



Flex Suite Available For Lease

AVAILABLE FOR LIGHT INDUSTRIAL & OFFICE USE

13228-13234 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605

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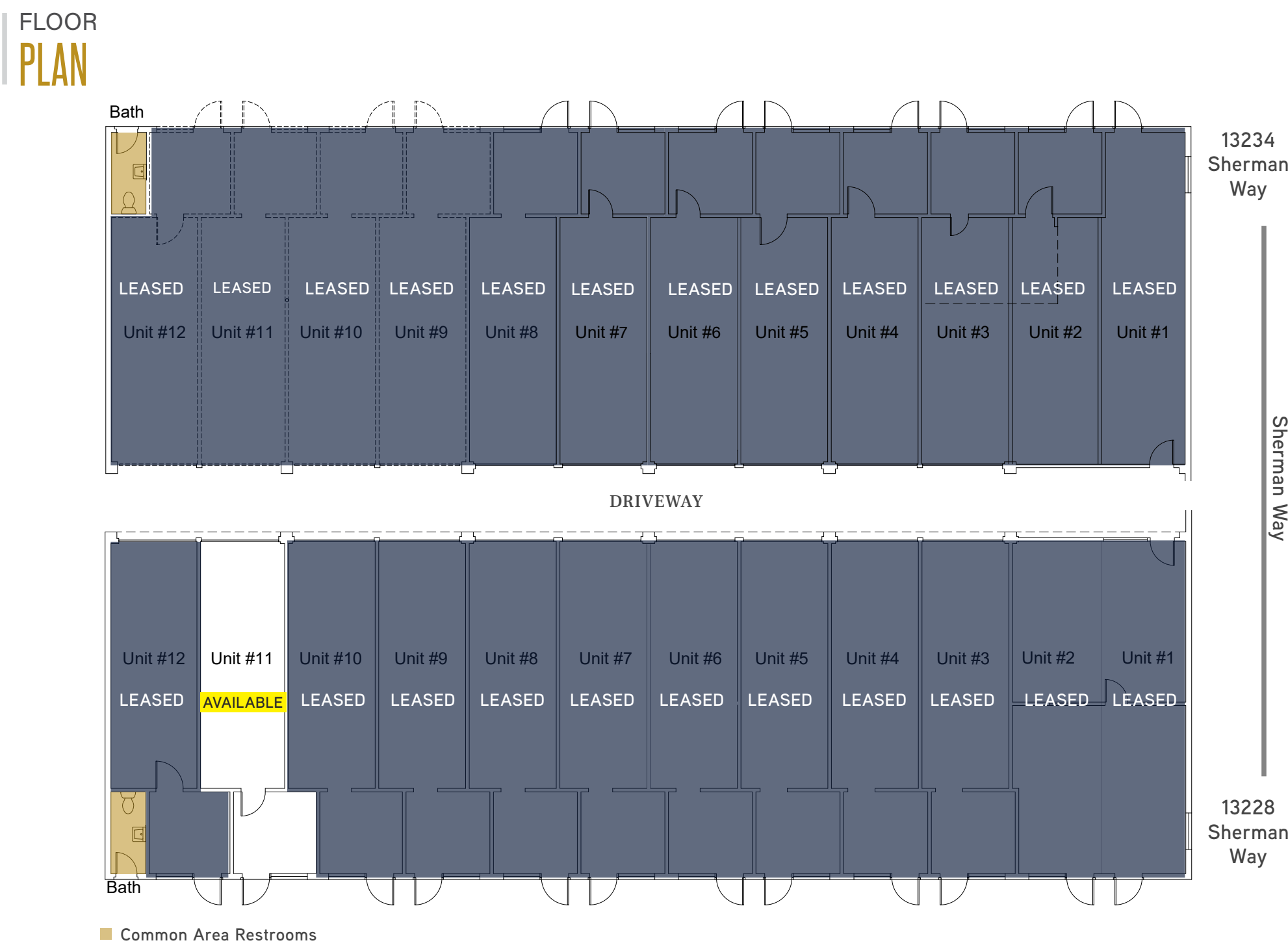
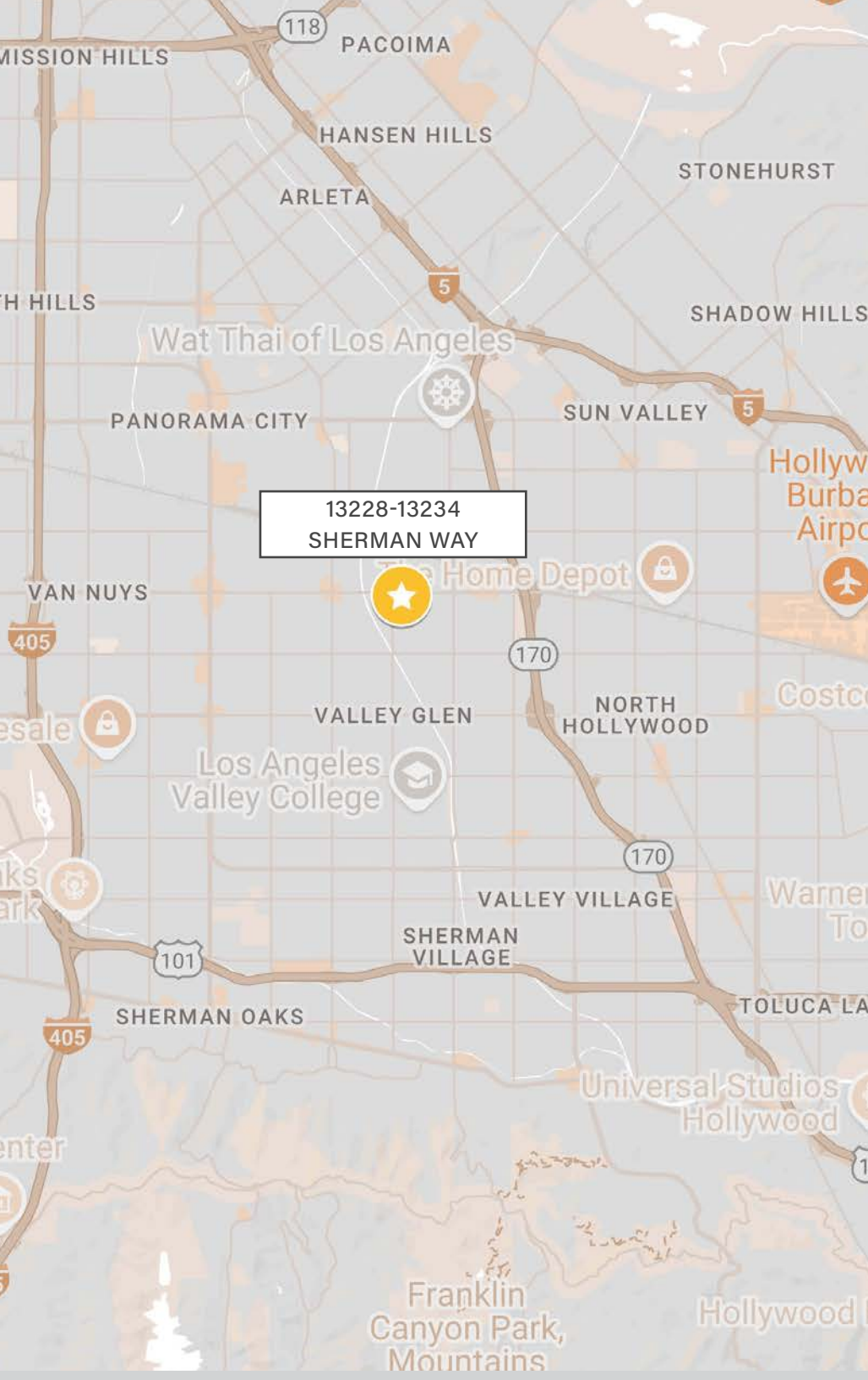


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SHERMAN WAY

NORTH HOLLYWOOD, CA

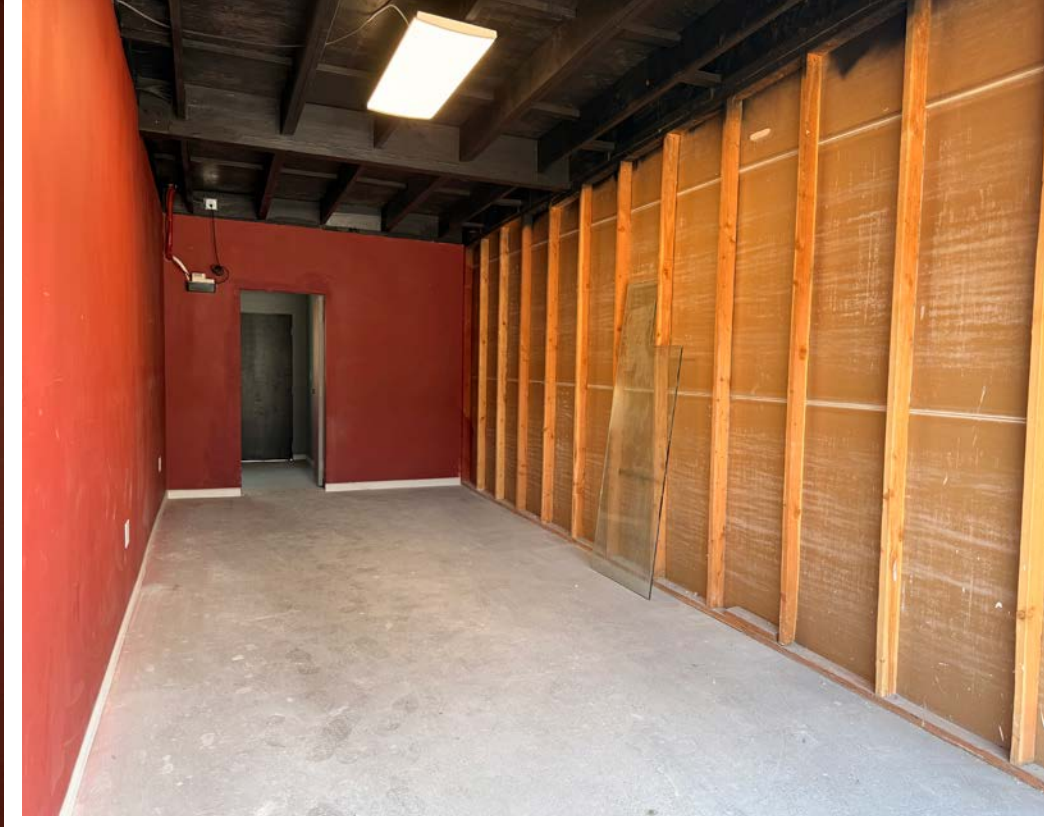
Leasing Details	
Lease Rate	\$1,100/Month
Suite Size	380 SF
Number of Available Suites	1
Lease Term	Negotiable
Lease Type	Industrial Gross
CAM's	\$0.16/SF (~\$64/mo)
Date Available	Immediately
Building Details	
Total Building Size	9,206 SF
Lot Size	0.36 Acres 15,875 SF
Total Number of Suites	16
Year Built Renovated	1962 2024
Clear Height	10 ft
Zoning	LAC2
Buildings	2
Use	Industrial & Office
APN	2327-004-033



UNIT 11 - REMAINING
UNFINISHED - 380 SF

BUILDING IMPROVEMENTS

- All electrical has been upgraded including new main and sub panels
- All units have individual electrical submeter
- All new interior and exterior lighting
- All new overhead doors
- Each unit has new individually controlled heating and air conditioning
- All new windows and doors
- New metal security gates and automated main entry gates
- New gutters and drainage
- Newly remodeled common bathrooms - 1 each building
- All new asphalt parking area and walkways
- All new exterior and interior paint
- Completely new roofing system with 20-year warranty



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