

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

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.

— Divisability:

-8421 Lankershim: 27,000 SF /
\$1.27 PSF NNN

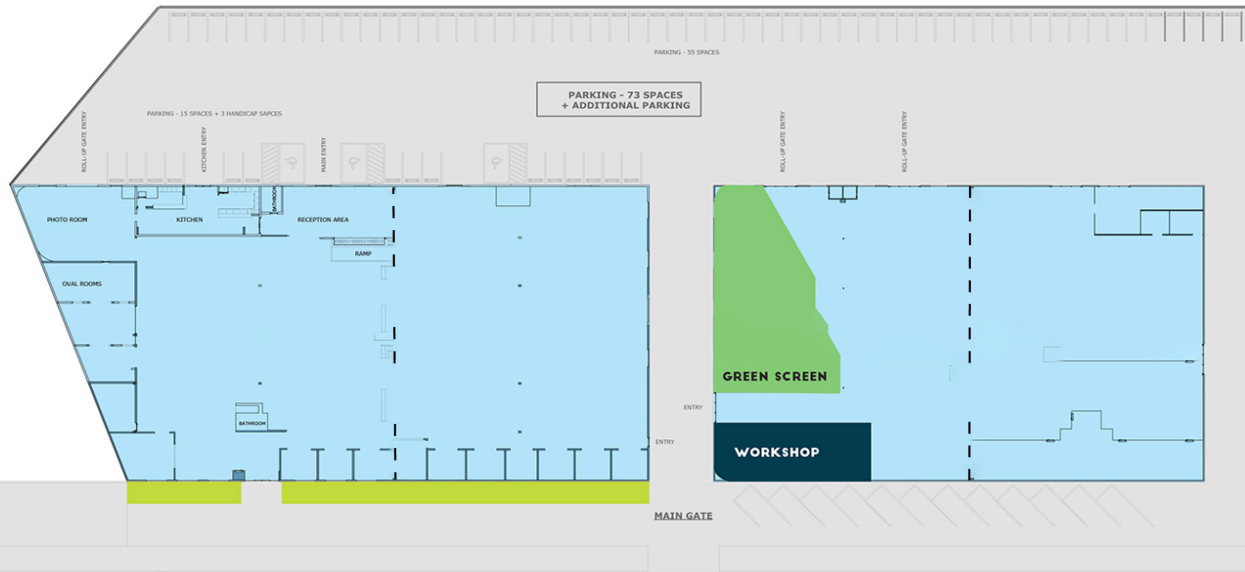
-8501 & 8511 Lankershim: 22,800 SF /
\$0.99 PSF NNN

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

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



SITE PLAN



INFORMATION



Total Available Size
49,860 SF



Lease Rate
\$ 1.10 PSF NNN



Monthly Rent
\$ 54,846



Office SF / #
28,573 SF / 20



Construction
BLOCK



Zoning
LAMI



Minimum Clear Height
14' - 14'8"



Loading
12 GROUND LEVEL



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



AERIAL VIEW

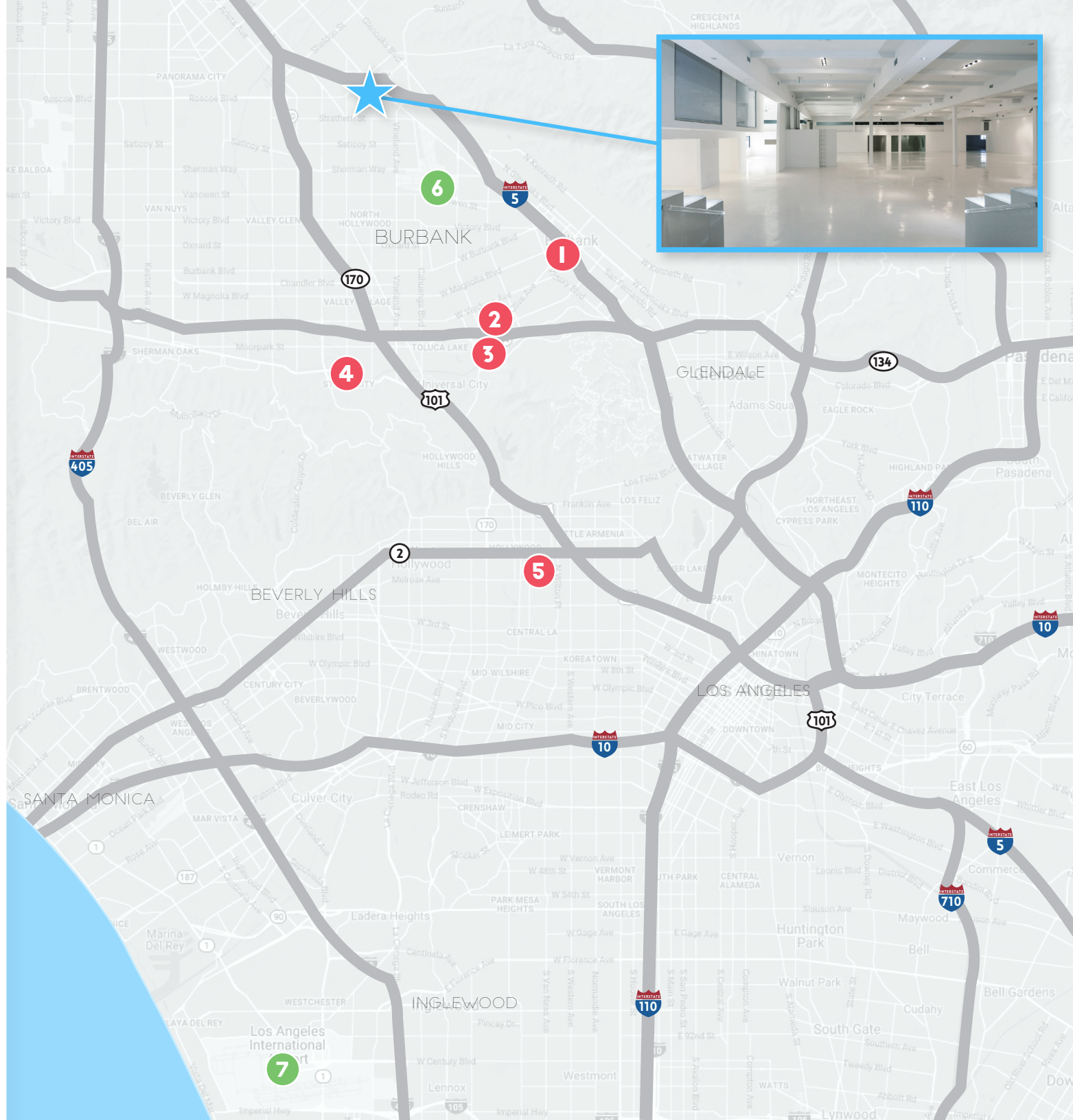


**MAJOR
STUDIOS**

AIRPORTS

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

- 6 Bob Hope Airport
- 7 LAX Airport



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TO SCHEDULE YOUR PRIVATE TOUR, PLEASE CONTACT:

WWW.MEGA-STUDIOS.NET



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