

LOS ANGELES, CA 91352

**8421**  
**8501**  
**8511**

# LANKERSHIM BOULEVARD



MEGA STUDIOS ENTERTAINMENT COMPLEX  
**MODERN LOOK**  
UNIQUE OPPORTUNITY  
**CREATIVE STUDIO**

**49,860 SF CREATIVE FLEX SPACE FOR LEASE**

[WWW.MEGA-STUDIOS.NET](http://WWW.MEGA-STUDIOS.NET)

**CBRE**

8421-8501-8511

# LANKERSHIM BLVD



## PROPERTY HIGHLIGHTS

— Stunning modern facility ideal for creative office, filming, studios and photo shoots.

— White polished epoxy floors with high end finishes.

— Full kitchen / bar / lounge area / sound system.

— Heavy HVAC / gated / private yard.

— 14 year history of high profile clientele.

— Minutes to Burbank, Hollywood, Studios and DTLA.

— Immediate 5 freeway access.

— Shown by appointment only.

— Divisibility Options:

-8421 Lankershim: 27,060 SF /  
\$1.27 PSF NNN

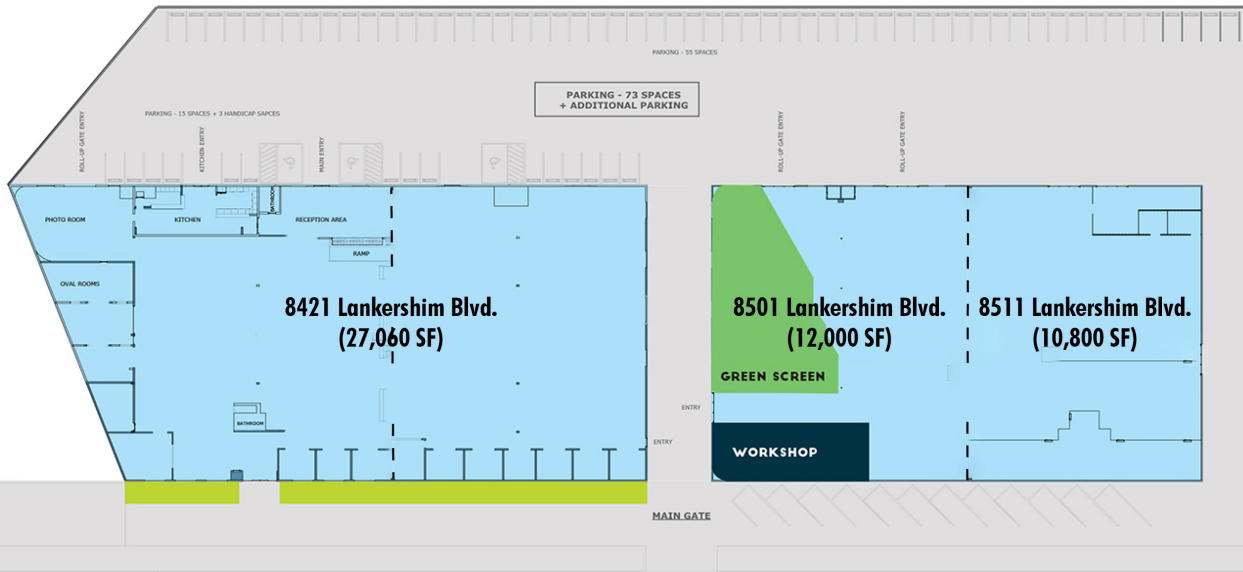
-8501 & 8511 Lankershim: 22,800 SF /  
\$0.99 PSF NNN

-8501 Lankershim: 12,000 SF /  
\$0.99 PSF NNN

-8511 Lankershim: 10,800 SF /  
\$0.99 PSF NNN



# SITE PLAN



## INFORMATION



Divisibility and Rates

**49,860 SF \$ 1.10 PSF**  
**27,060 SF \$ 1.27 PSF**  
**22,800 SF \$ 0.99 PSF**  
**12,000 SF \$ 0.99 PSF**  
**10,800 SF \$ 0.99 PSF**



Lease Type  
**NNN**



Total Office SF / #  
**28,573 SF / 20**



Construction  
**BLOCK**



Zoning  
**LAMI**



Minimum Clear Height  
**14' - 14'8"**



Total Loading  
**12 GROUND LEVEL**



Total Parking  
**100 SPACES**





A rare opportunity to lease a self-contained, privately gated compound; ideal for production, entertainment and a number of creative ventures.



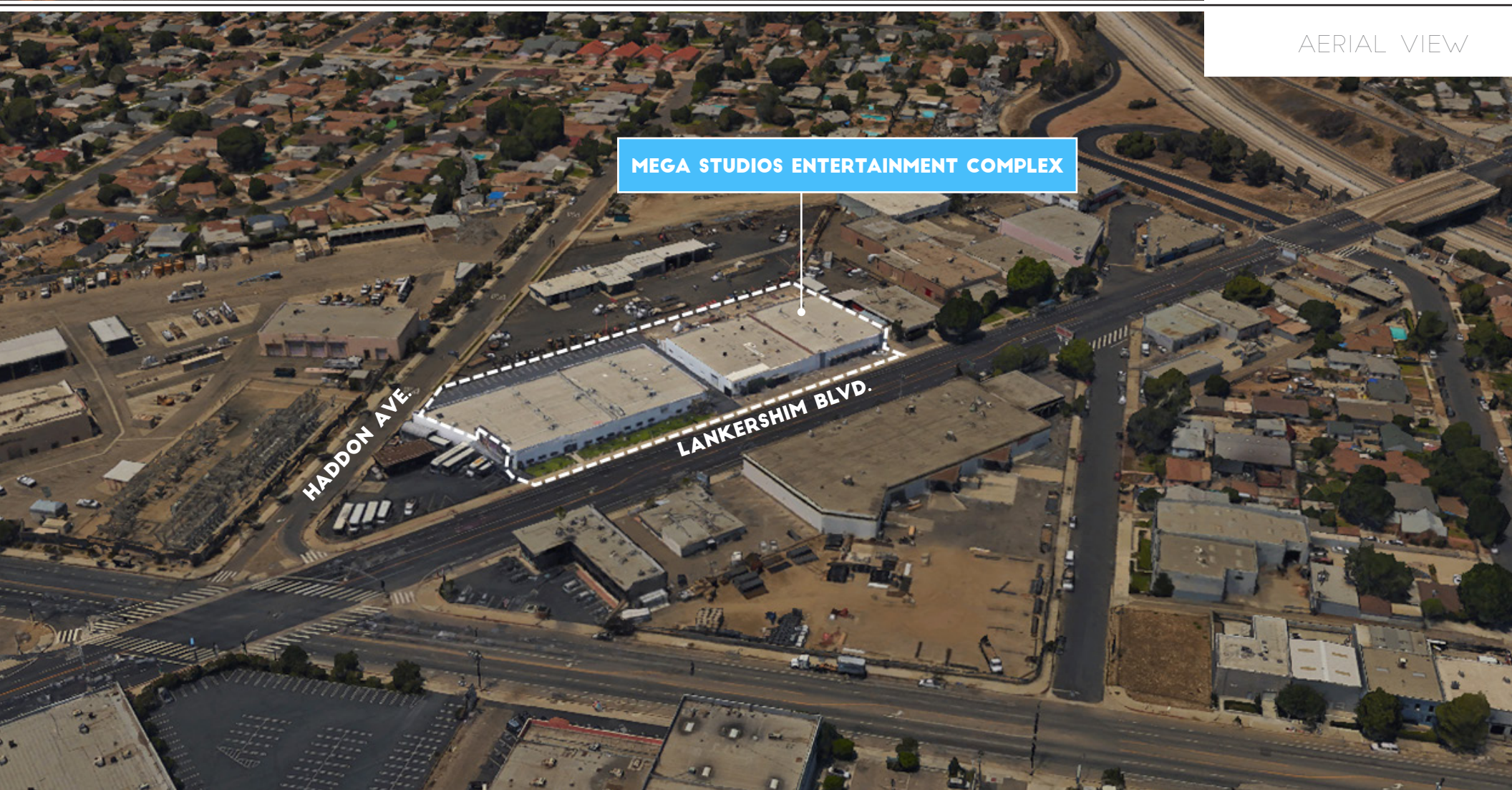








FRONT EXTERIOR



MEGA STUDIOS ENTERTAINMENT COMPLEX

AERIAL VIEW



★ Mega Studios  
@ Lankershim

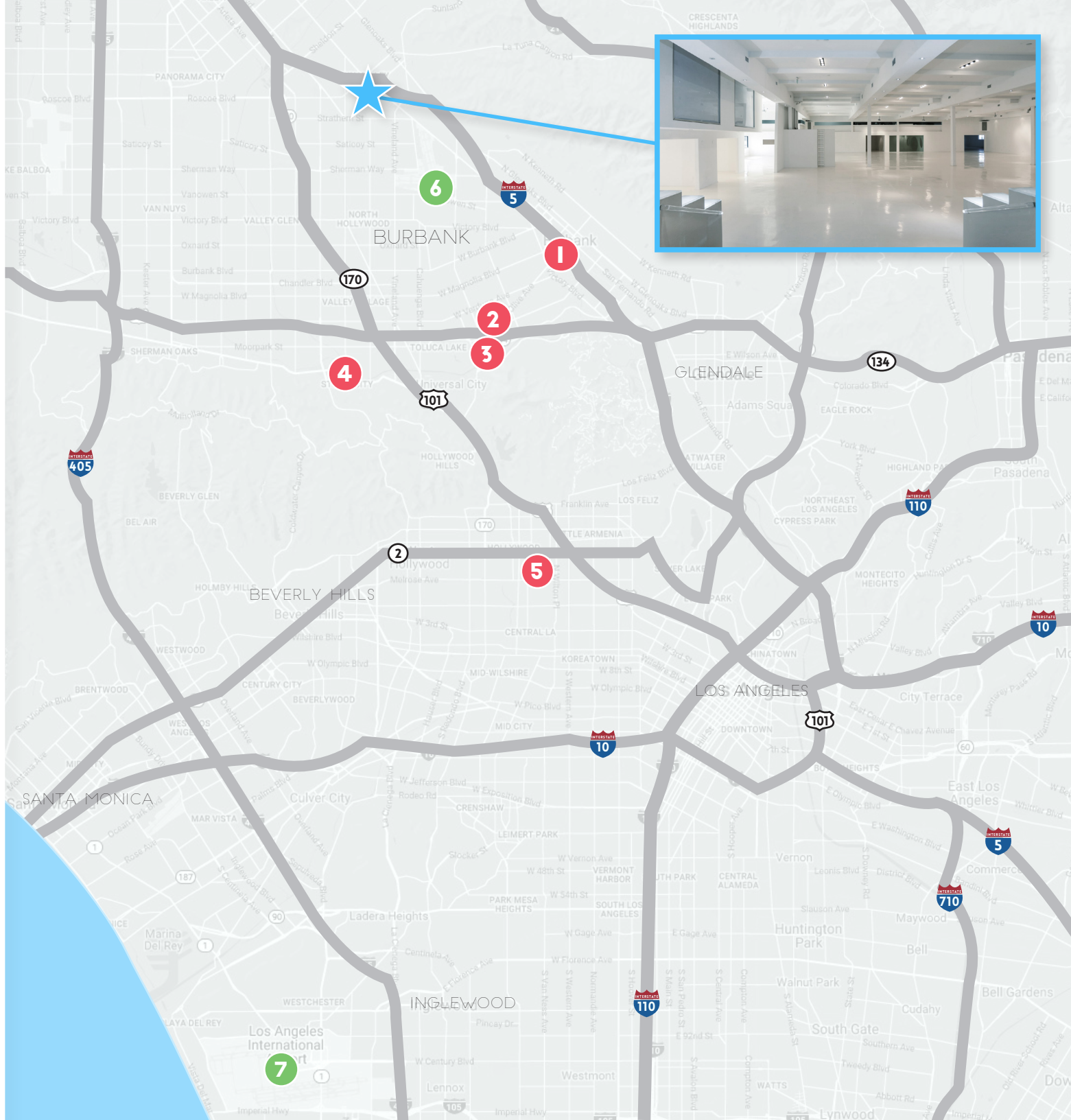
# MEGA STUDIOS

- 1 Nickelodeon Studios
- 2 The Burbank Studios
- 3 Warner Bros. Studios
- 4 CBS Studio Center
- 5 Paramount Pictures

# MAJOR STUDIOS

- 6 Bob Hope Airport
- 7 LAX Airport

# AIRPORTS



8421  
8501  
8511

# LANKERSHIM BOULEVARD

TO SCHEDULE YOUR PRIVATE TOUR, PLEASE CONTACT:

[WWW.MEGA-STUDIOS.NET](http://WWW.MEGA-STUDIOS.NET)



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