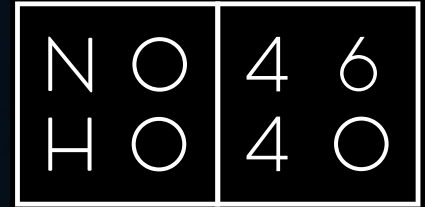


NEW OWNERSHIP



4640 Lankershim Blvd
North Hollywood, CA



MATTHEW HEYN
T +1 818 907 4619
matt.heyn@cbre.com
Lic 01306148

CAITLIN HOFFMAN
T +1 818 502 6787
caitlin.hoffman@cbre.com
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MOVE IN READY SPEC SUITES AVAILABLE

BUILDING SIGNAGE AVAILABLE



NO 46
HO 40
4640 Lankershim Blvd
North Hollywood, CA

AVAILABLE SPACE

- Suite 200 - 12,242 RSF (\$3.45 FSG /SF/Mo) Available 2/1/2020
- Suite 307 - 1,365 RSF (\$3.45 FSG /SF/Mo)
- Suite 311 - 5,381 RSF (\$3.45 FSG /SF/Mo) Available 1/1/2020
- Suite 601 - 5,760 RSF (\$3.55 FSG /SF/Mo) Available 2/1/2020

PROPERTY HIGHLIGHTS



Building top signage available



Covered parking 3/1,000 @ \$95 for unreserved | \$195 for reserved



Upgraded common area lobby



Minutes to Burbank Media District, Hollywood and DTLA



NEW! Outdoor courtyard lounge



Walking distance to numerous amenities



Updated corridors and restrooms



Fiber connectivity provided by Time Warner Cable business



Easy access to the 101, 170 and 134 Freeways



Dog friendly environment



BUILDING TOP SIGNAGE



Signage is subject to final city process.

COURTYARD RENDERINGS

Final design is subject to change





+ CONCEPTUAL INTERIOR BUILD OUTS

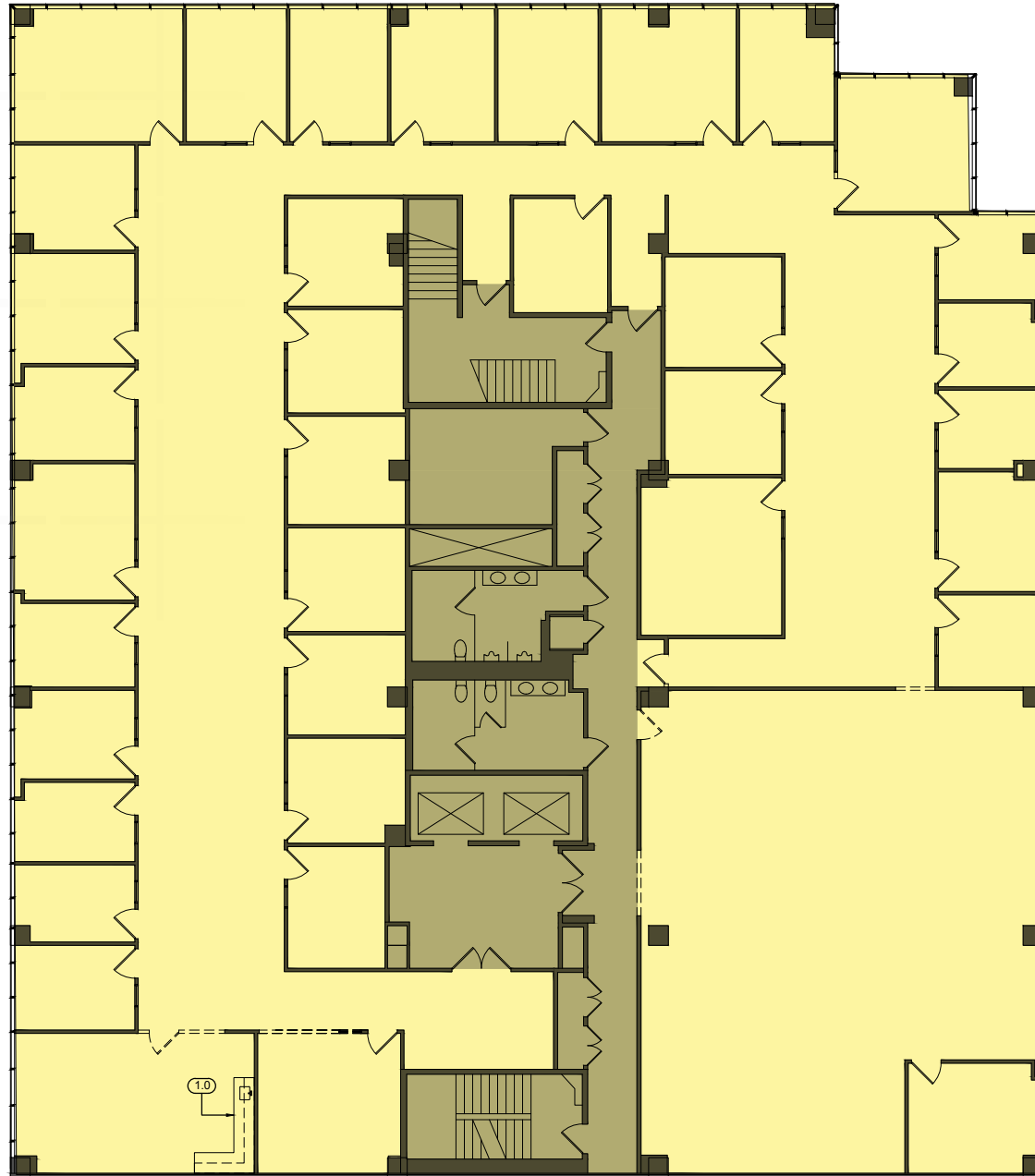


SUITE 200

12,242 RSF

AS-BUILT PLAN

AVAILABLE 2/1/2020

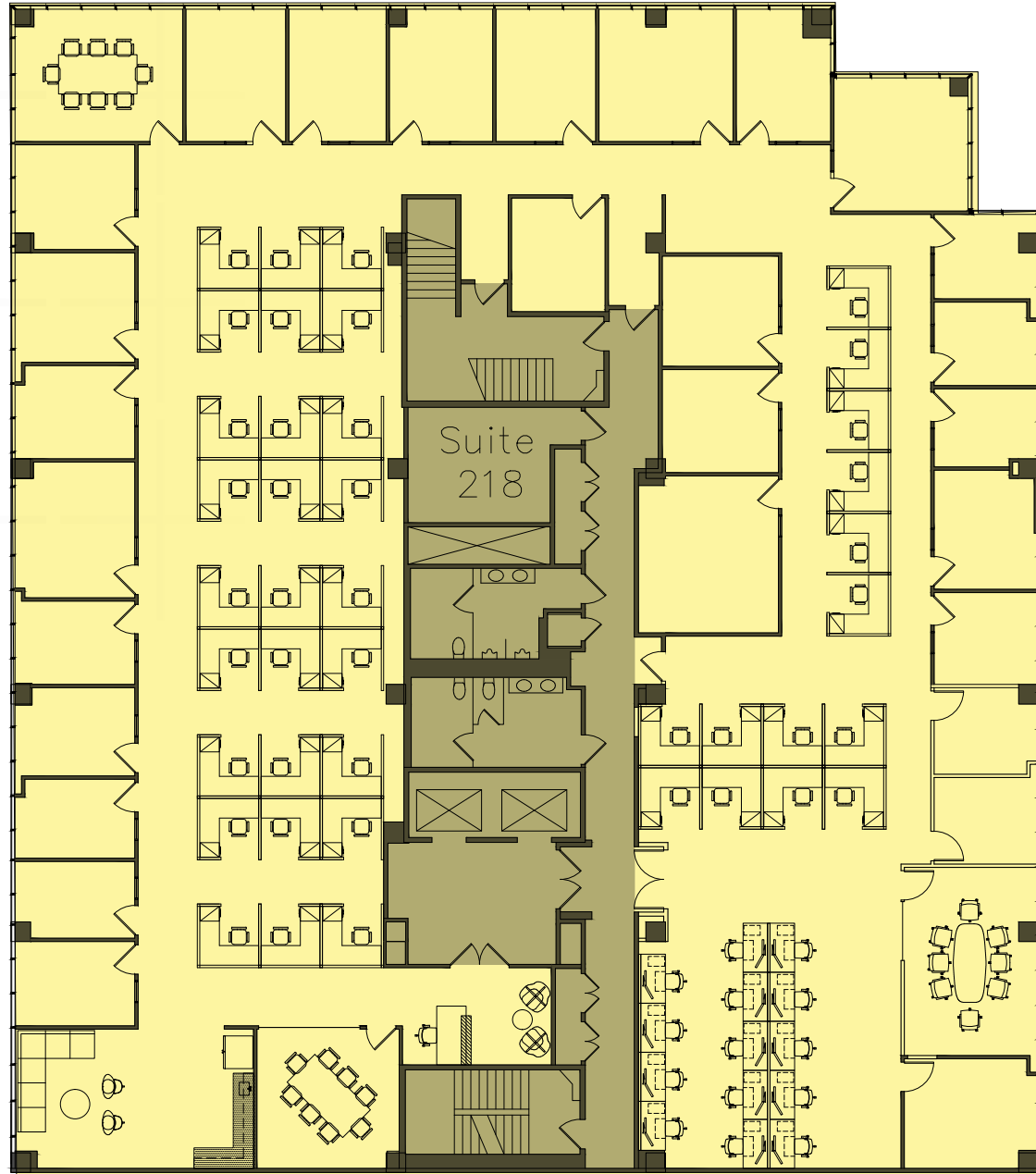


SUITE 200

12,242 RSF

HYPOTHETICAL TENANT
LAYOUT A

TENANT COUNT: 84

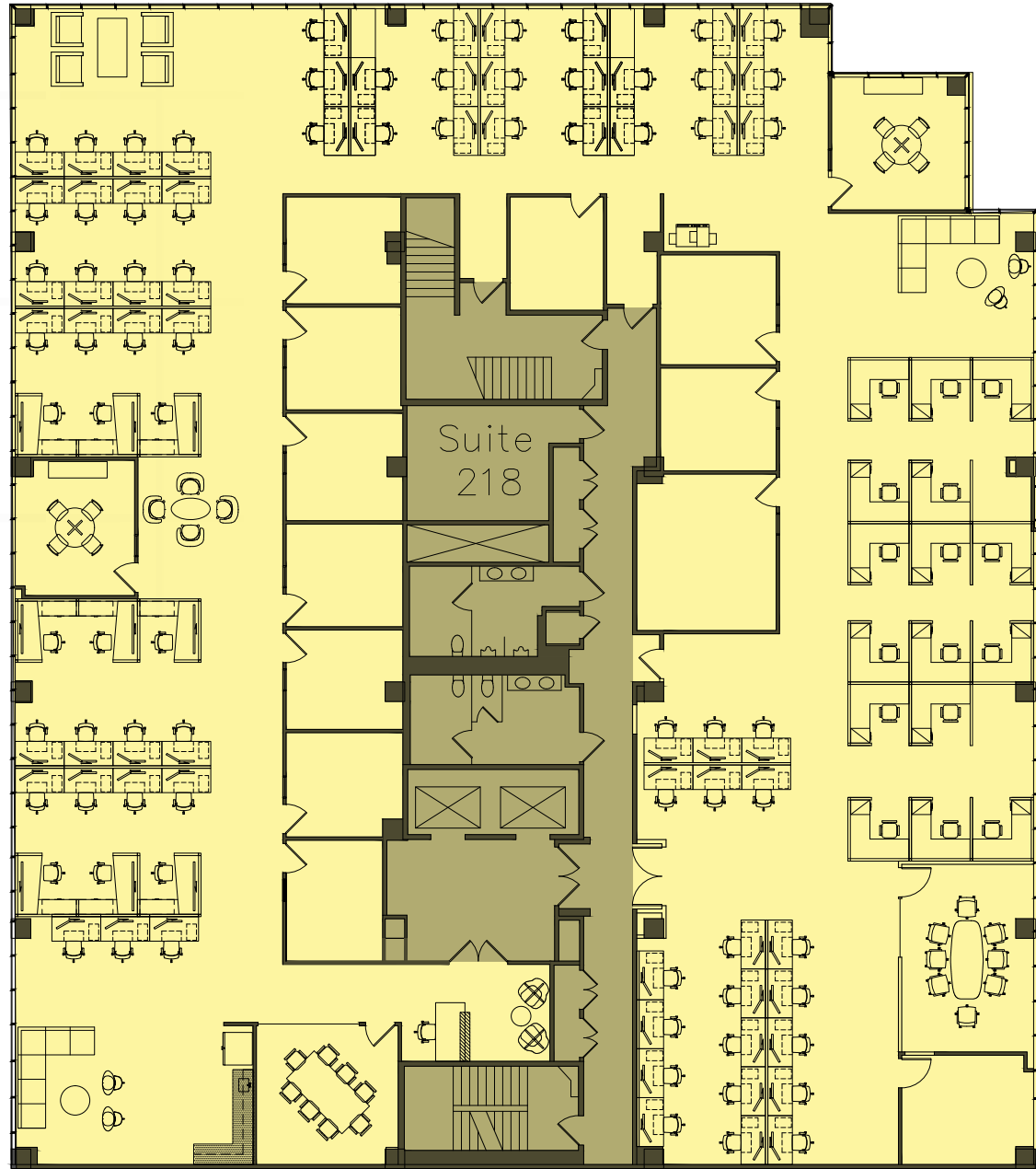


SUITE 200

12,242 RSF

HYPOTHETICAL TENANT
LAYOUT B

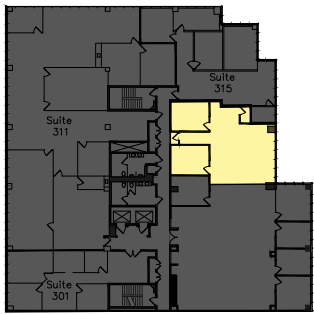
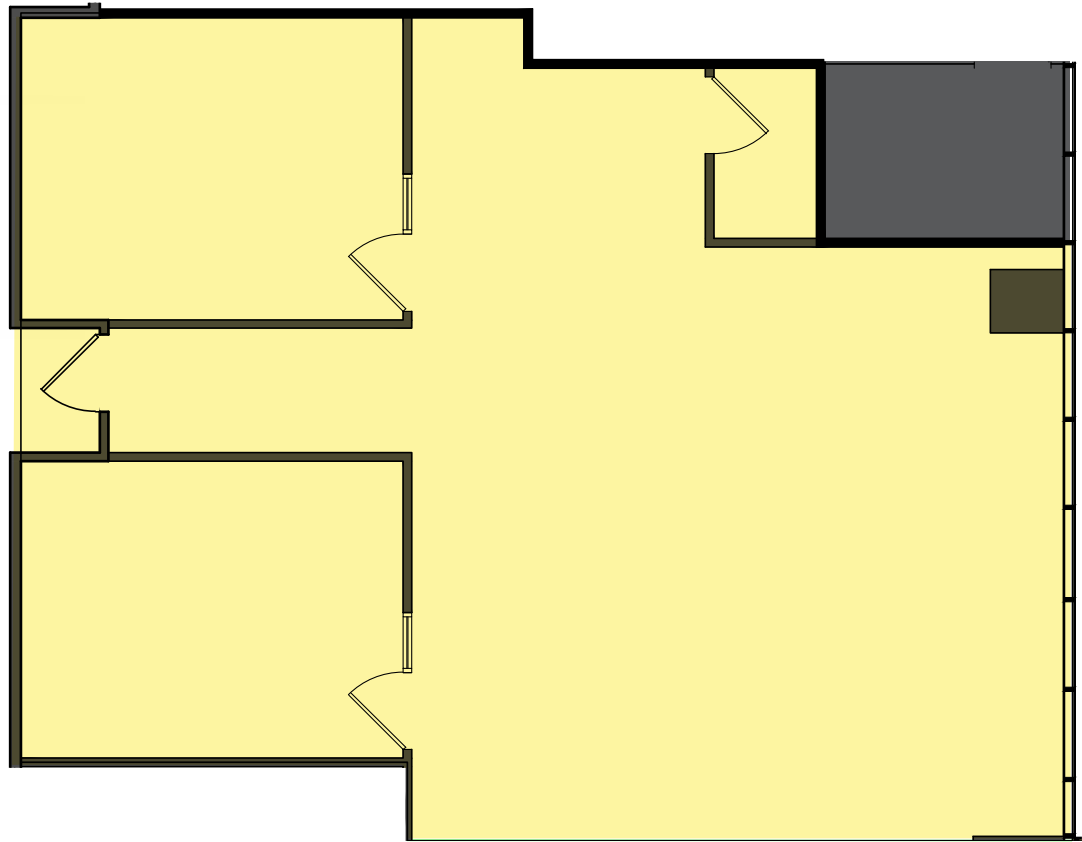
TENANT COUNT: 107



SUITE 307

1,365 RSF

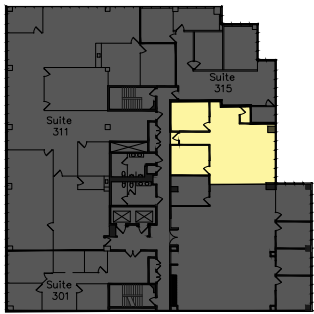
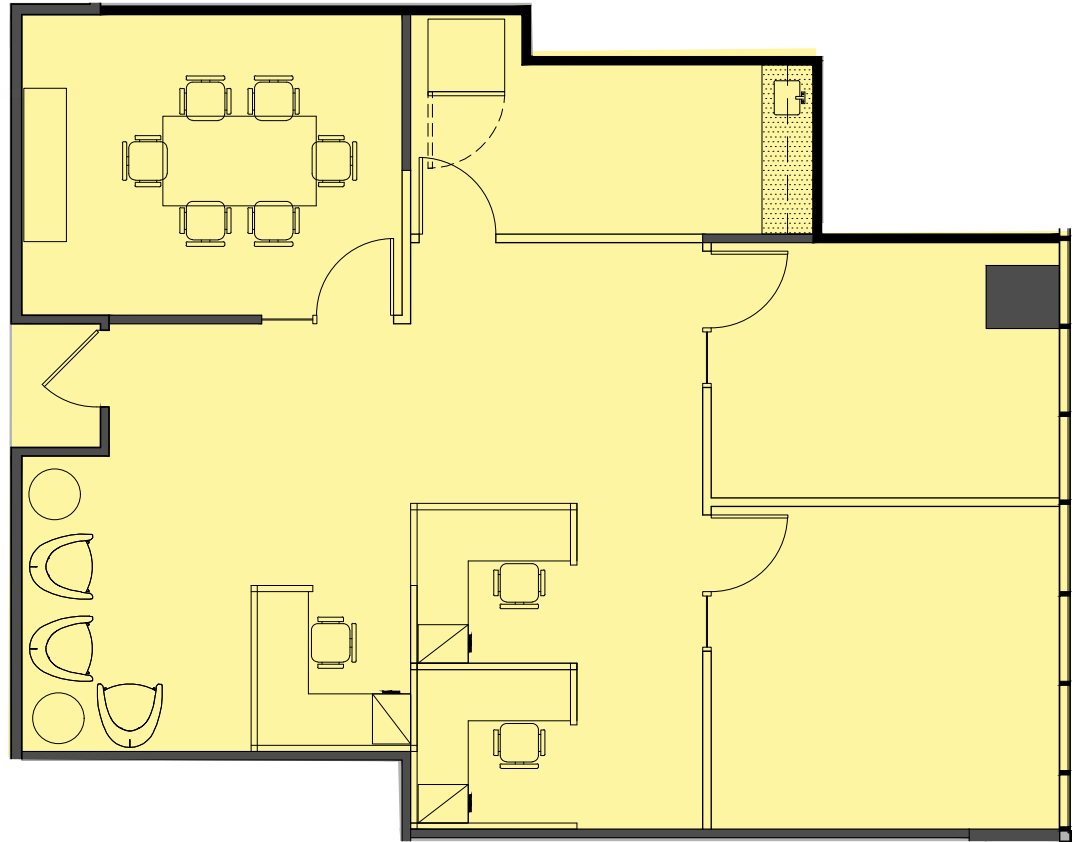
AS-BUILT PLAN



SUITE 307

1,365 RSF

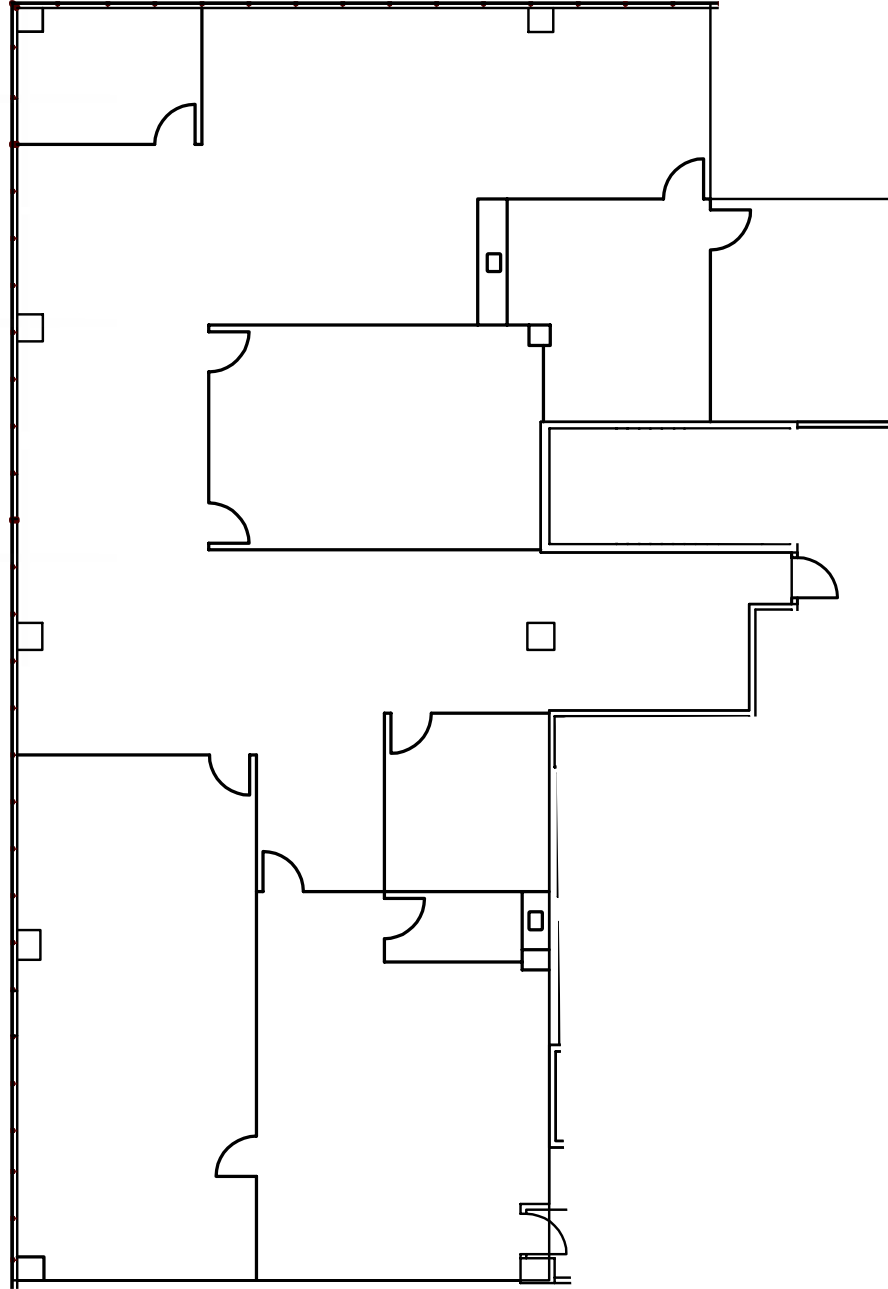
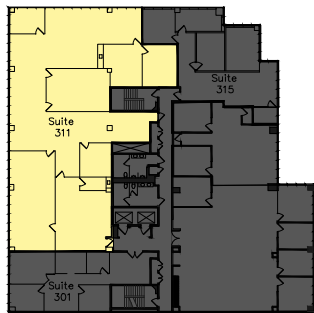
HYPOTHETICAL PLAN



SUITE 311

5,381 RSF

AVAILABLE 1/1/2020



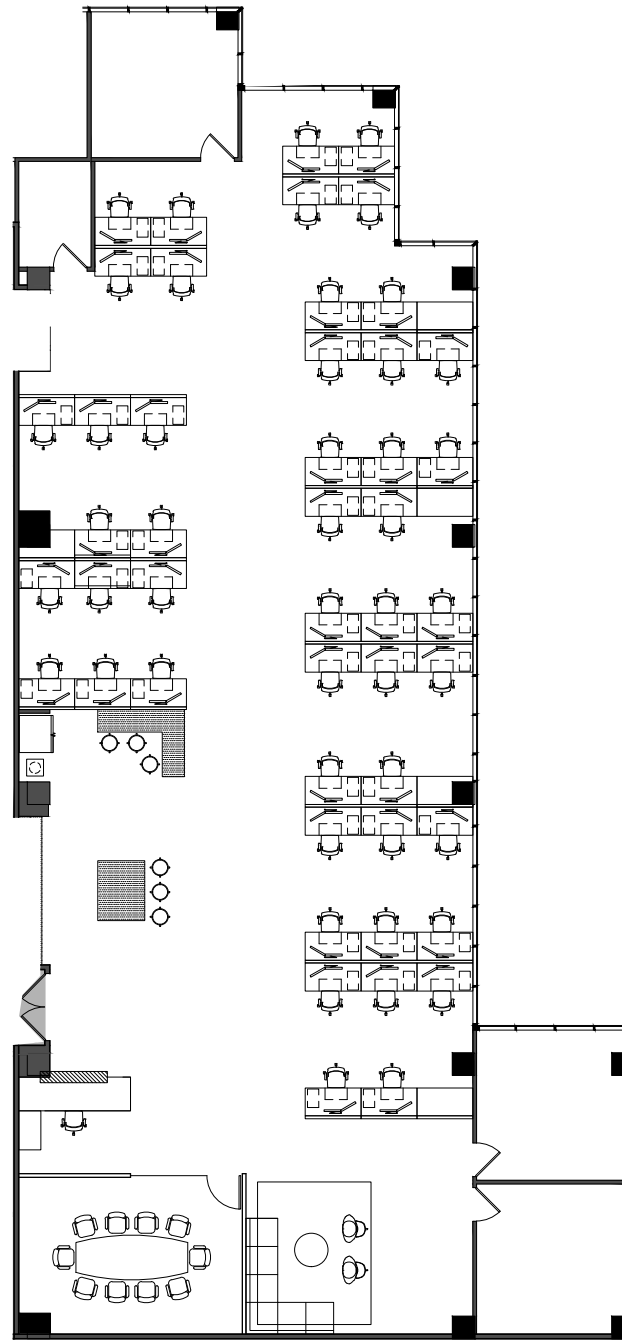
SUITE 601

5,760 RSF

MOVE-IN READY

SPEC SUITE

AVAILABLE 2/1/2020



NORTH HOLLYWOOD

BURBANK

NOHO ARTS DISTRICT

Joey Miko's Subs

unleashed!

Vineland Ave

Lankershim Blvd



CVS/pharmacy

NO	4	6
HO	4	O



AERIAL

BURBANK MEDIA DISTRICT
GLENDALE

DTLA

HOLLYWOOD

UNIVERSAL CITY

BANK

101

134



BANK



N	O	4	6
H	O	4	O

Lankershim Blvd



Atomic Pilates



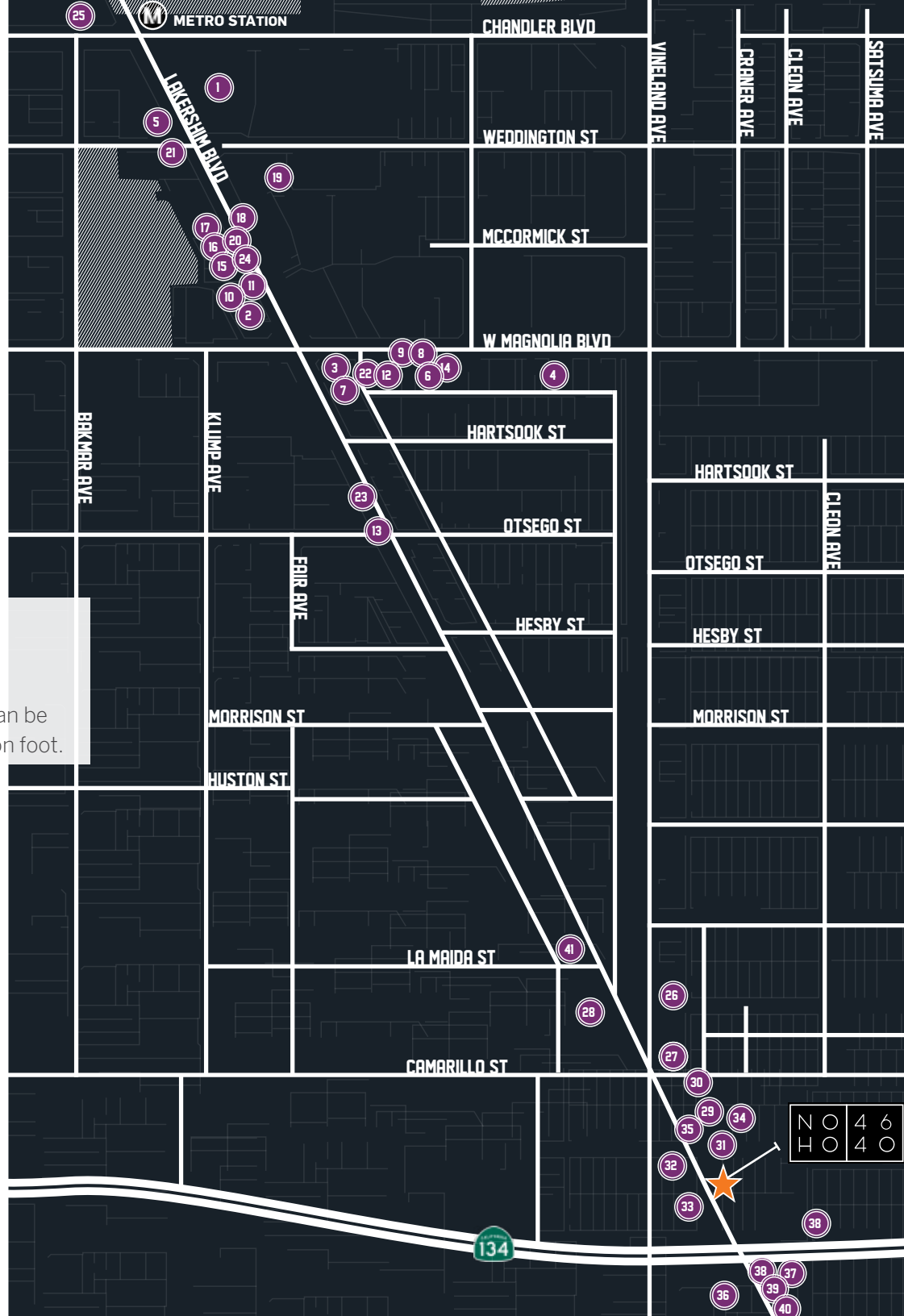
TRAINING YARD



AMENITY AERIAL

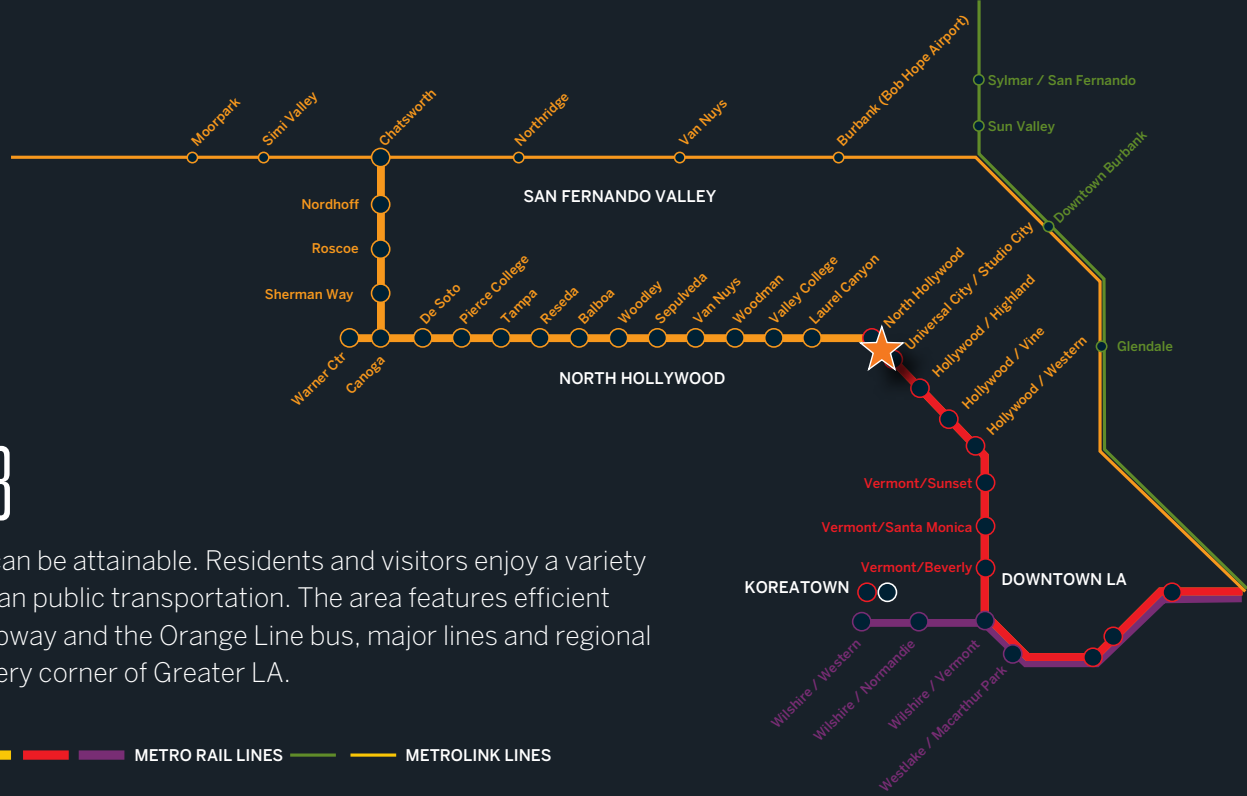
WALK SCORE
83

Very Walkable
Most errands can be accomplished on foot.

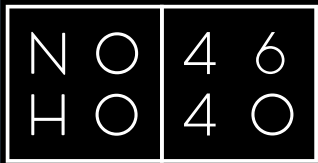


- 1 NoHo Commons:
 - Panera Bread
 - Coffee Bean and Tea Leaf
 - Fish Dish
 - Panda Express
 - Big Wangs
 - Cold Stone Creamery
 - Ono Hawaiian BBQ
 - 24 Hour Fitness Sport
- 2 Pitfire Pizza Company
- 3 Starbucks Coffee
 - Dominos
- 4 Tamashii Ramen House
- 5 The Federal Bar
- 6 Philadelphia Sandwiches
- 7 The Eclectic Café
- 8 Republic of Pie
- 9 El Tejano
- 10 Big Mama & Papa's Pizzeria
- 11 Chipotle
- 12 The Brickyard Pub
- 13 Café Villa
- 14 Eat Café
- 15 Vicious Dogs
- 16 Tokyo Delves
- 17 District Pub
- 18 LAEMMLE NoHo 7 Theatre
- 19 Fifty 2 Fifty
 - Art Institute of California
- 20 Raven Playhouse
- 21 El Portal Theatre
- 22 NoHo Arts Center
- 23 Millennium Dance Studio
- 24 Body Theory
- 25 Groundwork Coffee
- 26 Idle Hour
- 27 Black Bottom Southern Café
- 28 Jersey Mikes
- 29 CVS Pharmacy
- 30 The Habit Burger
- 31 HAHA Comedy Club
- 32 Tiki No
- 33 Le Petit Chateau
- 34 Healthyca
- 35 Lotus Vegan
- 36 McDonalds
- 37 Zankou Chicken
 - Baja Fresh
 - Summer Canteen
- 38 Cascabel
- 39 National Bank
- 40 Coffee Bean & Tea Leaf
- 41 Starbucks Coffee

METRO MAP



FROM A TO B

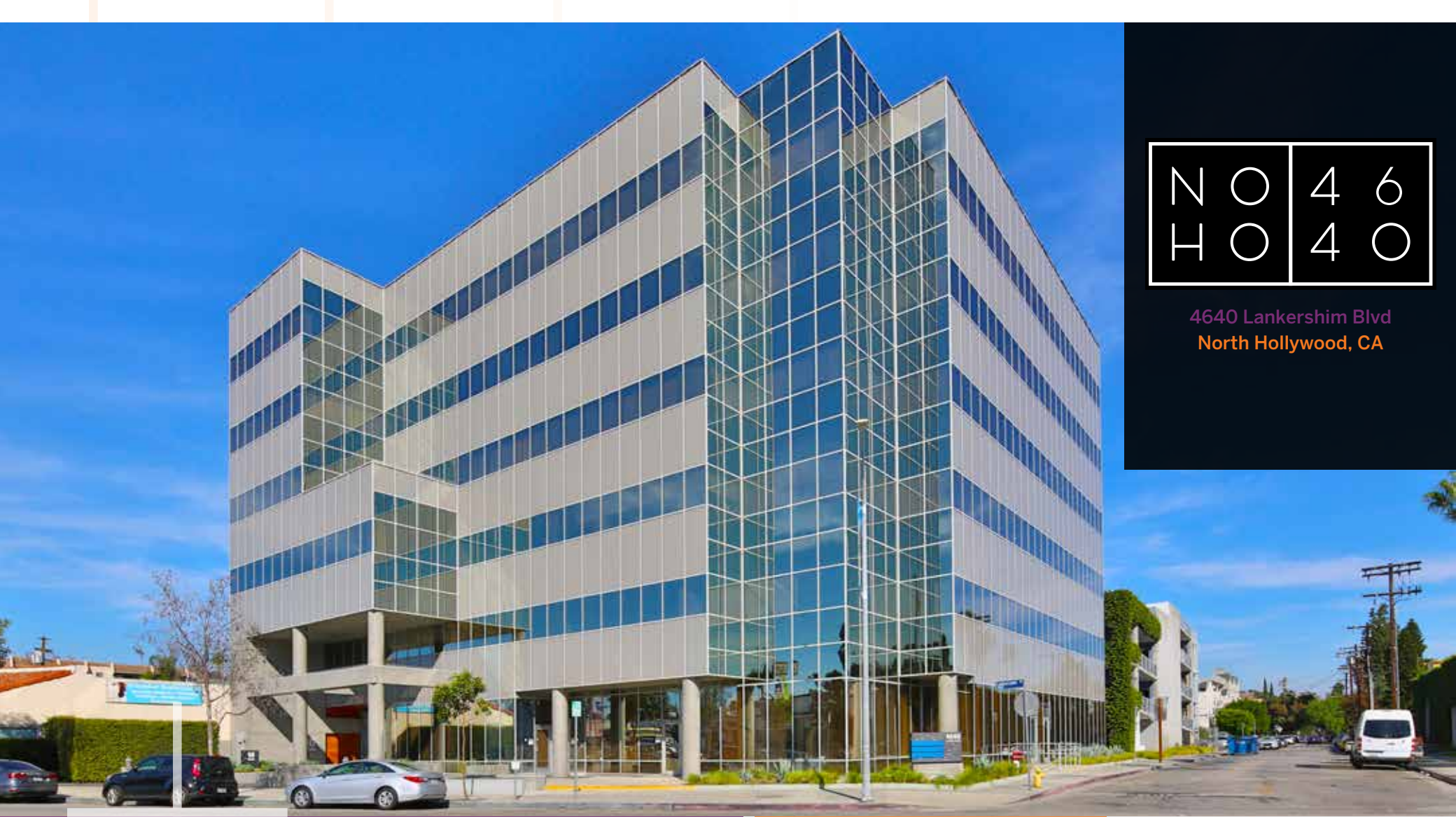


NoHo proves that convenience can be attainable. Residents and visitors enjoy a variety of options for quick, safe and clean public transportation. The area features efficient access to the Metro Red Line subway and the Orange Line bus, major lines and regional hubs that connect to virtually every corner of Greater LA.

★ 4640 LANKERSHIM BLVD

— METRO RAIL LINES — METROLINK LINES





N	O	4	6
H	O	4	O

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North Hollywood, CA

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This incentive is being offered by the ownership of 4640 Lankershim Blvd. to brokers who *\$1/RSF for a 3 year lease or \$2/RSF for a 5 year lease term. Leases must be signed by December 31, 2018.. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive.

All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.