

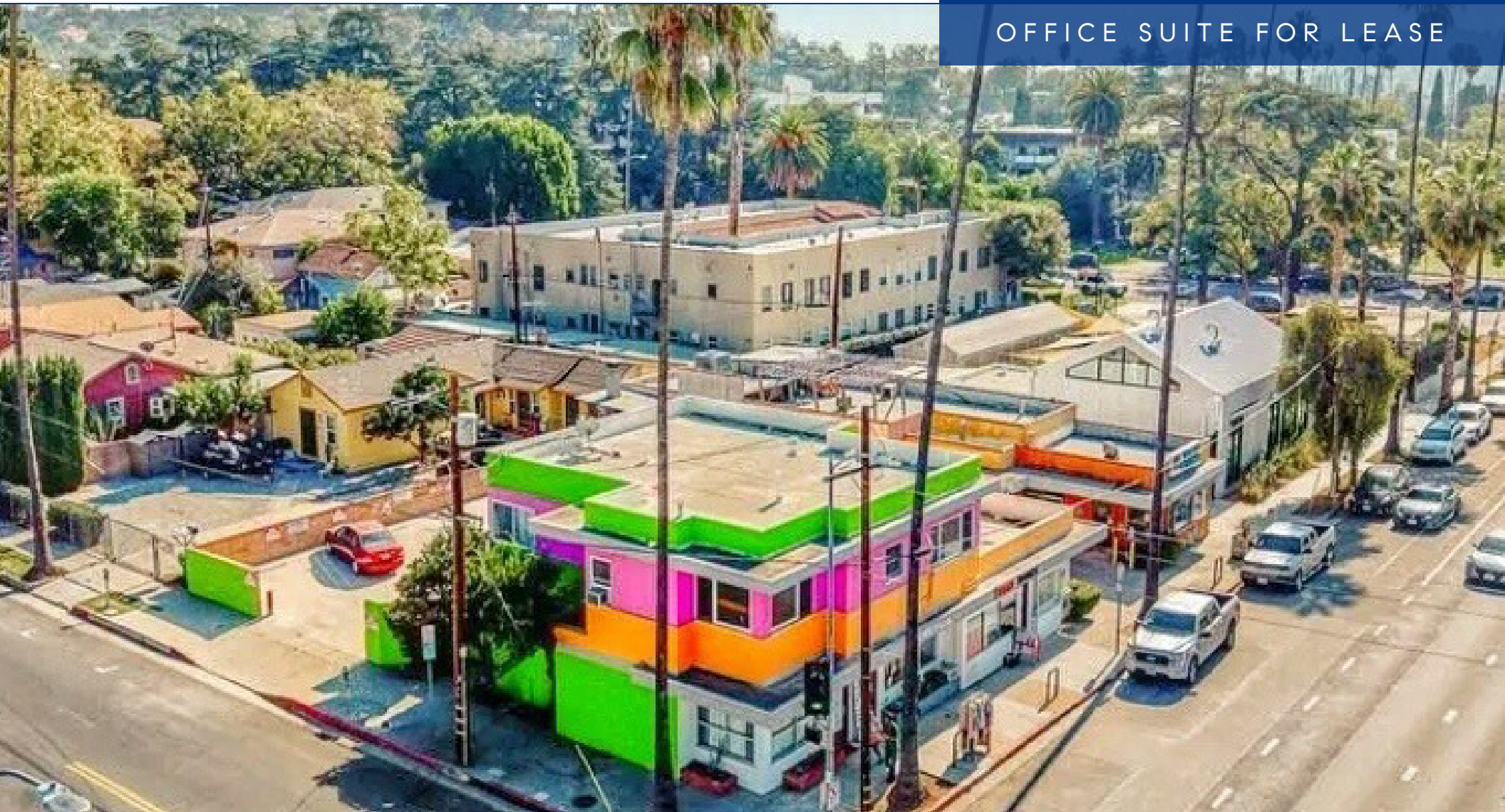


# 4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

4976

OFFICE SUITE FOR LEASE



**MIKE MANISCALCHI, SIOR** | C: 818.427.9934 | CalDRE #01097943 | [mike@systemsrealestate.com](mailto:mike@systemsrealestate.com)

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## OFFERING SUMMARY

Lease Rate: \$2,625.00 per month (MG)  
No Triple Net Charges

Available SF: 530 SF (Approx)

Building Size: 3,631 SF (Approx)

Lot Size: 5,227 SF (Approx)

Zoning: (Q)C4-1XL

## PROPERTY OVERVIEW

Turnkey creative office in the heart of Eagle Rock featuring natural light, polished concrete floors, and a clean, modern design. Ideal for therapists, creatives, and professional users. Located on Eagle Rock Blvd with easy access to Pasadena, Glendale, Highland Park, and DTLA, surrounded by popular cafes and neighborhood amenities. **DO NOT DISTURB TENANT. FOR MORE INFORMATION PLEASE CONTACT BROKERS BELOW.**

## PROPERTY HIGHLIGHTS

- 3-year minimum term
- Move-in ready
- Natural light
- Polished concrete floors
- Flexible layout
- Prime Eagle Rock location
- Near Pasadena, Glendale & DTLA
- Close to cafes & retail

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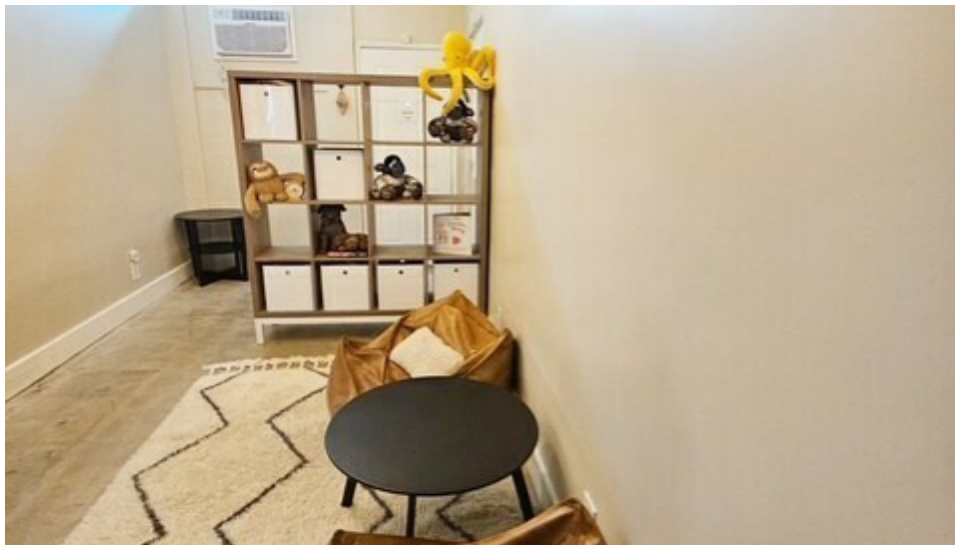
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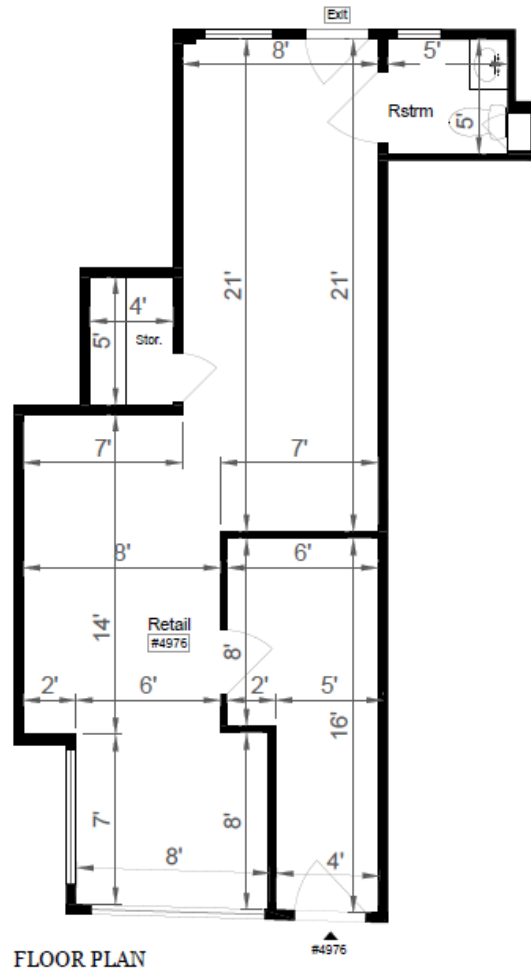


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Estimated Total Square Footage: 530 SQ FT

*Calculated from outside face of exterior walls and center line of demising walls.*



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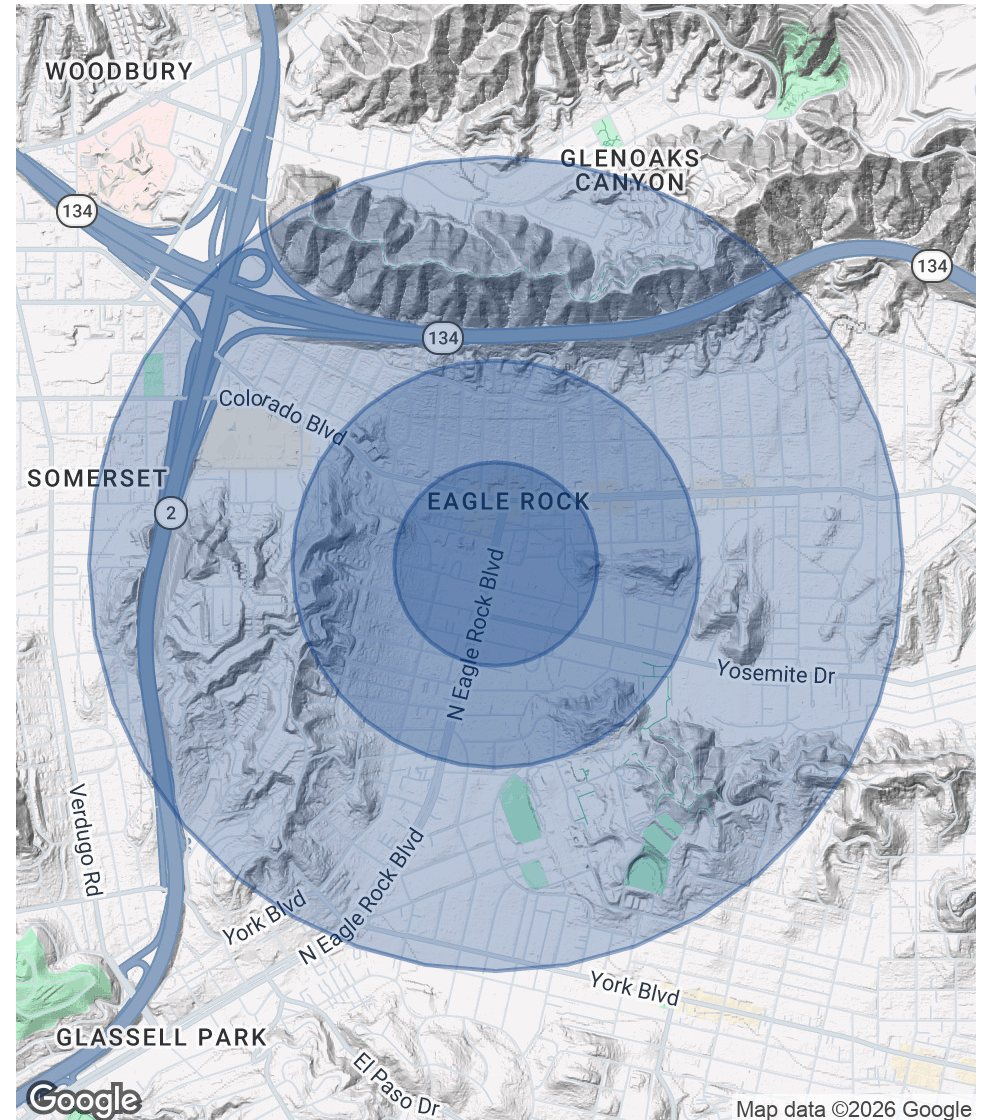
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,031	8,019	26,278
Average Age	38.4	39.1	39.1
Average Age (Male)	37.5	36.7	37.9
Average Age (Female)	41.1	40.8	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	744	2,838	9,094
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$145,085	\$145,535	\$158,134
Average House Value	\$1,101,989	\$1,122,774	\$1,162,097

2023 American Community Survey (ACS)



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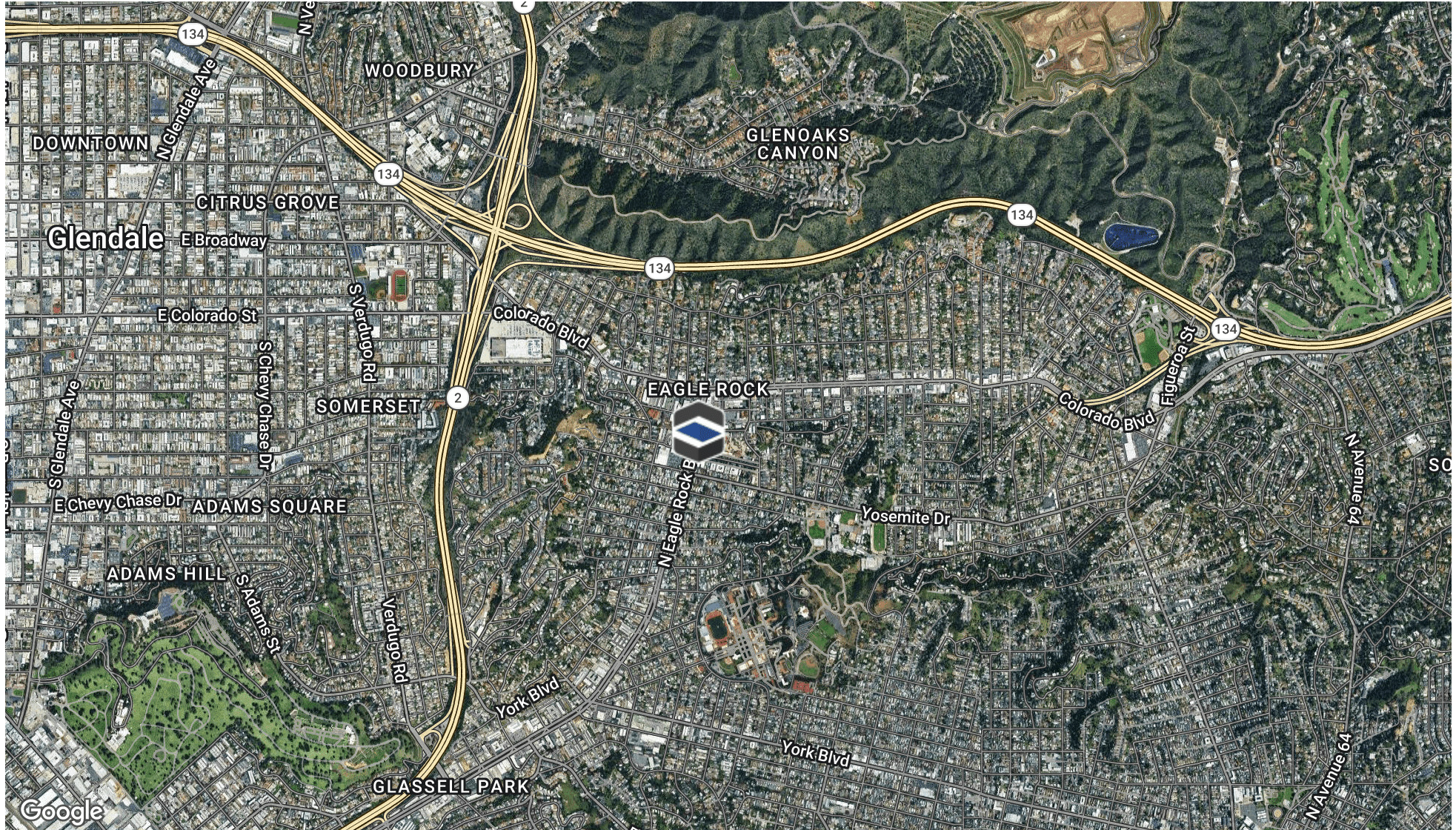
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