



4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

4976

OFFICE SUITE FOR LEASE



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



OFFERING SUMMARY

Lease Rate: \$2,625.00 per month (MG)
No Triple Net Charges

Available SF: 530 SF (Approx)

Building Size: 3,631 SF (Approx)

Lot Size: 5,227 SF (Approx)

Zoning: (Q)C4-1XL

PROPERTY OVERVIEW

Turnkey creative office in the heart of Eagle Rock featuring natural light, polished concrete floors, and a clean, modern design. Ideal for therapists, creatives, and professional users. Located on Eagle Rock Blvd with easy access to Pasadena, Glendale, Highland Park, and DTLA, surrounded by popular cafes and neighborhood amenities. DO NOT DISTURB TENANT. FOR MORE INFORMATION PLEASE CONTACT BROKERS BELOW.

PROPERTY HIGHLIGHTS

- 3-year minimum term
- Move-in ready
- Natural light
- Polished concrete floors
- Flexible layout
- Prime Eagle Rock location
- Near Pasadena, Glendale & DTLA
- Close to cafes & retail

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALESTATE.COM



4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALESTATE.COM

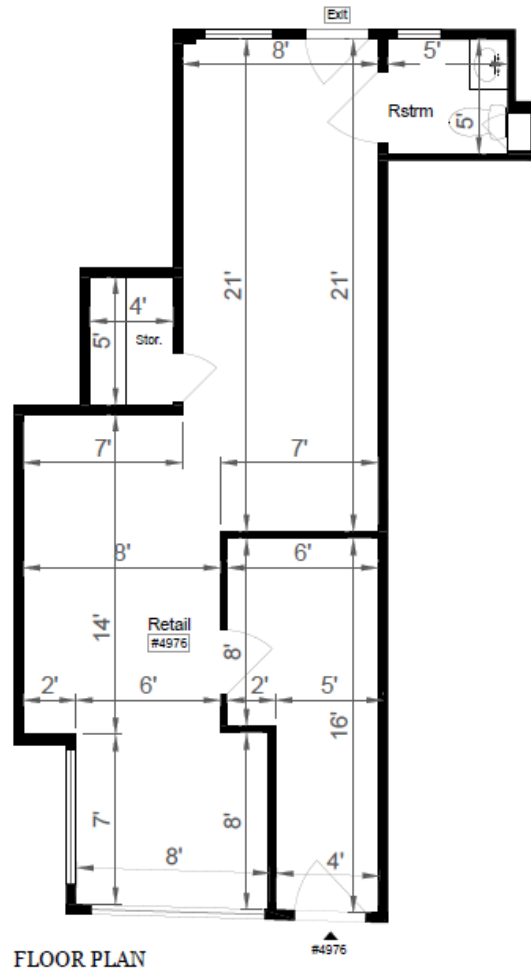


4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

Estimated Total Square Footage: 530 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALESTATE.COM



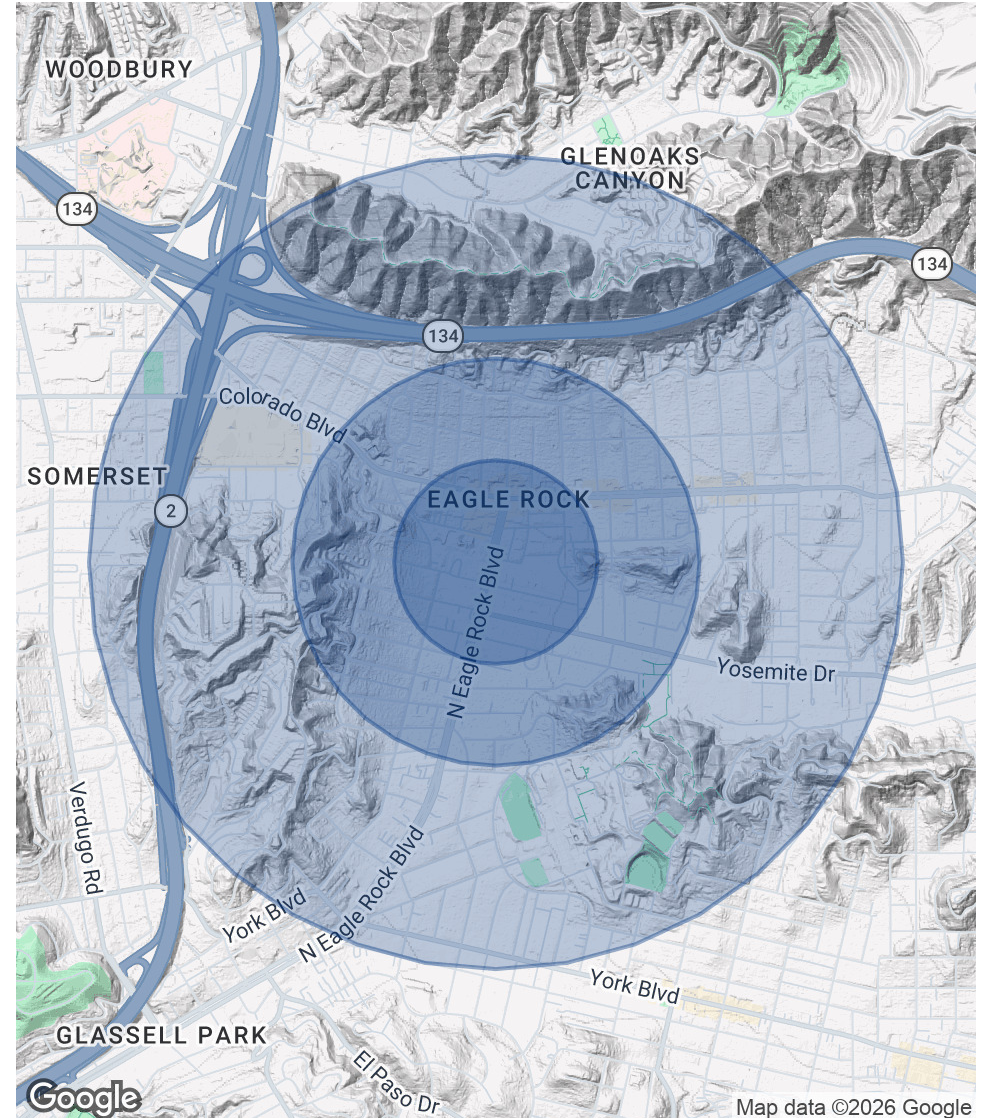
4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,031	8,019	26,278
Average Age	38.4	39.1	39.1
Average Age (Male)	37.5	36.7	37.9
Average Age (Female)	41.1	40.8	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	744	2,838	9,094
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$145,085	\$145,535	\$158,134
Average House Value	\$1,101,989	\$1,122,774	\$1,162,097

2023 American Community Survey (ACS)



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

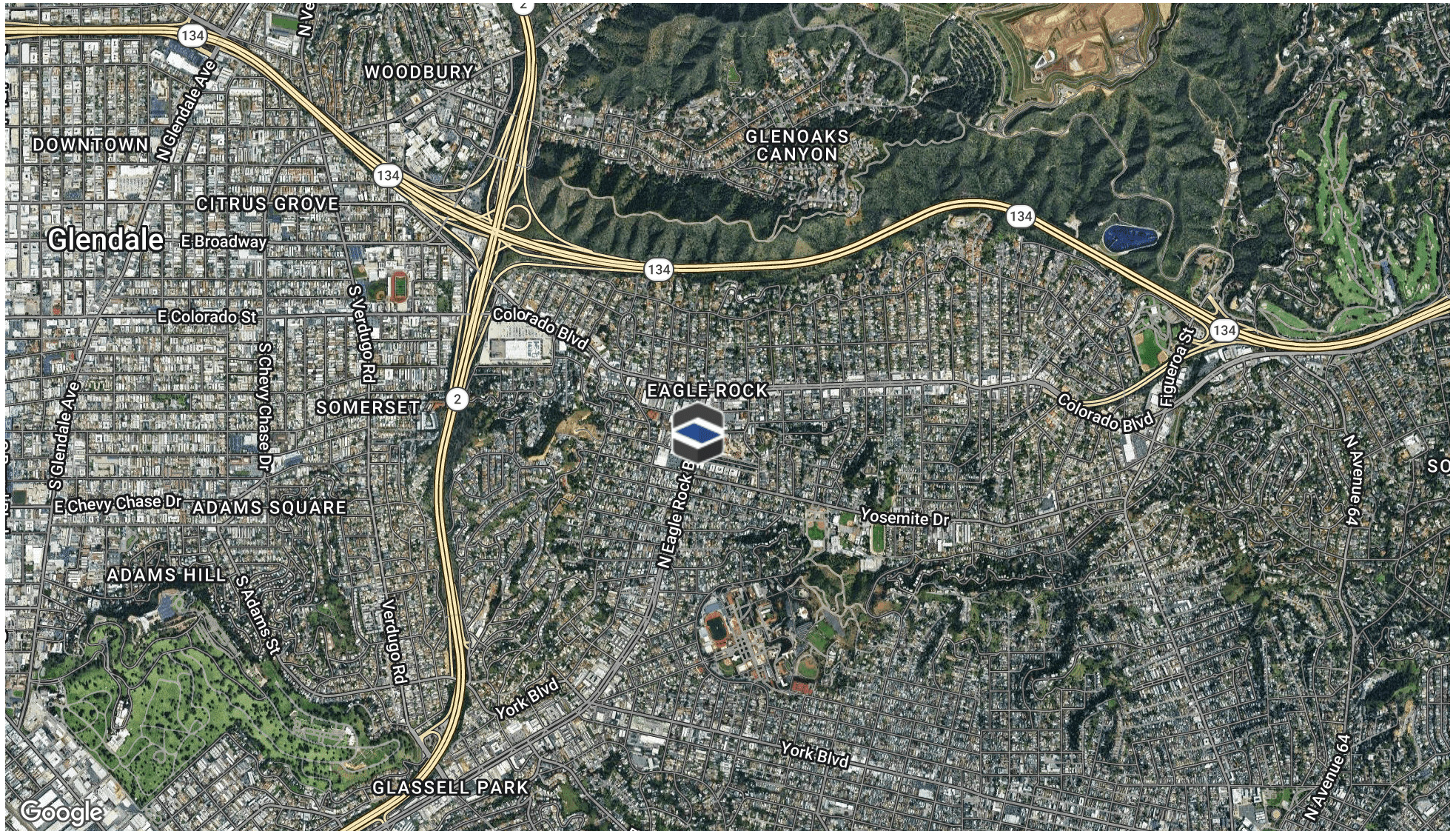
818.500.4900

SYSTEMSREALSTATE.COM



4976 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90041



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE

MANAGEMENT, INC.

SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALSTATE.COM