

10844 +10838 BURBANK BLVD. NORTH HOLLYWOOD, CA 91601

Owner-User Investment Opportunity in NOHO Arts District



**Fully-Secure, Iconic Corner Compound**  
**4,774 SF on a 12,879 SF Lot**



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## PROPERTY DESCRIPTION

Landmark bow and truss architecture with abundant natural light. Ideal for Production, Post-Production, Creative or Flex uses that place value on a secure and transformative home-like environment in which to create and collaborate

**4,774 SF** TOTAL BUILDING SIZE  
(not including bonus metal structure)

**12,879 SF** LAND SF

~~**\$4,200,000**~~ **\$3,995,000**

~~\$877.76 PSF~~

\$836.83 PSF

SALE PRICE

**\$3.15 PSF, NNN**

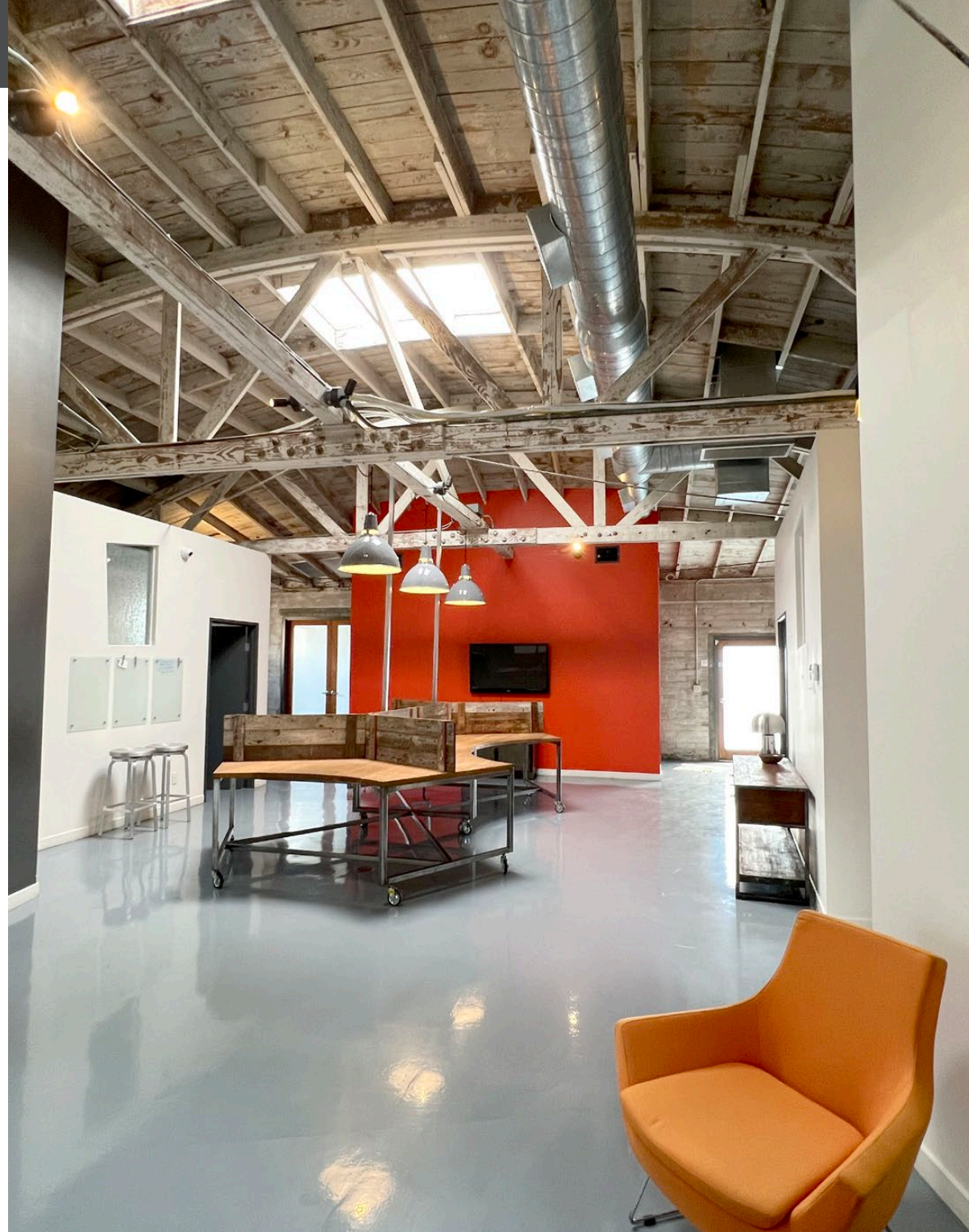
(NNN = approx. \$0.40 PSF/mo.)

RENTAL RATE

**5:1,000** PARKING  
(up to approx. 25 cars)

**LAMR2** ZONING

**1942** YEAR BUILT  
(fully renovated)





## PROPERTY DESCRIPTION

Private iconic corner compound in entertainment industry dominant neighborhood

Three (3) building compound with bonus metal vehicle parking structure situated on a massive park-like enclosed and secure environment

Custom finishes and architectural details throughout. Ideal for entertainment or creative uses seeking an oasis for indoor-outdoor synergy

Exposed distressed wood bow-truss and beam high-vaulted ceilings with standing-seam exterior metal roof system





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Architectural CMU brick, red brick and poured-in-place concrete construction

Immaculate attention to detail with wood and steel trim windows and doorways

Highest quality level for lighting, electronic systems, wiring & fixtures

Up to 25 parking spaces in enclosed lot with electronic gate access

1942 vintage construction renovated to modern standards

Full kitchen, well-appointed restrooms (one w/ shower)

Full security system including CCTV cameras

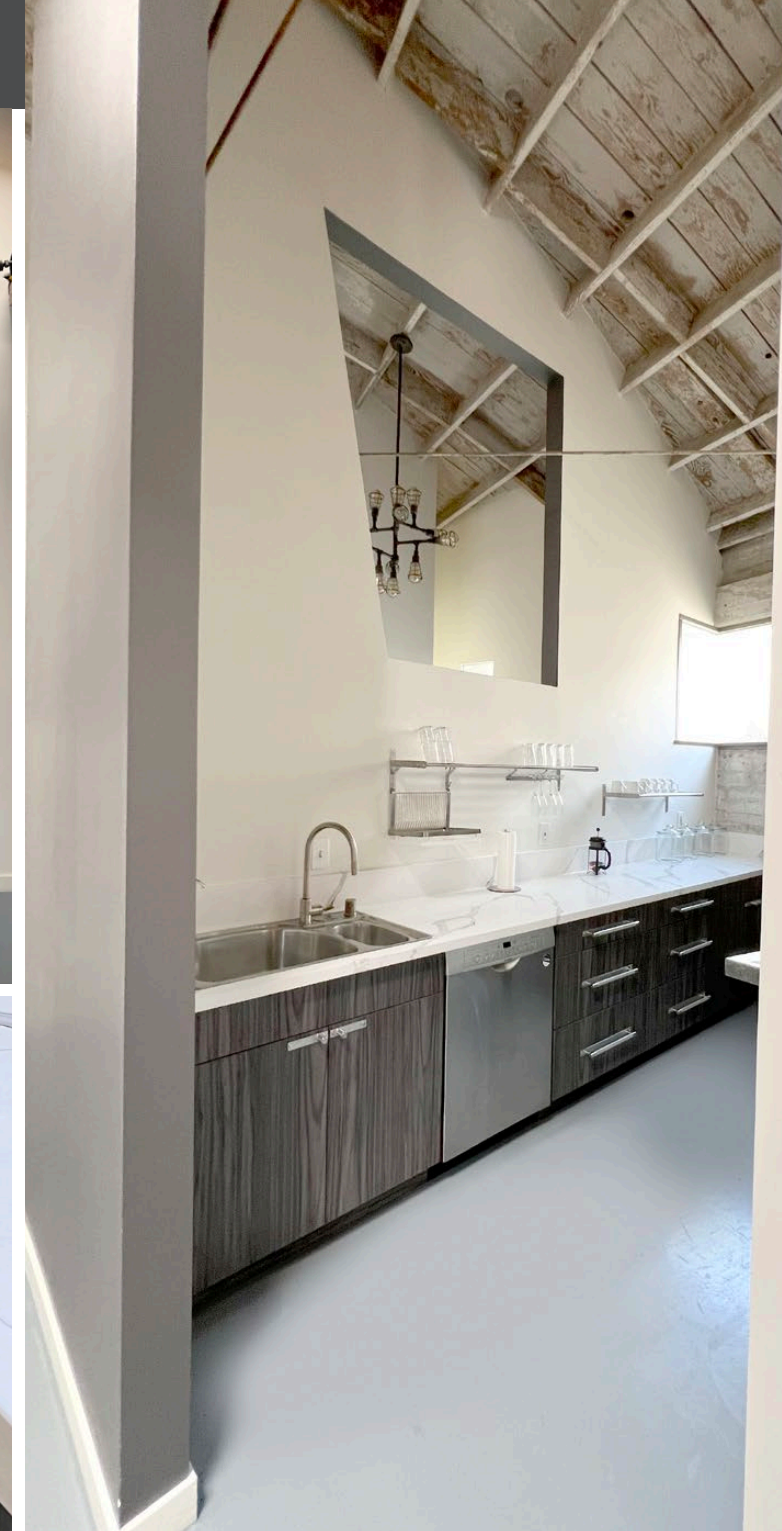
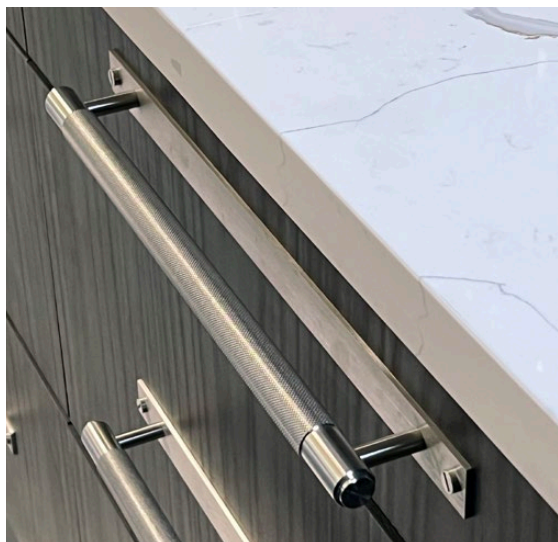
400 Amps power (3 phase & 1 phase) – verify

New refinished epoxy floors

Full HVAC with five (5) new systems

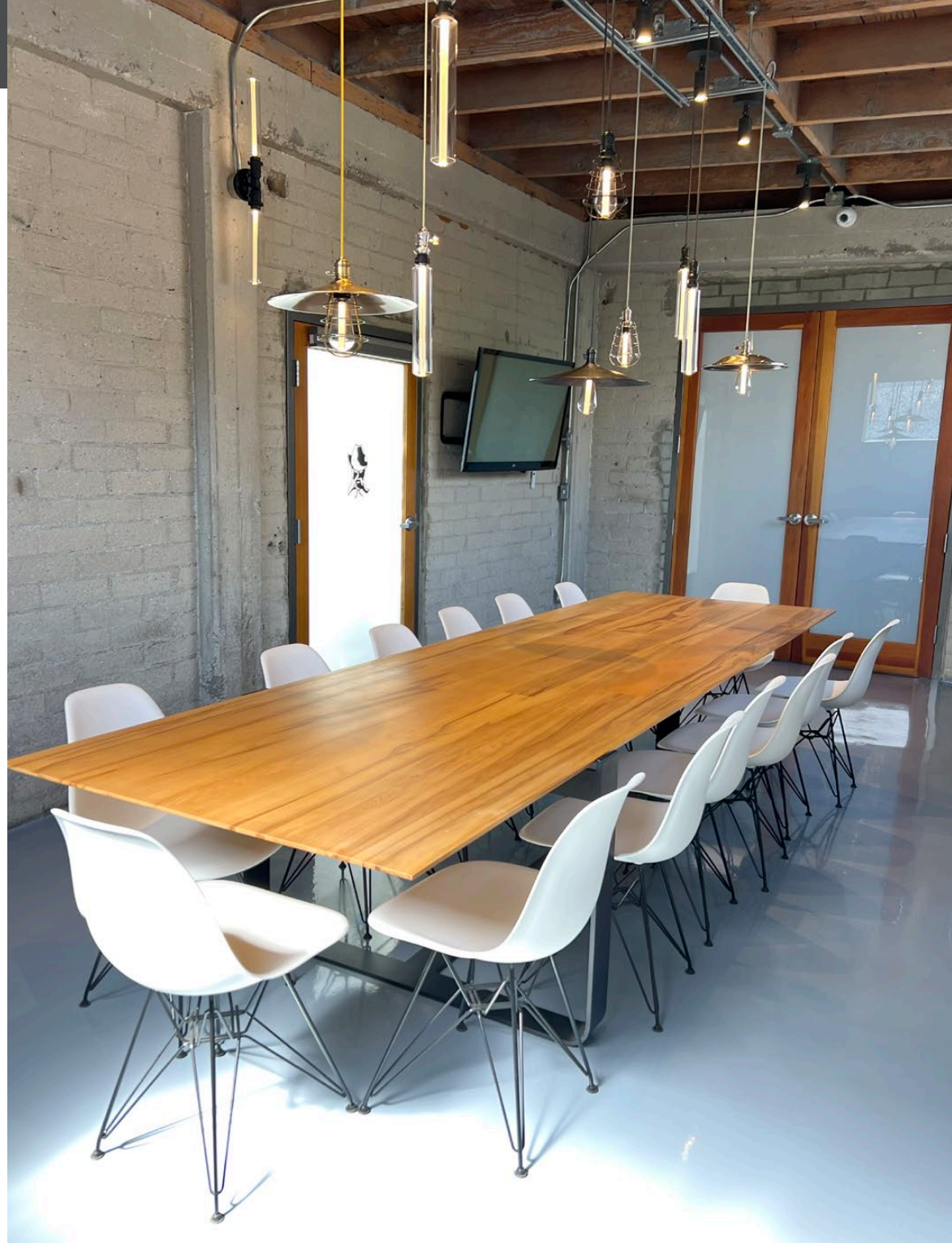
Operable skylights

LAMR2 zoning



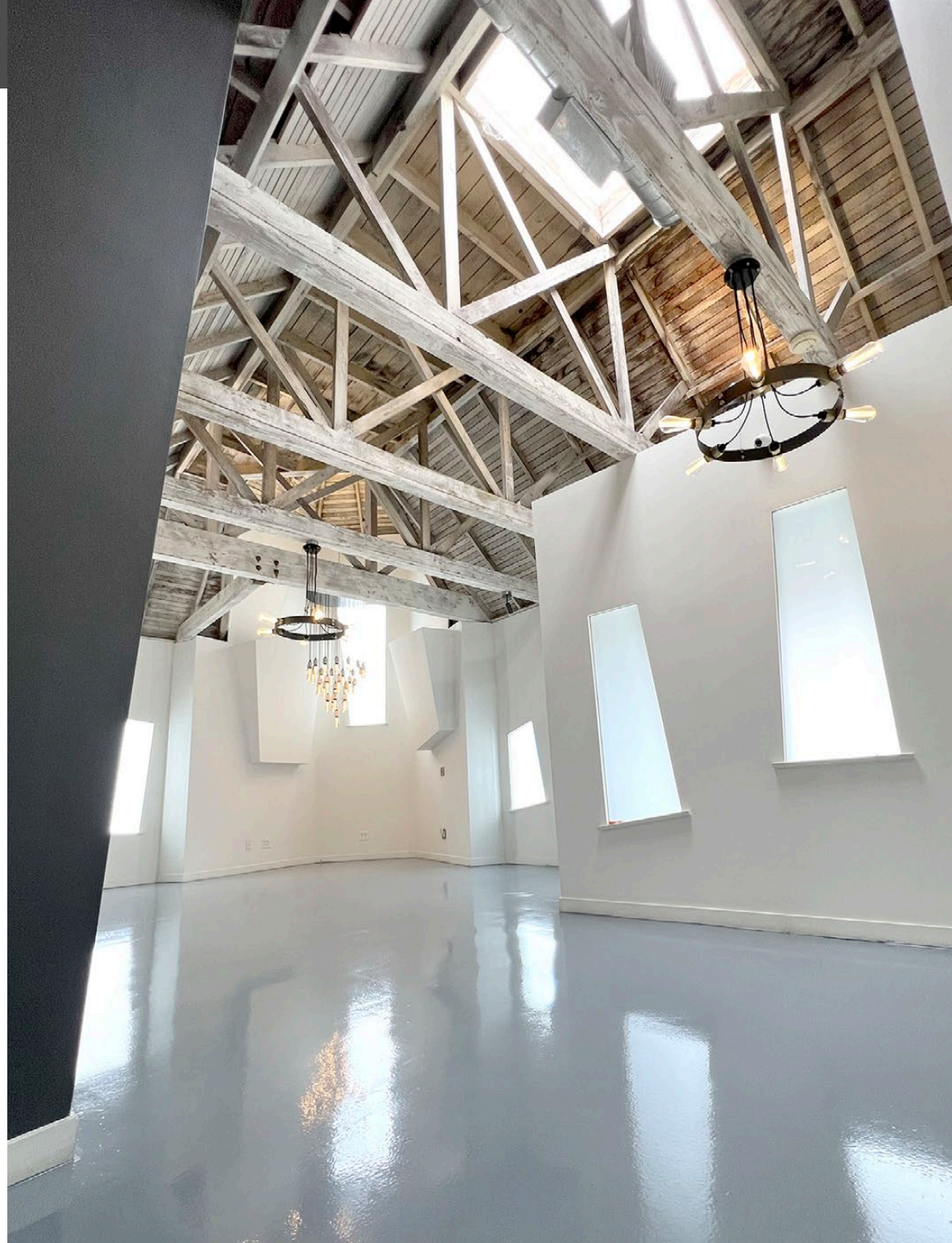


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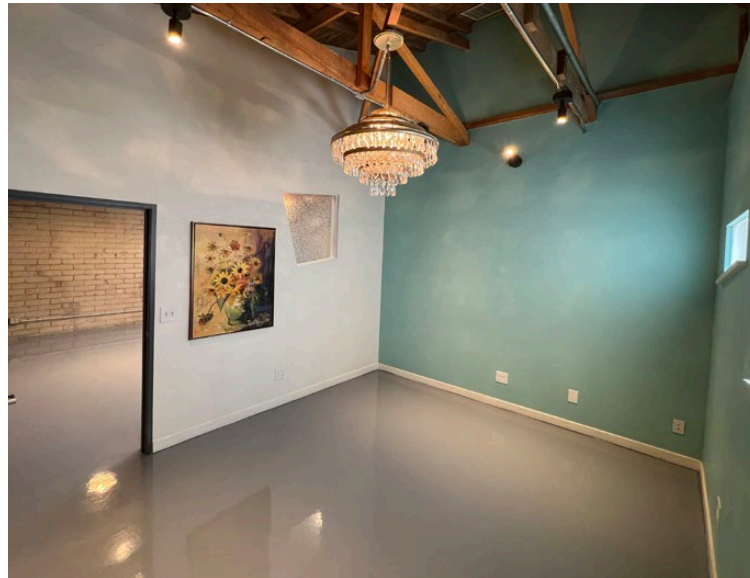
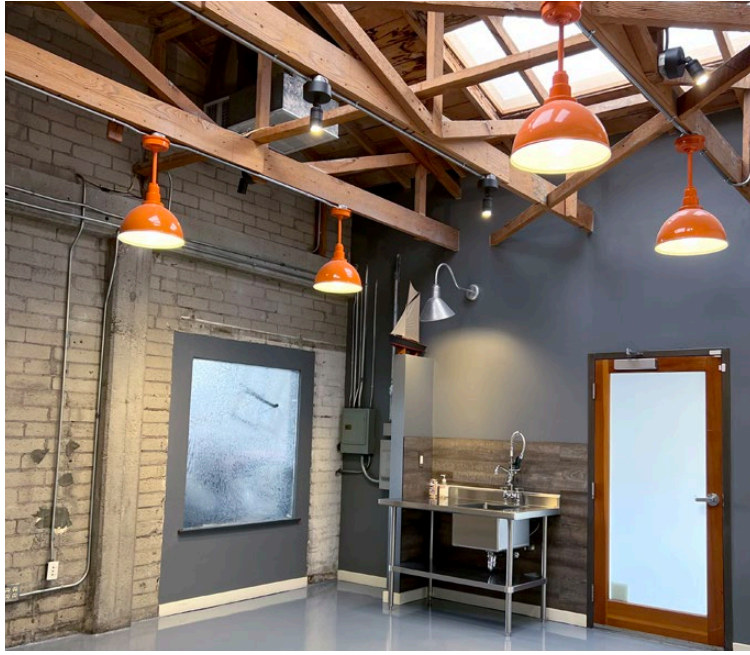


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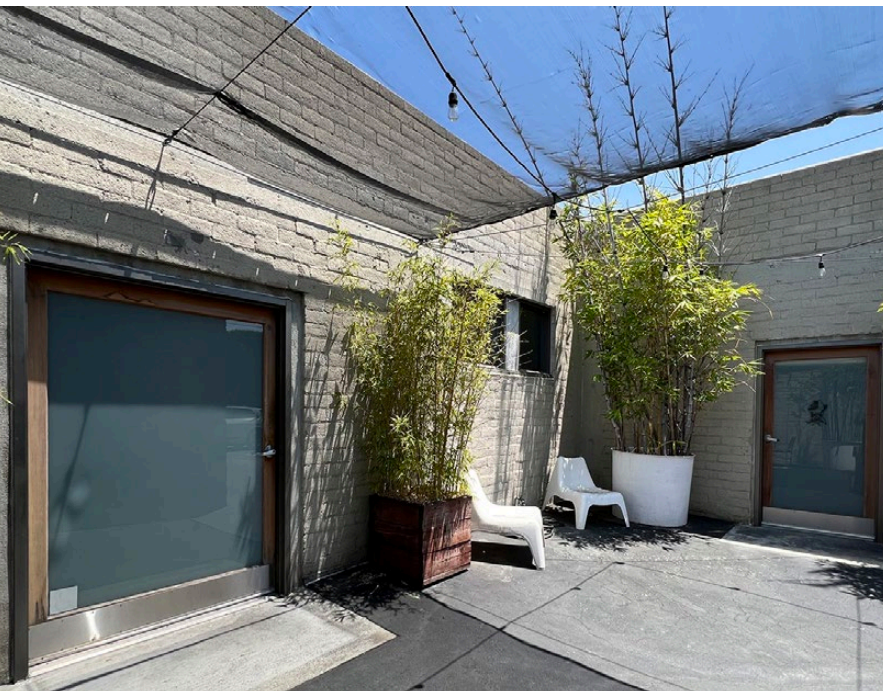


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## Located in NoHo Arts District

Convenient to Metro, Bus and Bike connections

### Nearby landmarks include:

- Lofts at NoHo Commons
- Television Academy
- El Portal Theatre
- Art Galleries
- Restaurants



Photo courtesy of Lofts at NoHo Commons, Facebook

Nearby to major media companies, film studios, production companies, television networks