

4130 CAHUENGA

4130 CAHUENGA BLVD. TOLUCA LAKE, CA 91602

CBRE

HARBOR
ASSOCIATES



PROPERTY HIGHLIGHTS

75,000 square foot Class A office building nestled in Toluca Lake directly adjacent to NBCUniversal and minutes to the Burbank Media District.

Centralized location with convenient 101 and 134 Freeway access and walkability to the Metro Red Line.

An abundance of nearby amenities at Universal City Walk in Studio City and Toluca Lake.

3/1,000 parking in secure subterranean garage with full-time attendant.

Recently renovated building lobby, corridors, and indoor/outdoor common areas with outdoor patio.

High volume space with natural light, access to outdoor space and balconies.

Recently completed exterior façade renovation with enhanced visibility and signage.

Full building opportunity available with separate private elevator from garage to 3rd floor / mezzanine.

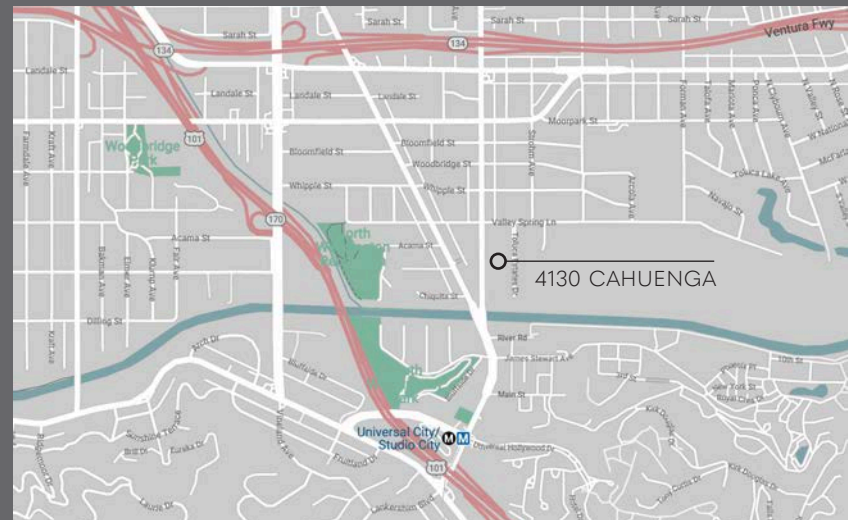


OVERVIEW

Situated adjacent to Universal Studios and minutes from Warner Bros, Disney and CBS, 4130 Cahuenga offers unbeatable access and visibility to the media and entertainment industry

throughout Burbank, North Hollywood, Studio City and Hollywood. Minutes from the Metro Red Line with direct access to Union Station, and steps to Toluca Lake and Lakeside Golf Club,

the project offers a broad array of retail, shopping and dining amenities as well as executive and multi-family housing.





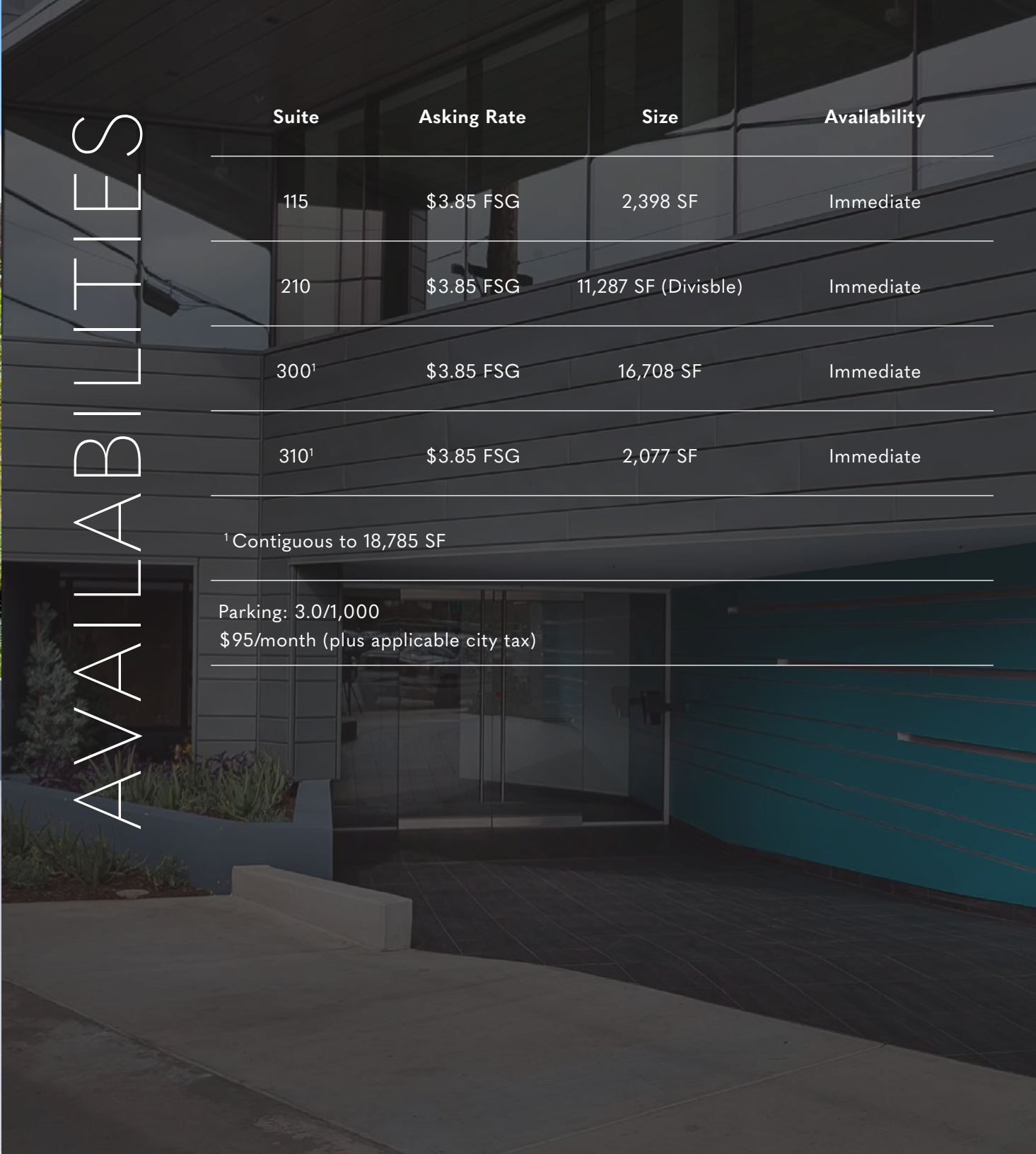
AVAILABILITIES

Suite	Asking Rate	Size	Availability
115	\$3.85 FSG	2,398 SF	Immediate
210	\$3.85 FSG	11,287 SF (Divisible)	Immediate
300 ¹	\$3.85 FSG	16,708 SF	Immediate
310 ¹	\$3.85 FSG	2,077 SF	Immediate

¹Contiguous to 18,785 SF

Parking: 3.0/1,000

\$95/month (plus applicable city tax)

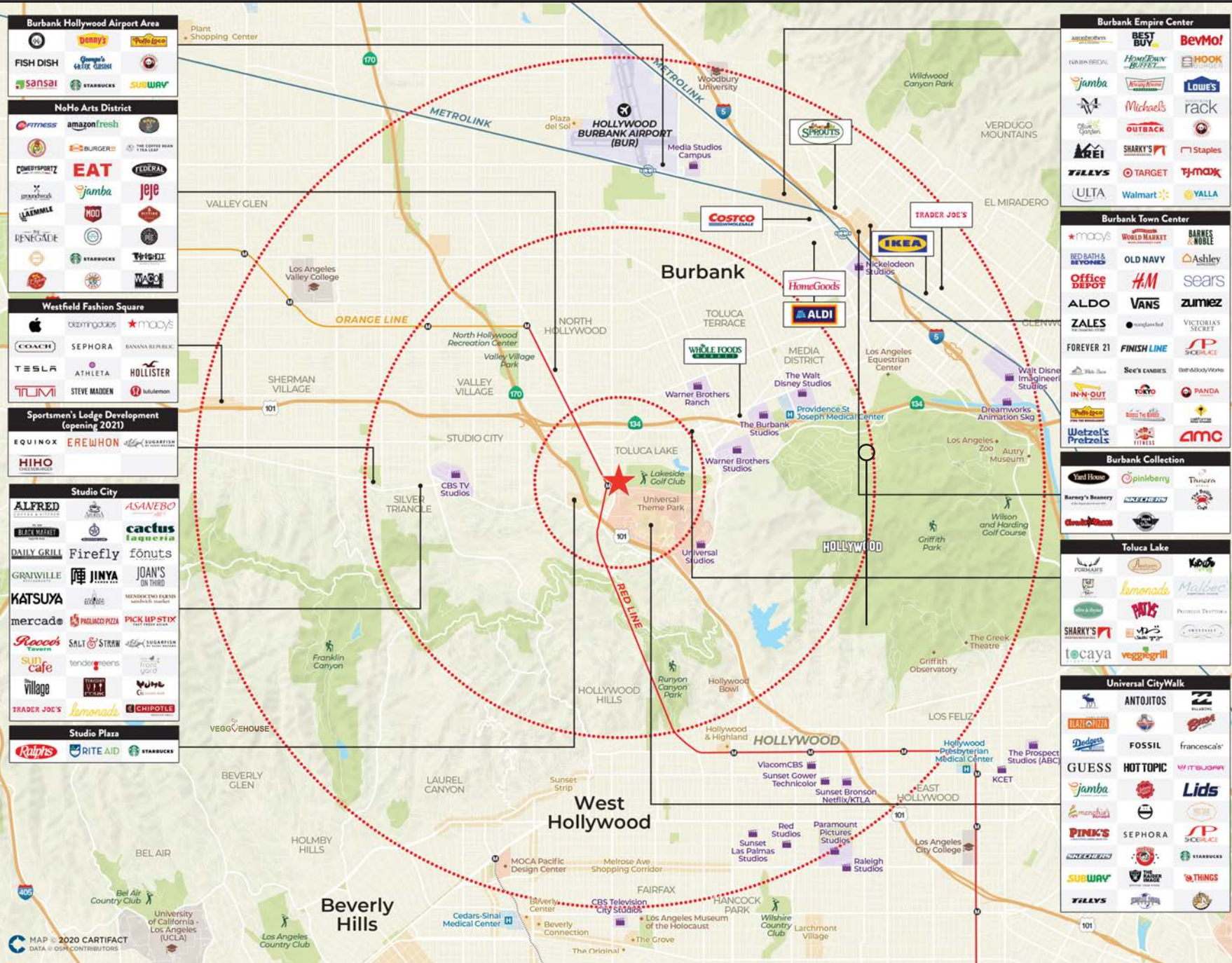




HYPOTHETICAL
3RD FLOOR +
MEZZANINE DESIGN



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