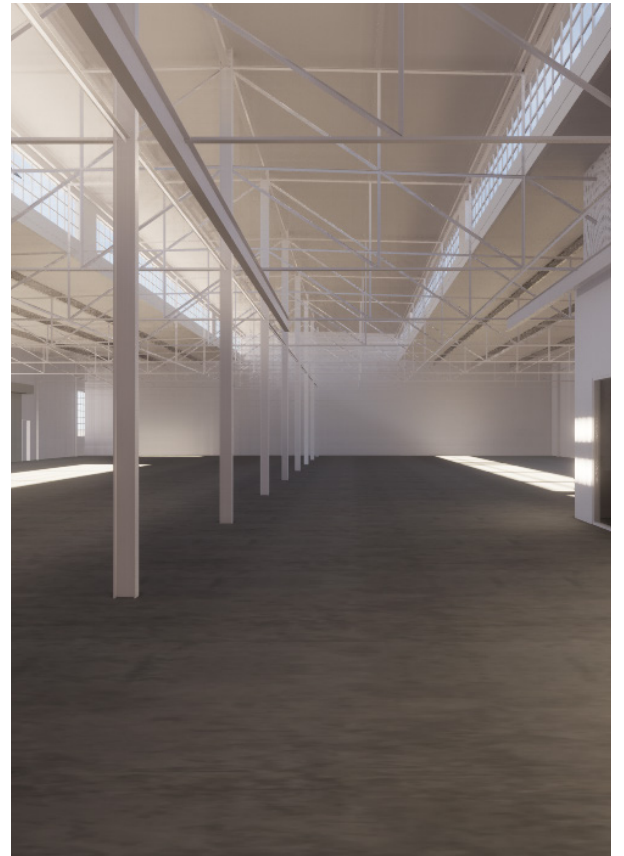




11115 VANOWEN STREET
—
ELEVEN
ELEVEN
FIVE VANOWEN
—
NORTH HOLLYWOOD



 north hollywood, california 91605

CBRE

PROPERTY FEATURES

AVAILABLE SF	20,000
MONTHLY RENT	\$29,000
LEASE RATE / SF	\$1.45 NNN
OFFICE SF / #	TBD
OFFICE HVAC	Yes
GROUND LEVEL DOORS	4 / 10'x12'
SPRINKLERED	Yes
CLEAR HEIGHT	14' - 26'
POWER	TBD
PARKING SPACES / RATIO	40 / 2:1
RESTROOMS	4
ZONING	M2
POSSESSION	Q1 2020
TO SHOW	Call Agent

PROPERTY HIGHLIGHTS



Dramatic creative industrial architecture



Operable casement windows tiered throughout that wash the space in fresh air and light



Adjacent to Burbank and minutes to major studios



2/1,000 parking ratio with up to 4/1,000 possible



4 Ground Level Doors; Clear Height from 14' - 26'



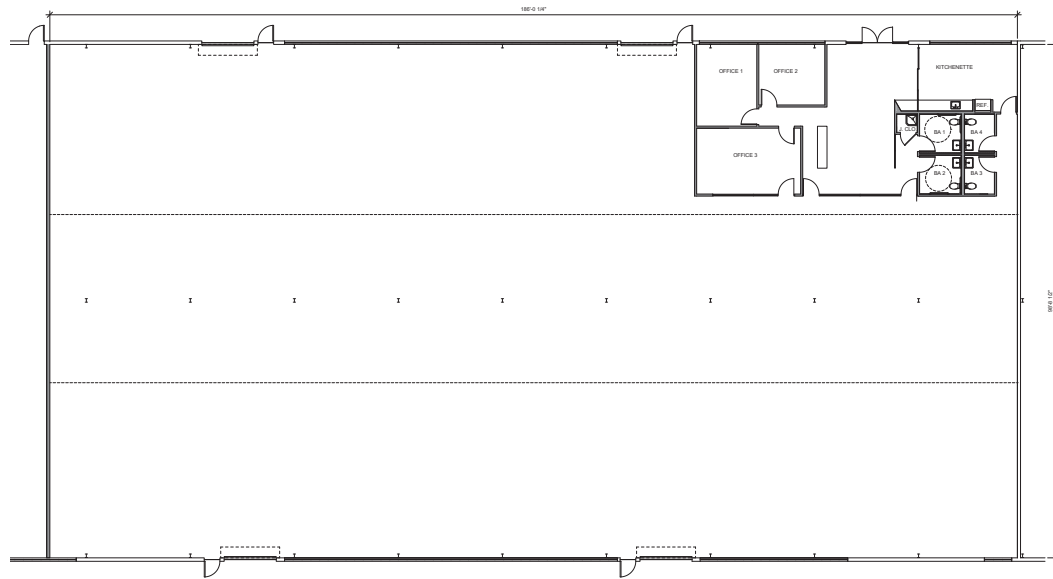
Property undergoing a significant redevelopment with upgraded building systems and site work



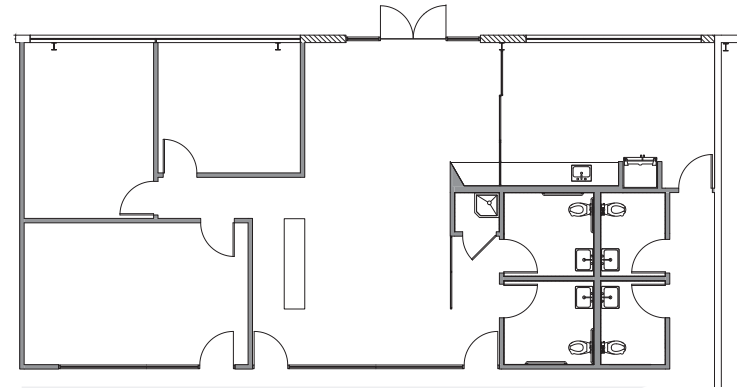
Includes brand-new, fully conditioned offices, lobby, kitchen & restrooms

11175 VANOWEN STREET
ELEVEN
ELEVEN
FIVE VANOWEN

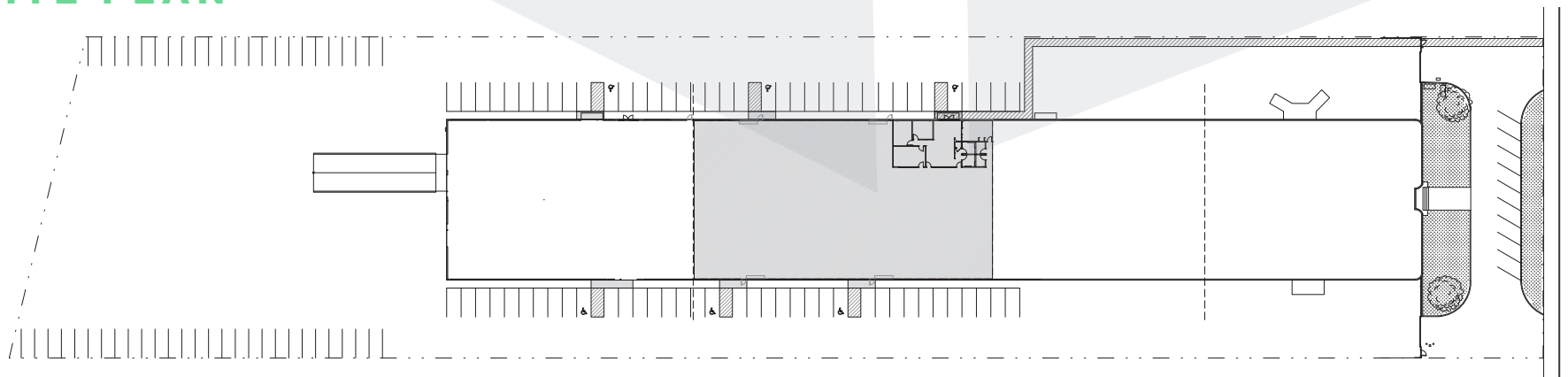
FLOOR PLAN



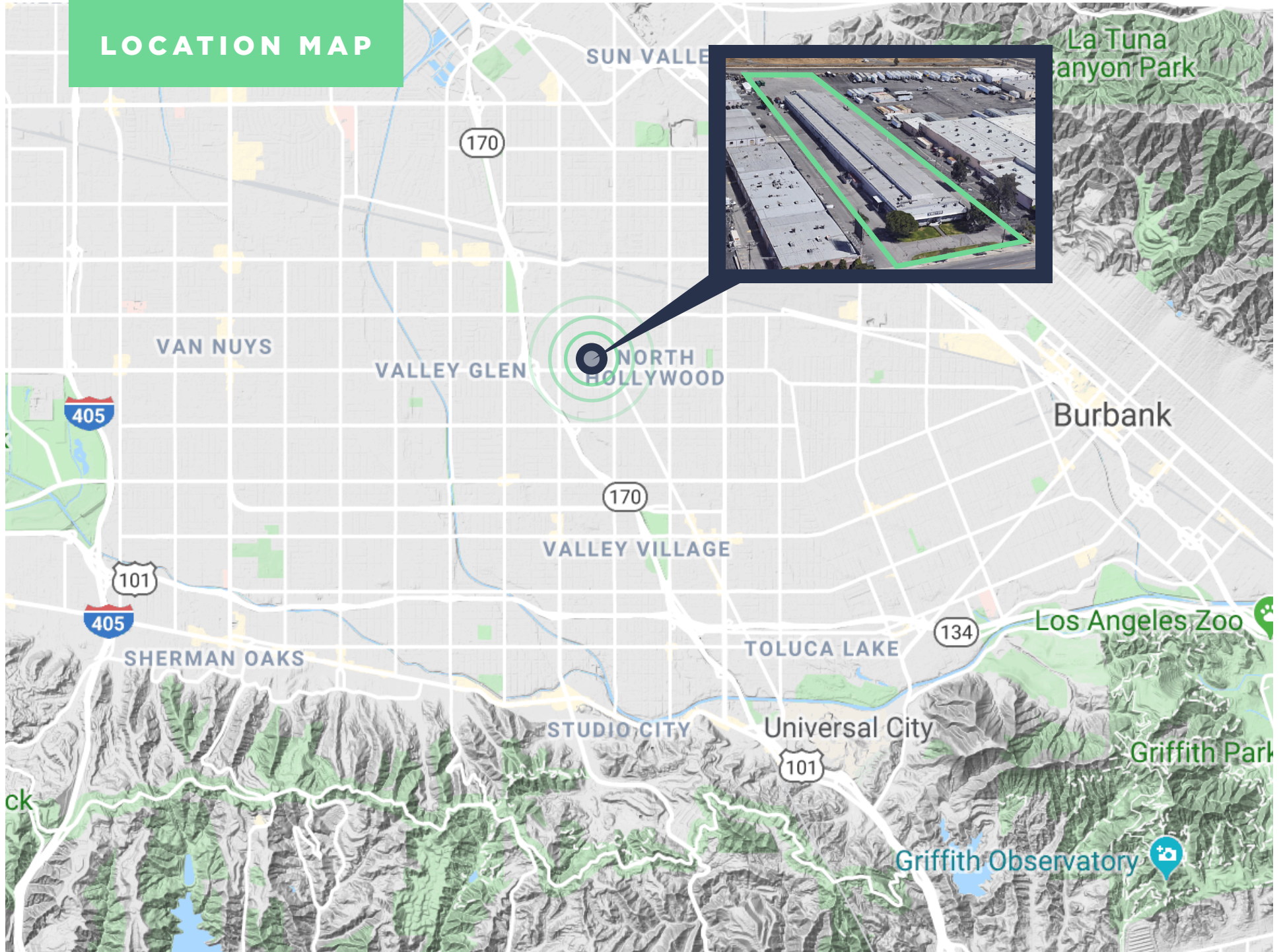
11775 VANOWEN STREET
ELEVEN
ELEVEN
FIVE VANOWEN



SITE PLAN

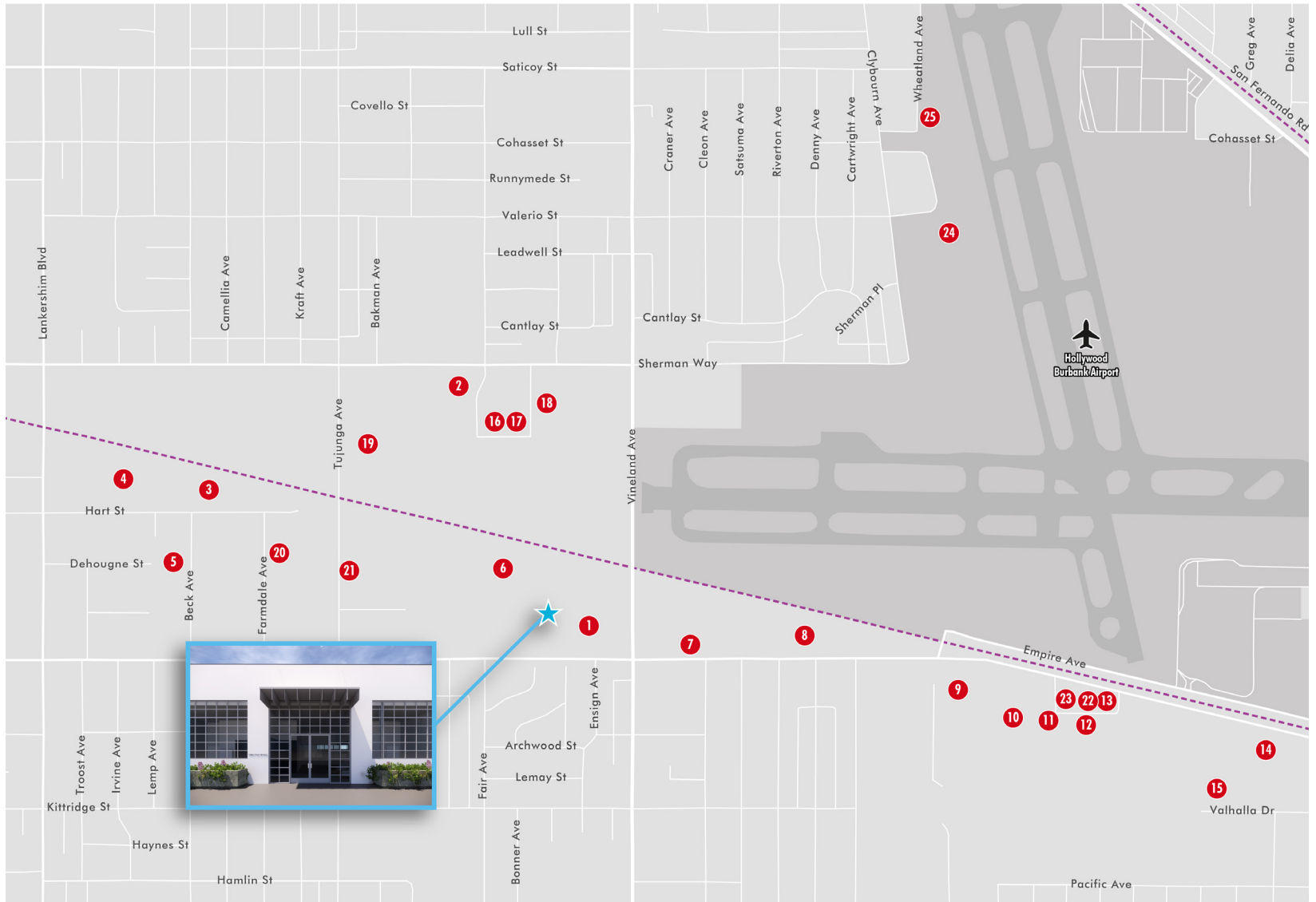


LOCATION MAP



**ENTERTAINMENT
COMPANIES IN THE
IMMEDIATELY
SURROUNDING
NEIGHBORHOOD**

- 1 Western Costume Co
- 2 History For Hire
- 3 Faux Library
- 4 NBC Universal
- 5 Green Set
- 6 Costume Rentals Corp
- 7 Third Encore
- 8 Pacific Title Archives
- 9 Media Distributors
- 10 LiteGear
- 11 ACT Lighting
- 12 Volt Lites
- 13 Luka
- 14 ARRI
- 15 Motion Picture Costume
- 16 Target Props
- 17 Alley Cats Props
- 18 Pinacoteca Picture Props
- 19 R C Vintage
- 20 Jet Sets
- 21 Wooden Nickel Lighting
- 22 Dynamic Rentals
- 23 Hollywood Sound Systems
- 24 Matthews Studio Equipment
- 25 Studio Picture Vehicles





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