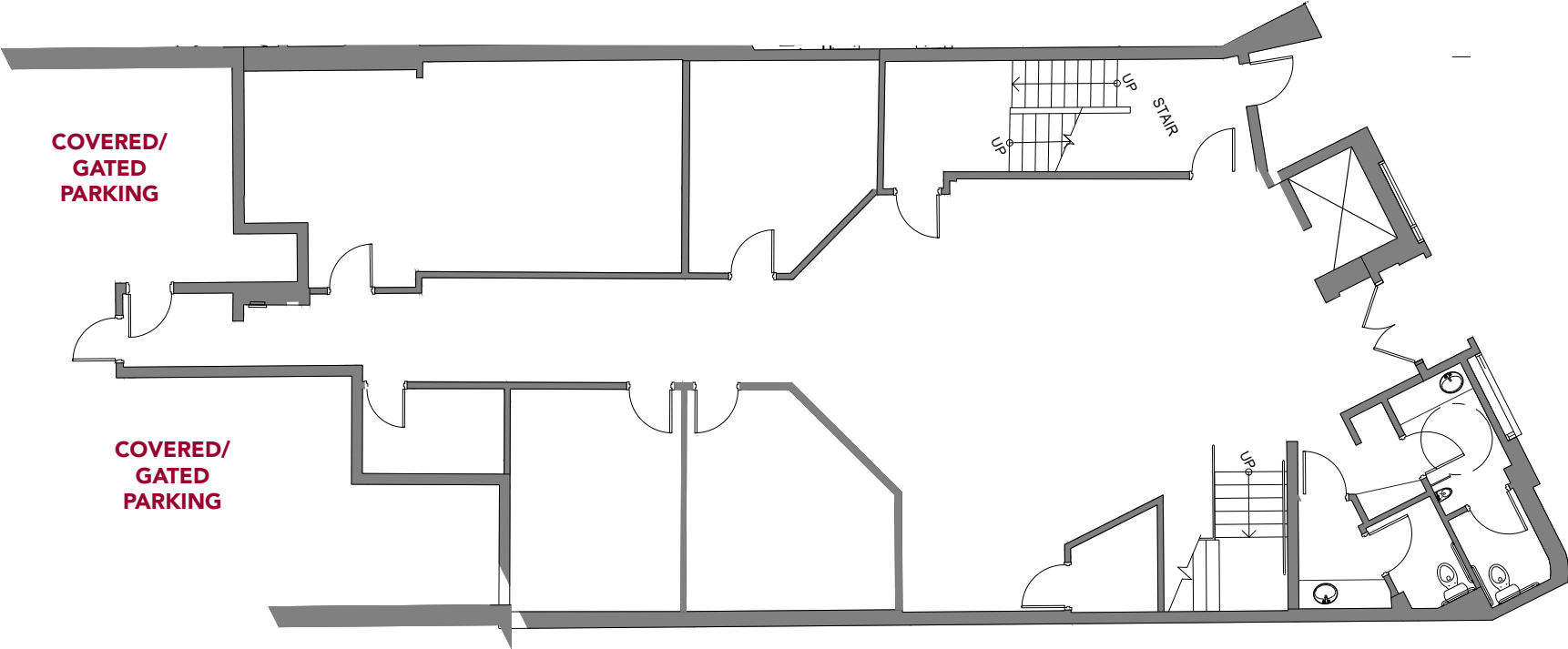


ADDRESS	4123 Lankershim Blvd, North Hollywood, CA 91602
CROSS STREETS	Between the Intersection of Lankershim Blvd and Cahuenga Blvd, South of Moorpark St
ASSESSOR'S PARCEL NO.	2423-030-031
GBA	34,420 SF
FLOORS	Two (2) Floors connected to 4111 Lankershim on the 2nd floor
YEAR BUILT	1989
ZONING	C2-1VL-CDO-RIO ZI-2452 Transit Priority Area; ZI-2498 Local Emergency Temp Regs - Time Limits & Parking Relief - LAMC 16.02.1; ZI-2512 Housing Element Inventory of Sites; ZI-2374 State Enterprise Zone: Los Angeles
CEILING HEIGHT	11' to slab. 8'0' to the drop ceiling
FLOOR/CEILING TYPE	Wood
CONSTRUCTION TYPE	Masonry
PARKING	±58 stalls; Secured gated parking A portion of the 4111 Lankershim parking will be granted to the 4123 Lankershim property if sold separately
ELEVATORS	One (1) elevator
STAIRS	Two (2) stairwells
HVAC	Package Units on Roof
UTILITIES	LA DWP and Gas Co
RESTROOMS	Two (2) Restrooms on each floor
SPRINKLERS	None
TELECOMMUNICATIONS	Multiple fiber providers in the building, as well as broadband and fixed wireless: AT&T, AT&T Uverse, Spectrum etc.

FLOOR PLAN

4111 LANKERSHIM BLVD.

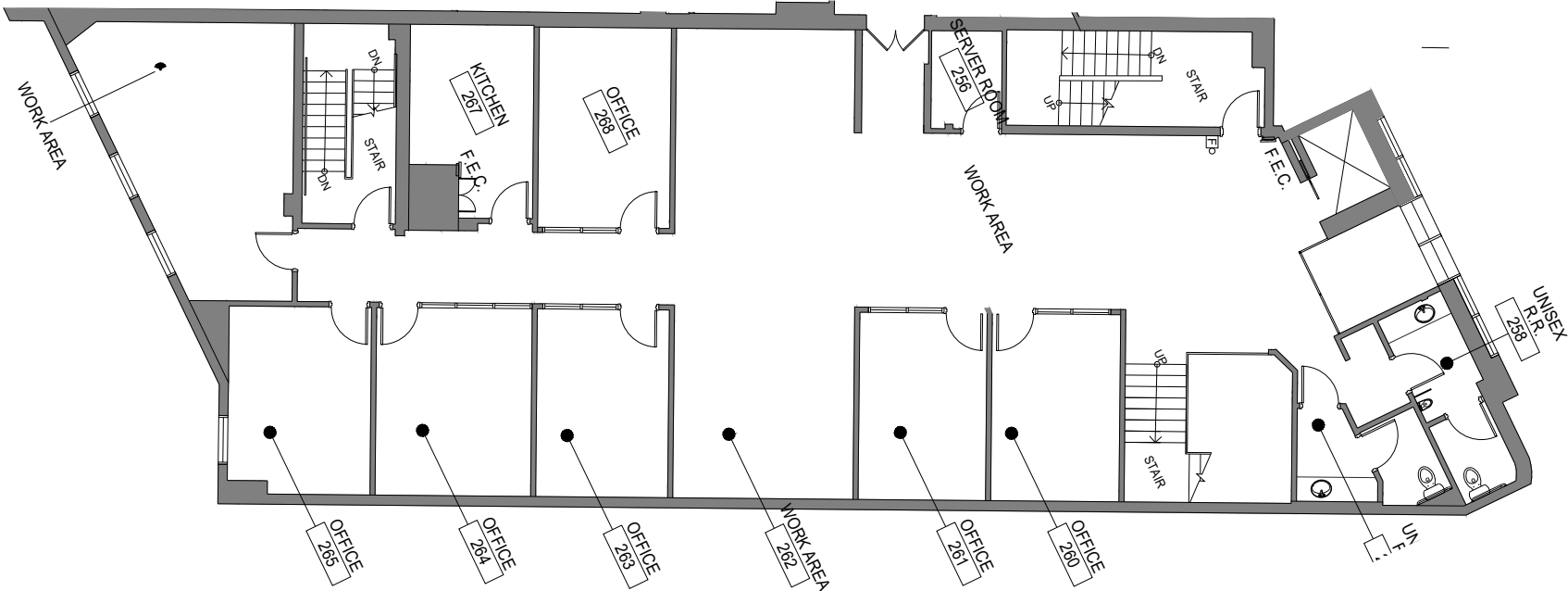
1st Floor



FLOOR PLAN

4111 LANKERSHIM BLVD.

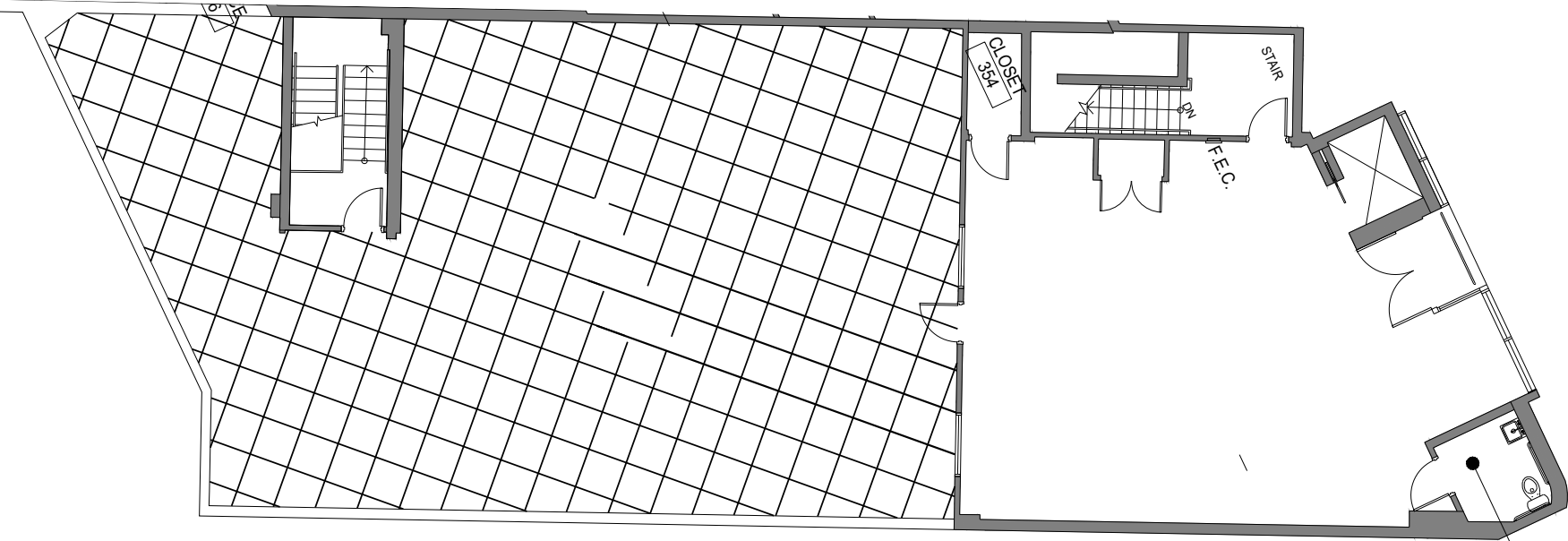
2nd Floor



FLOOR PLAN

4111 LANKERSHIM BLVD.

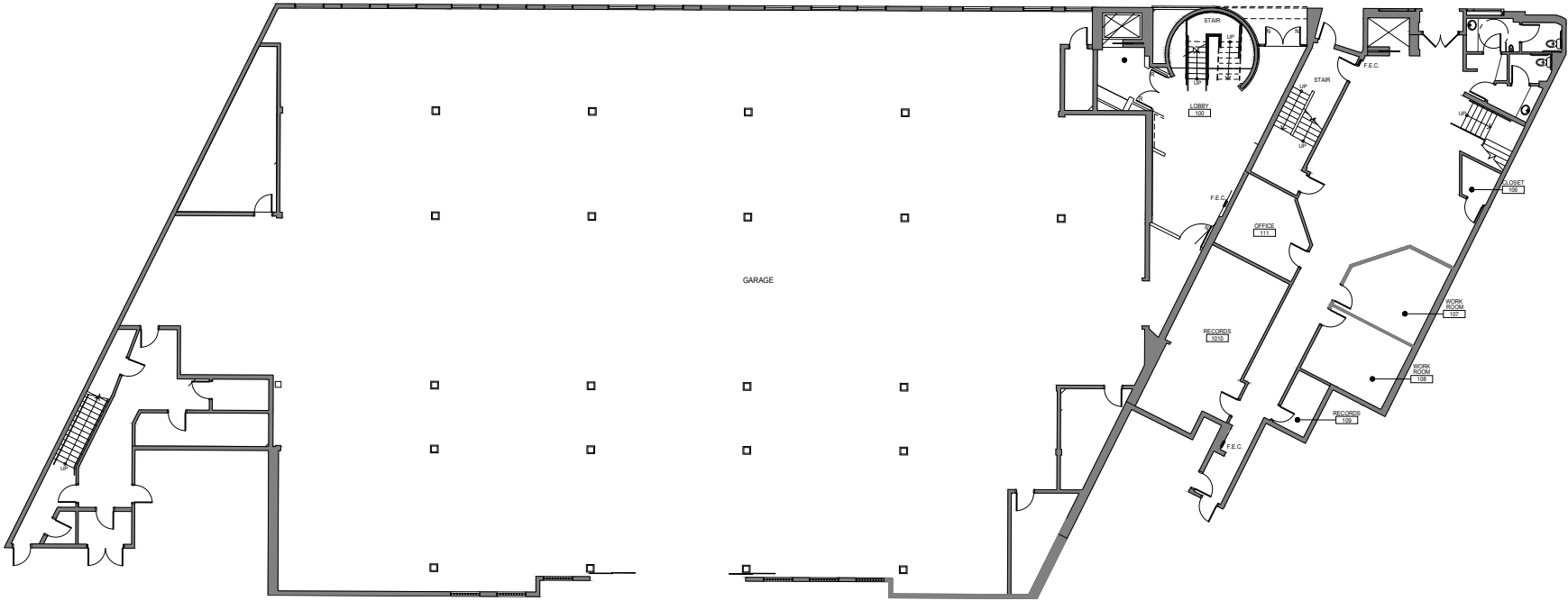
3rd Floor



FLOOR PLAN

4111 & 4123 LANKERSHIM BLVD.

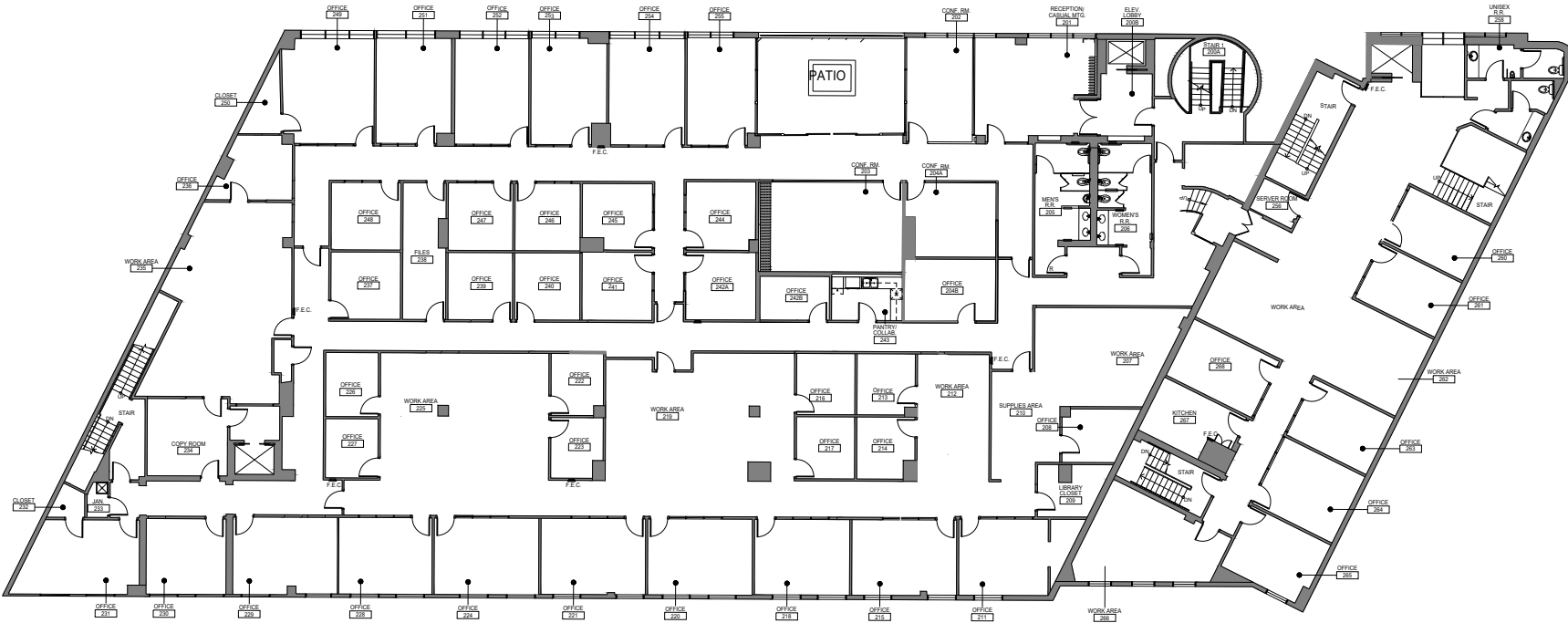
1st Floor



FLOOR PLAN

4111 & 4123 LANKERSHIM BLVD.

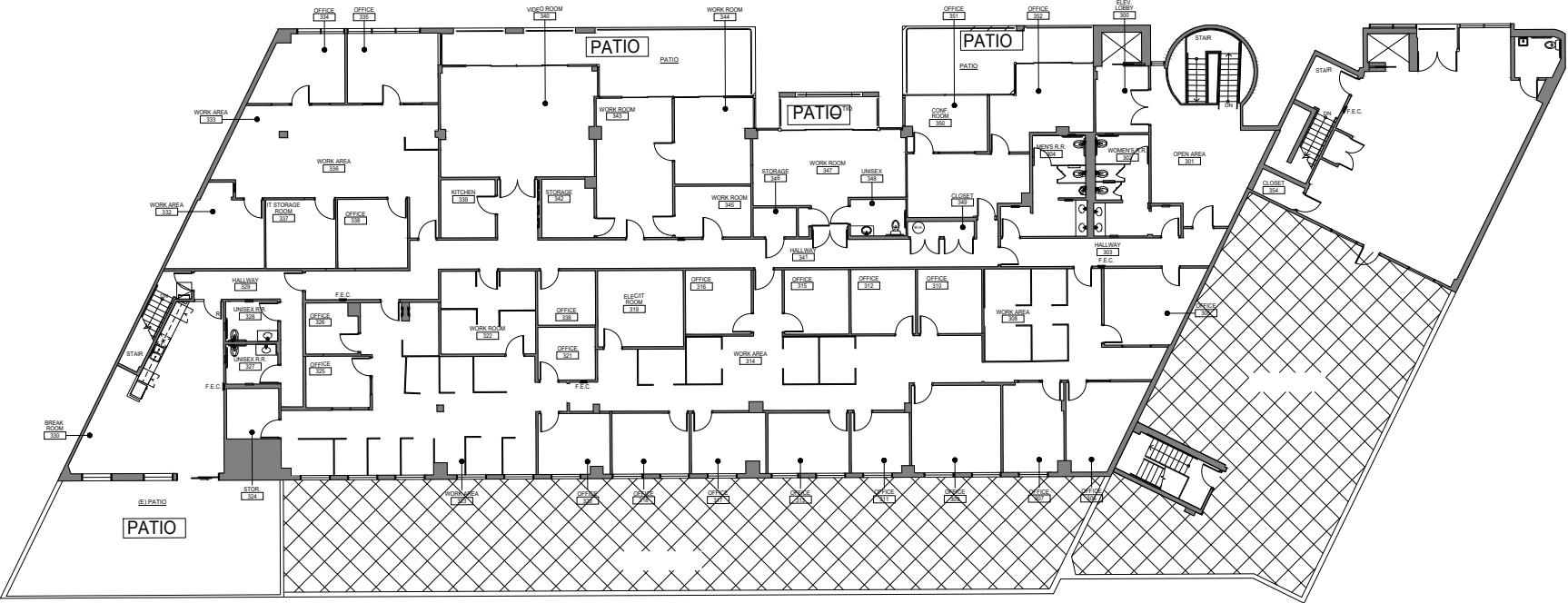
2nd Floor



FLOOR PLAN

4111 & 4123 LANKERSHIM BLVD.

3rd Floor



PROPERTY BENEFITS

- Unique property available for a business to take the opportunity of owning and occupying a building that is available the first time in over a generation. Once the home to Dreamworks.
- High number of windowed offices with unobstructed views, which provides an abundance of natural light and beautiful views.
- Versatile and efficient floorplan and office layout
- Highly visible building signage for business identity and brand awareness.
- Secured building and parking
- Excellent local amenities and transit options



BUILDING FEATURES



BUILDING FEATURES



MAIN RECEPTION



FIRST FLOOR STREET/PARKING LOBBY



KITCHEN WITH PATIO



TENANT LOUNGE PATIO

BUILDING FEATURES

4111 LANKERSHIM BLVD.



OPEN AREA



COMMON AREA & PRIVATE OFFICES



MULTIPLE PRIVATE OFFICES

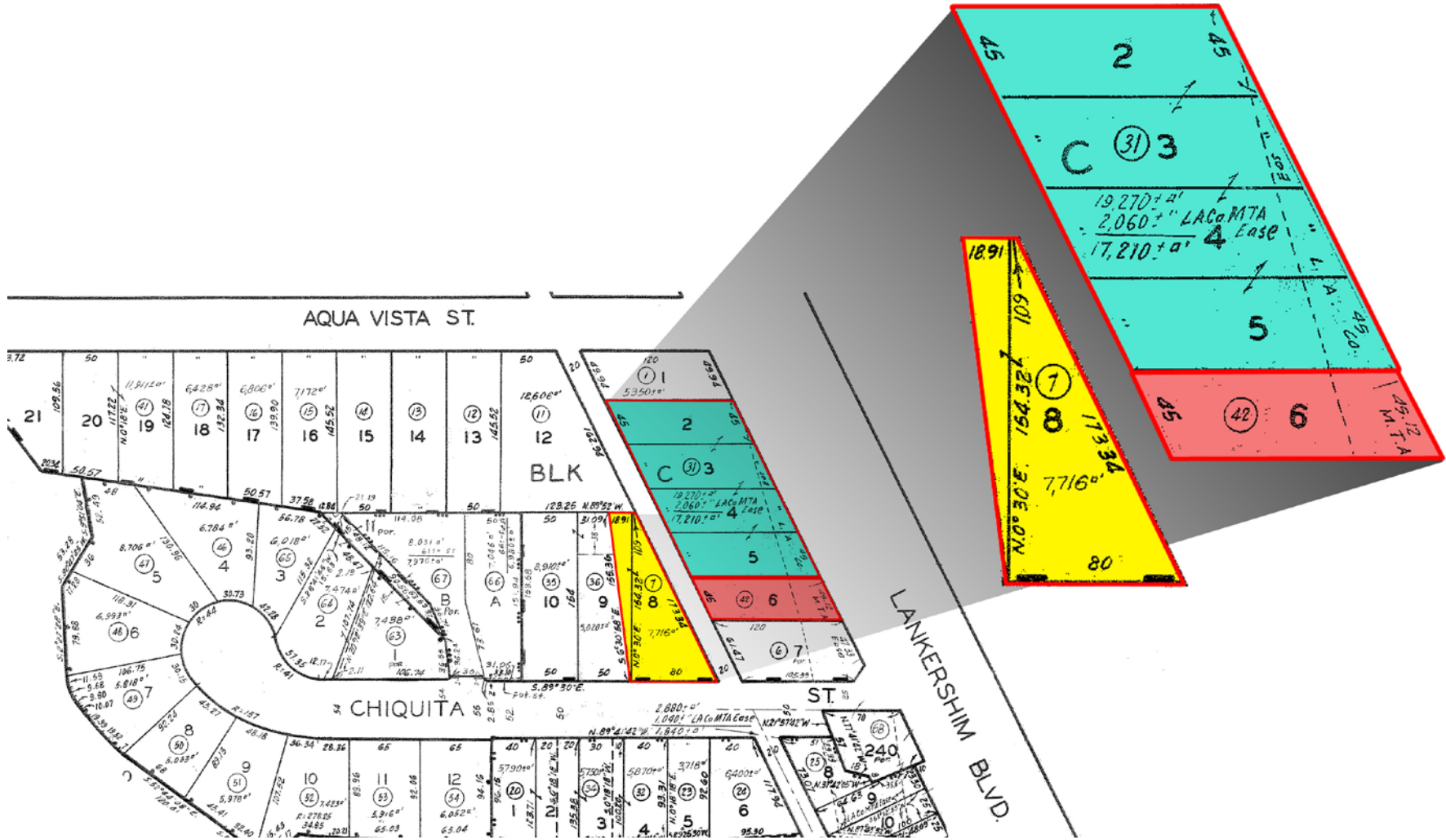


CONFERENCE ROOM





PARCEL MAP





UNIVERSAL STUDIOS
HOLLYWOOD

NORTH HOLLYWOOD
TOYOTA
CA' DEL SOLE
RISTORANTE ITALIANO

NBCUniversal

Lakeside
GOLF CLUB

4111-4123
LANKERSHIM BLVD

M Universal / Studio City
Metro Station

VERSE
BENT WILLOW
FLORIST

IBE UNIVERSAL
BAR & GRILL

BURGERS & WAFFLES
GOKOKU
VEGETARIAN RAMEN SHOP

99c
only
STORES

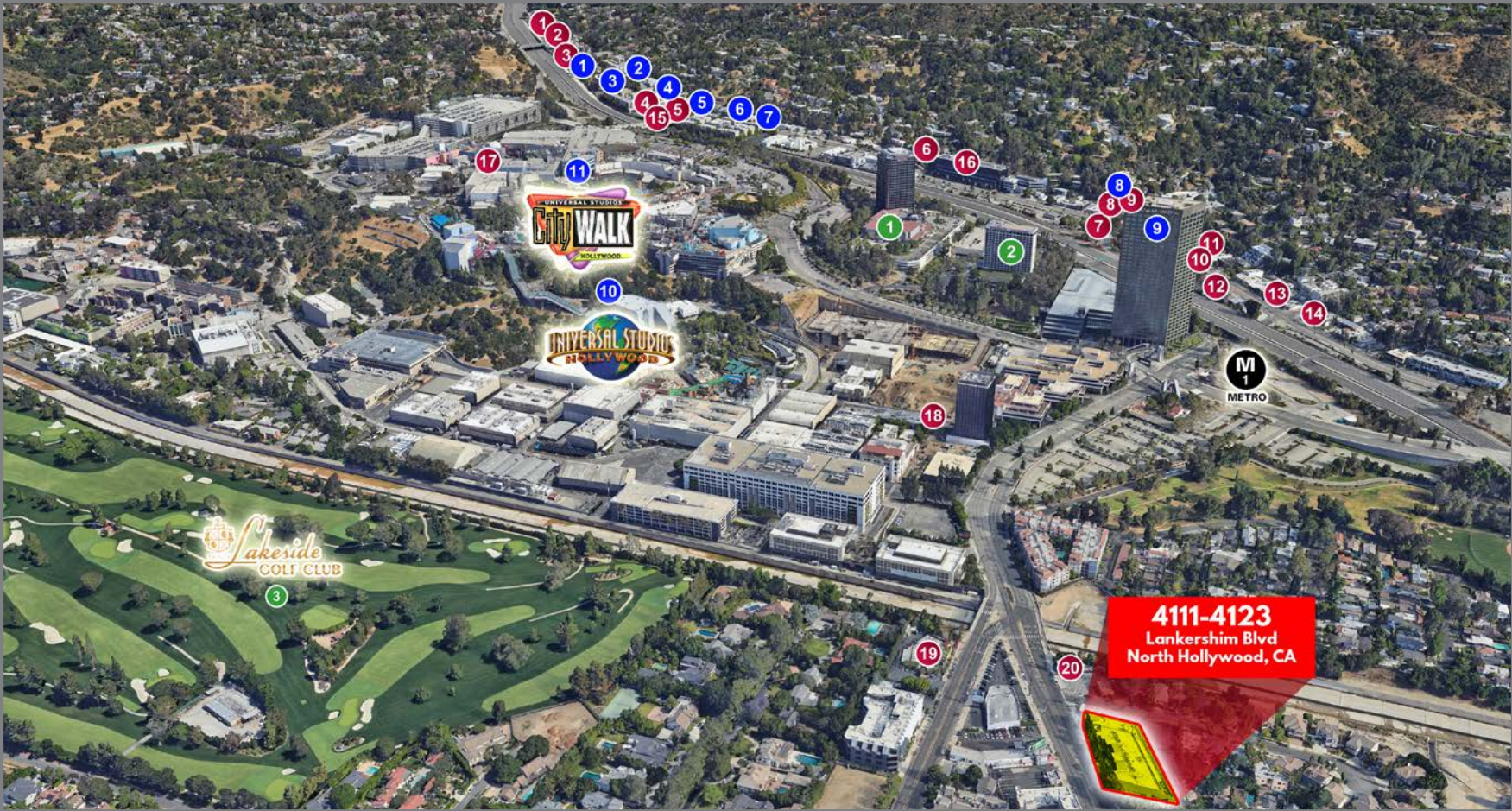
Century West
BMW

MINI

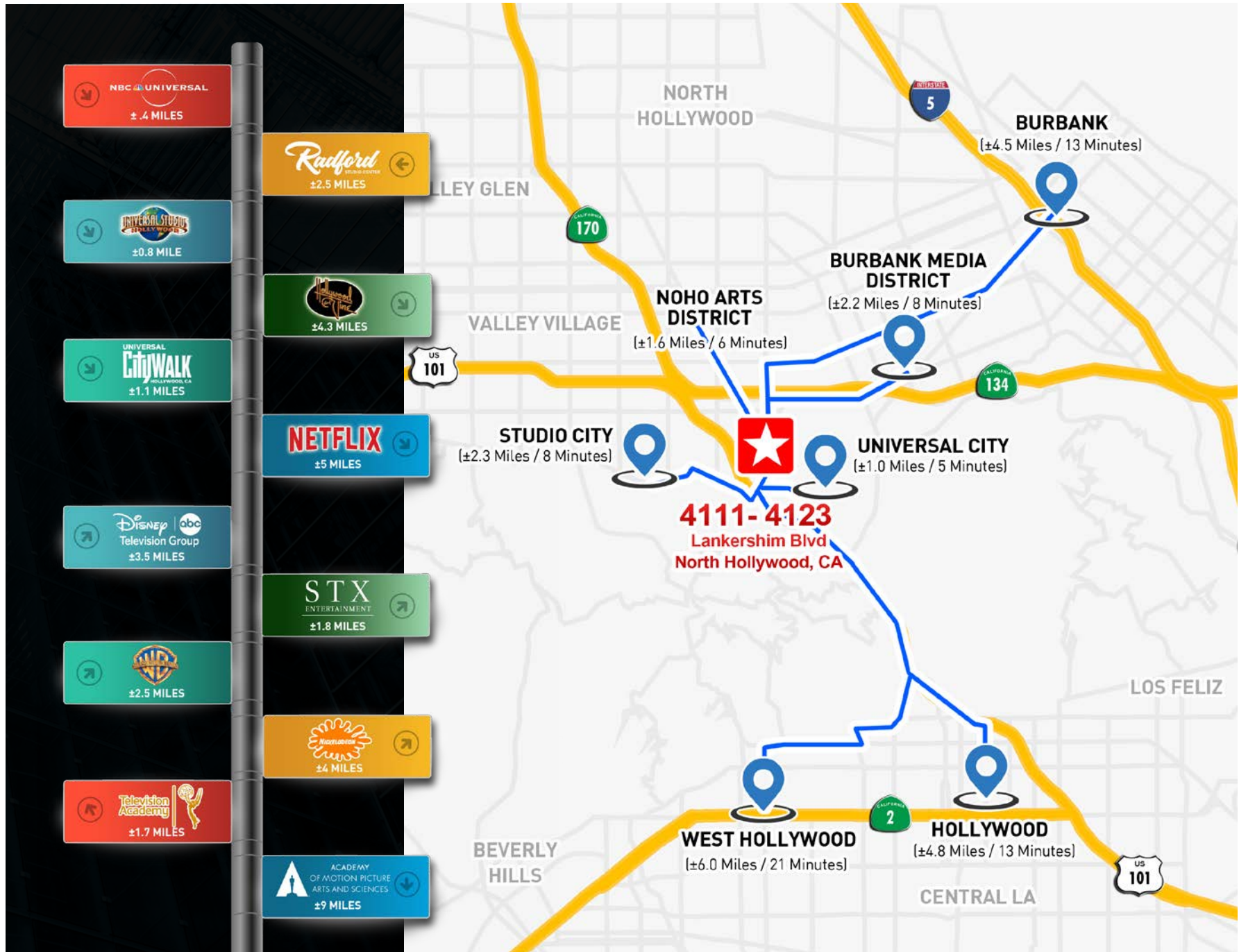
ROYAL CURRY CAFE

UCLA Health

Lankershim Blvd



- | | | | | | | |
|--|--|---|---|---|---|---|
| <p>● ENTERTAINMENT/ MEDIA COMPANIES</p> <ol style="list-style-type: none"> 1. DG Entertainment 2. Creature Effects
EPS-Cineworks 3. Abominable Pictures
Panasonic
Extreme Reach 4. Moving Art Pictures 5. Atlas Digital 6. LA Studios 7. Digital Film Tree 8. KPFK 90.7 FM 9. NBC Universal Building 10. Universal Studios Hollywood 11. Universal City Walk Hollywood | <p>● SOCIAL (DINING & GYM)</p> <ol style="list-style-type: none"> 1. Tokyo Cube 2. Veggie House 3. Lift Society • Starbucks
Breakroom Bar and Cafe
Kaban Persian Restaurant
PieSpace Pizzeria 4. nrGIZE 5. Mercado 6. Joe's Falafel 7. In 'n Out Burger 8. Miceli's 9. Poquito Mas
Good Neighbor
Vege•ta•ble | <ol style="list-style-type: none"> 10. Panda Express 11. Spitz Studio City 12. Carl's Jr. 13. The Baked Potato 14. Fatburger
Fernanda's NY Pizza
Subway 15. LA Fitness 16. Ricky's Boxing Gym 17. Mercado
Antojitos Mexicanos
Ben & Jerry's
Bubba Gump Shrimp Co.
Buca di Beppo
Chick Chick Chicken
Cinnabon • Crepe Cafe | <ol style="list-style-type: none"> 18. Coffee Bean & Tea Leaf 19. Ca Del Sol 20. Universal Bar & Grill | <p>● OTHER</p> <ol style="list-style-type: none"> 1. Hilton L.A./Universal City 2. Sheraton Universal 3. Lakeside Golf Club | <p>M METRO STATION</p> <ol style="list-style-type: none"> 1. Metro Station
Universal City/Studio City | <p>■ 4111-4123 Lankershim Blvd
North Hollywood, CA</p> |
|--|--|---|---|---|---|---|



OUR NEIGHBORHOOD



Tiki NoHo

4657 Lankershim Blvd.

Tiki Drinks
live music
tropical vibes



The Baked Potato

3787 Cahunga Blvd.

Jazz Fusion and yes,
Baked Potatoes



Ca Del Sole

4100 Cahenga Blvd.

Garden patio and
happy hour all night long



Black Market

11915 Ventura Blvd.

Eclectic plates
& craft cocktails



Foreman's

10149 W. Riverside Dr.

Whiskey &
craft beer
in a rustic setting



Firefly

11720 Ventura Blvd.

Lounge or dine
until the wee hours



Catcher in the Rye

10550 Riverside Dr.

Classic & creative
cocktails at studio exec
hangout spot



Hilton LA/Universal City

555 Universal Hollywood Dr.

The projects area offers a sophisticated array of pubs and cocktail lounges for the upscale clientele that live and work in the area.

OUR NEIGHBORHOOD



Miceli's

3655 Cahuenga Blvd.

Bring on the singing waiters



Sweetsalt

10106 Riverside Dr.

Quaint cafe/bakery in a simple setting



Cahuenga General Store

5510 Cahuenga Blvd.

Deli in an old-fashioned, country store ambiance



Easy Street Burgers

4143 Lankershim Blvd.

Contemporary burger spot with a focus on simplicity

&Waffles

4141 Lankershim Blvd.

Artful Belgian breakfast in relaxed indoor/outdoor space



Beverly Garland & The Front Yard

4222 Vineland Ave.

Boutique hotel & a popular bar/restaurant



Zankou Chicken

10760 Riverside Dr.

Fast casual traditional Mediterranean dining

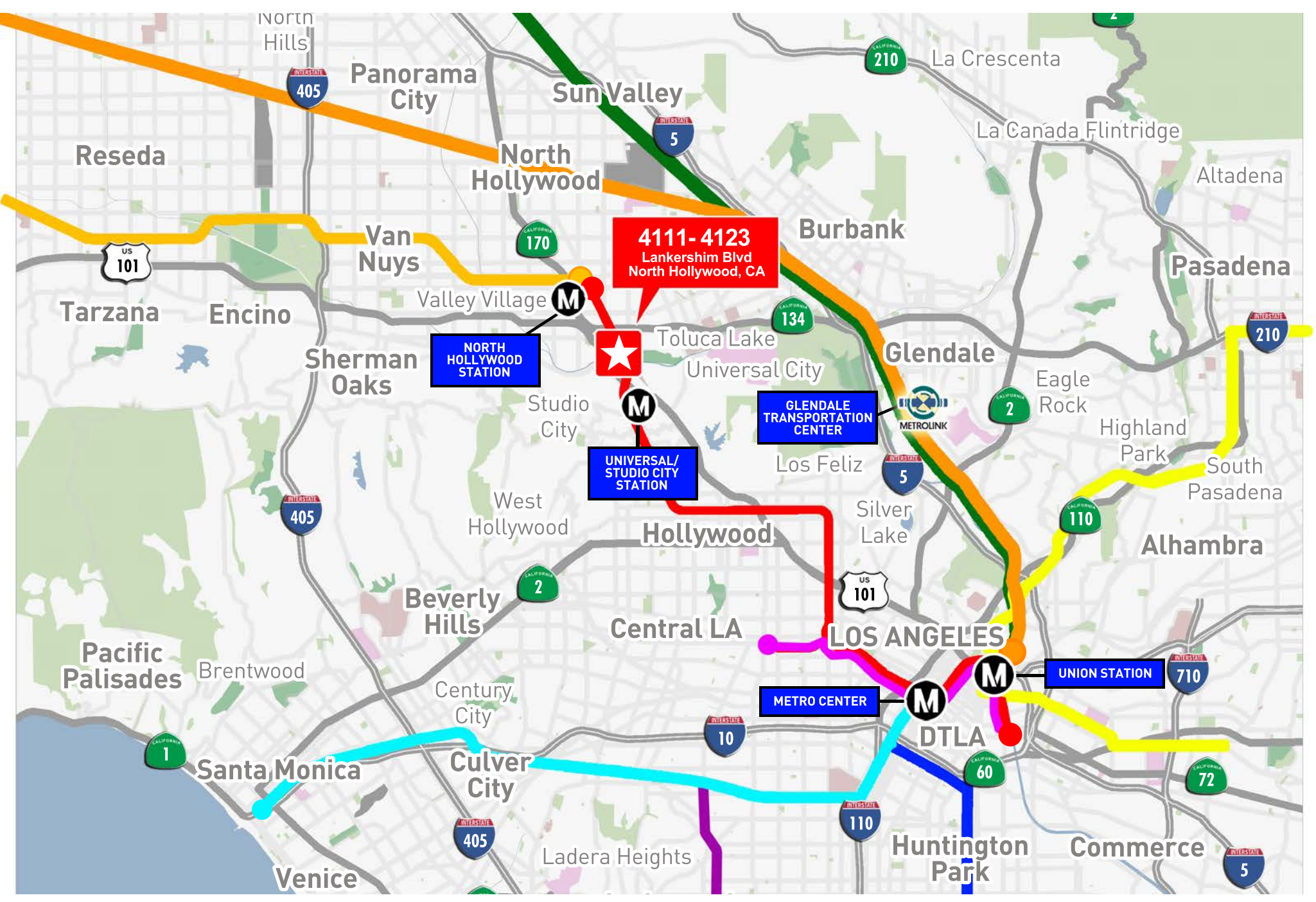


KazuNori

11288 Ventura Blvd.

The Original Hand Roll Bar





MARKET AREA & OVERVIEW

STUDIO CITY: Where the Stars Seek Privacy

Though smaller, the Studio City submarket is similarly characterized by media and entertainment tenants and residents. It was here on a 20-acre campus that Mac Sennett set up a film studio in the 1920s. The campus later became CBS Studio Center, the centerpiece of the Studio City real estate development. Today, Studio City's stretch of Ventura Boulevard is peppered with boutiques such as William B + Friends for women's apparel, along with chain stores including Paper Source, Sephora and Urban Outfitters. There are pilates studios, yoga studios and barre studios and restaurants serving everything from sushi to organic farm fresh fare. The Studio City Farmers Market, held each Sunday on a street just off Ventura Boulevard, was named "Most Kid Friendly Farmers Market" by Los Angeles magazine for its petting zoo, pony rides, inflatable slides and other attractions for kids. These amenities, along with a luxury community of hillside homes with a median price of \$1.6 million, have earned Studio City the No. 9 ranking (of 113) in Niche's Best Neighborhoods to Live in L.A.

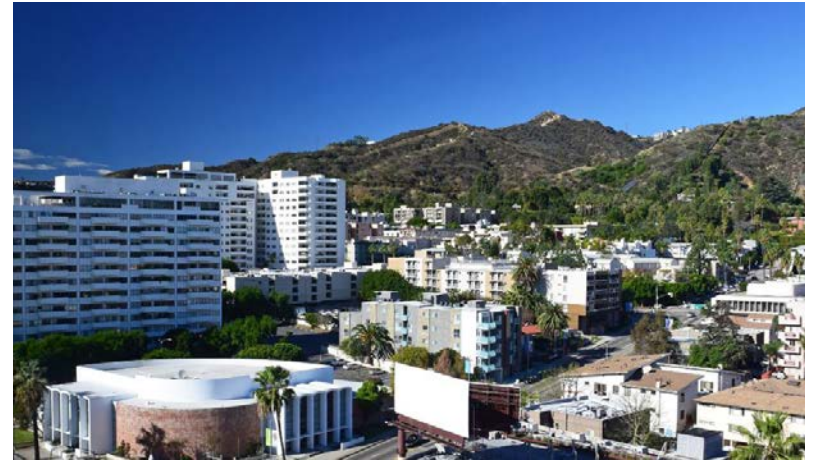
UNIVERSAL CITY: Entertainment Center & Theme Park Paradise

Just down the road Universal City beckons tourists to one of the premier Los Angeles theme parks in the world. Less visible are the teams of industry professionals who spend their days at the working studios and sound stages that share the same campus. Universal Studios Hollywood pretty much comprises all of Universal City, and its growth has been so explosive in recent years that Hilton Los Angeles/Universal City is planning a 15-story tower expansion and Sheraton Universal is planning to construct a 31-story, 551- room addition.

NORTH HOLLYWOOD: Creative Hub, Diverse Community

Just north North Hollywood, a neighborhood with a vibrant community that seamlessly combines urban convenience and suburban tranquility. Known for its thriving arts scene, North Hollywood is a gathering place for artists and creatives. Notable destinations like Blastoff Comics and Gallery 800 showcase carefully curated art collections, drawing visitors and residents alike to experience the cultural richness of the area.

Beyond its artistic flair, North Hollywood offers a diverse culinary landscape. From the inviting ambiance of Republic of Pie to the comforting atmosphere of Supmante Restaurant, there's something to satisfy every palate. And for book enthusiasts, the iconic Iliad Bookshop is a treasure trove waiting to be explored.



MARKET AREA & OVERVIEW

TOLUCA LAKE: Exclusive Oasis Amidst the San Fernando Valley

Toluca Lake is situated just to the east and noted for being one of the lowest density neighborhoods in the city of Los Angeles. Known for its affluent residential areas, Toluca Lake offers a serene environment with tree-lined streets and upscale homes. The area is also home to the private Toluca Lake Tennis and Fitness Club and the Lakeside Golf Club. It's a popular spot for celebrities and professionals due to its proximity to major studios like Warner Bros. and Universal Studios. Additionally, Toluca Lake boasts a quaint shopping district with boutiques and restaurants, contributing to its charming and exclusive atmosphere.

The crossroads of TOLUCA LAKE, STUDIO CITY & NORTH HOLLYWOOD

But what truly sets Toluca Lake, Studio City & North Hollywood apart is its strong sense of community. Residents actively participate in local events, whether it's browsing through fresh produce at farmers' markets or enjoying the festivities of street fairs. These gatherings foster connections and create a tight-knit neighborhood atmosphere.

For those craving outdoor adventures, these regions do not disappoint. With numerous parks and recreational facilities scattered throughout the area, residents can easily find opportunities for hiking, picnicking, or simply unwinding amidst nature's beauty.

Accessibility is another highlight of Toluca Lake, Studio City & North Hollywood. Situated near major freeways like the 101, 170, and 134, residents enjoy convenient transportation options for commuting and exploring the wider Los Angeles area. Additionally, the North Hollywood Metro station serves as a vital link, offering efficient connections to Downtown LA and beyond via the Red Line subway. In essence, this unique location offers a dynamic and enriching living experience, where culture, community, and convenience converge to create a truly unique neighborhood.



AREA DEMOGRAPHICS



POPULATION

Studio City: 48,533
Burbank: 107,702
Hollywood: 90,322



MEDIAN AGE

Studio City: 38
Burbank: 41.7
Hollywood: 34.8



EDUCATION | 4-YEAR COLLEGE DEGREE

Studio City: 49.4%
Burbank: 29.0%
Hollywood: 30.0%



MEDIAN HOUSEHOLD INCOME

Studio City: \$108,632
Burbank: \$67,317
Hollywood: \$41,307



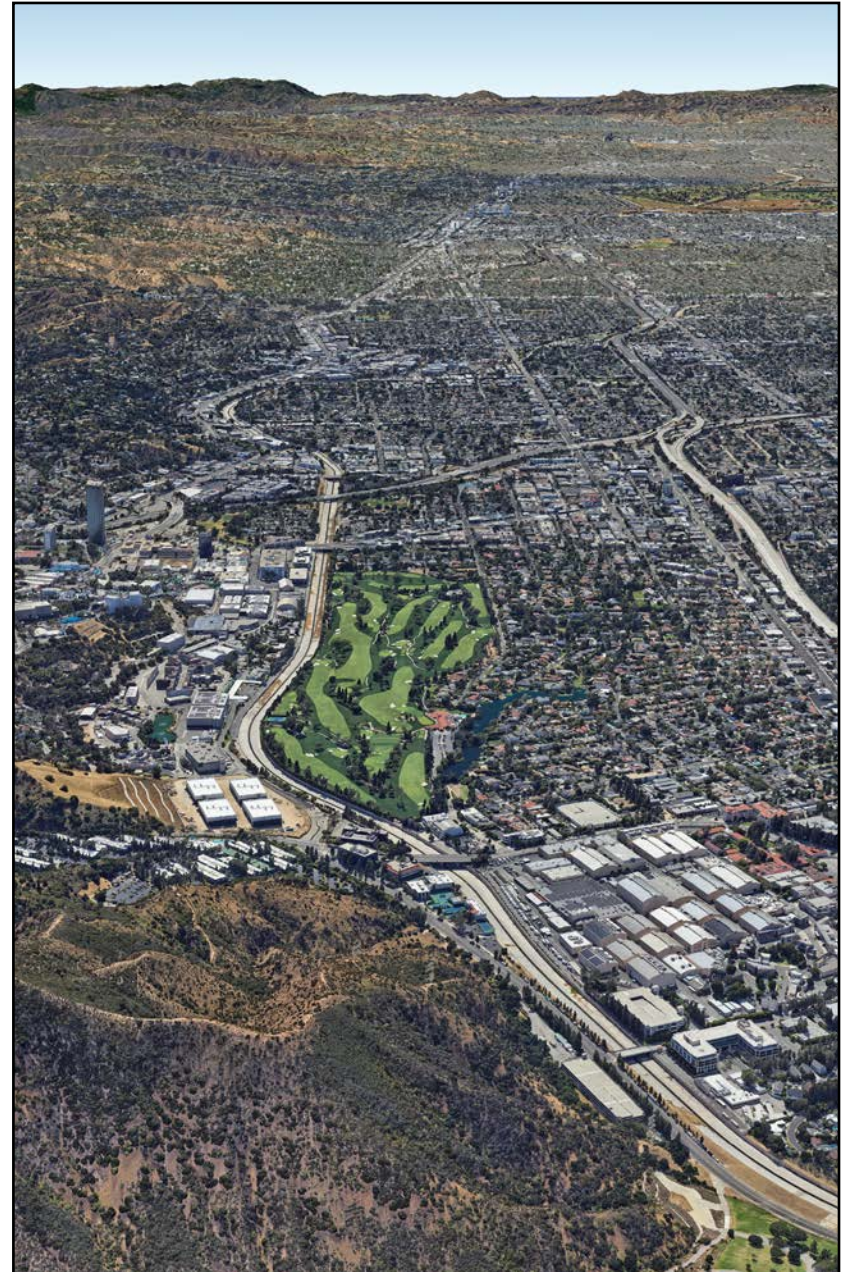
MEDIAN HOME PRICE

Studio City: \$1,900,000
Burbank: \$710,000 - \$1,154,000
Hollywood: \$949,000



RENT VS. OWN

Studio City: 55.9% vs. 44.1%
Burbank: 56.4% vs. 43.6%
Hollywood: 92.4% vs. 7.6%



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