



11024 - 11028 VICTORY BOULEVARD

NORTH HOLLYWOOD, CA 91606

SUITE 11028-202

OFFICE SUITE FOR LEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861

818.500.4900

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OFFERING SUMMARY

Lease Rate:	\$3.50SF/MO \$6,139.00/month Modified Gross
Available SF :	1,754 SF
Building Size:	11,936 SF
Lot Size:	28,614 SF

PROPERTY OVERVIEW

Located along the highly trafficked Victory Boulevard corridor, 11028 Victory Blvd. offers a professional office environment in a well-positioned North Hollywood location. Surrounded by a strong mix of retail, dining, and service-oriented amenities, the property provides convenient access for both employees and clients, with close proximity to major thoroughfares and surrounding business districts.

Suite #202 consists of approximately 1,754 rentable square feet of second-floor office space featuring a functional and efficient layout suitable for a variety of professional, administrative, or creative office users. The space offers a professional setting with flexibility to accommodate a range of business operations.

PROPERTY HIGHLIGHTS

- Functional layout ideal for a variety of professional or administrative uses
- Excellent frontage and visibility along highly traveled Victory Boulevard
- Convenient access to nearby retail, dining, and major transportation corridors
- Well-positioned in a strong business corridor within the North Hollywood area

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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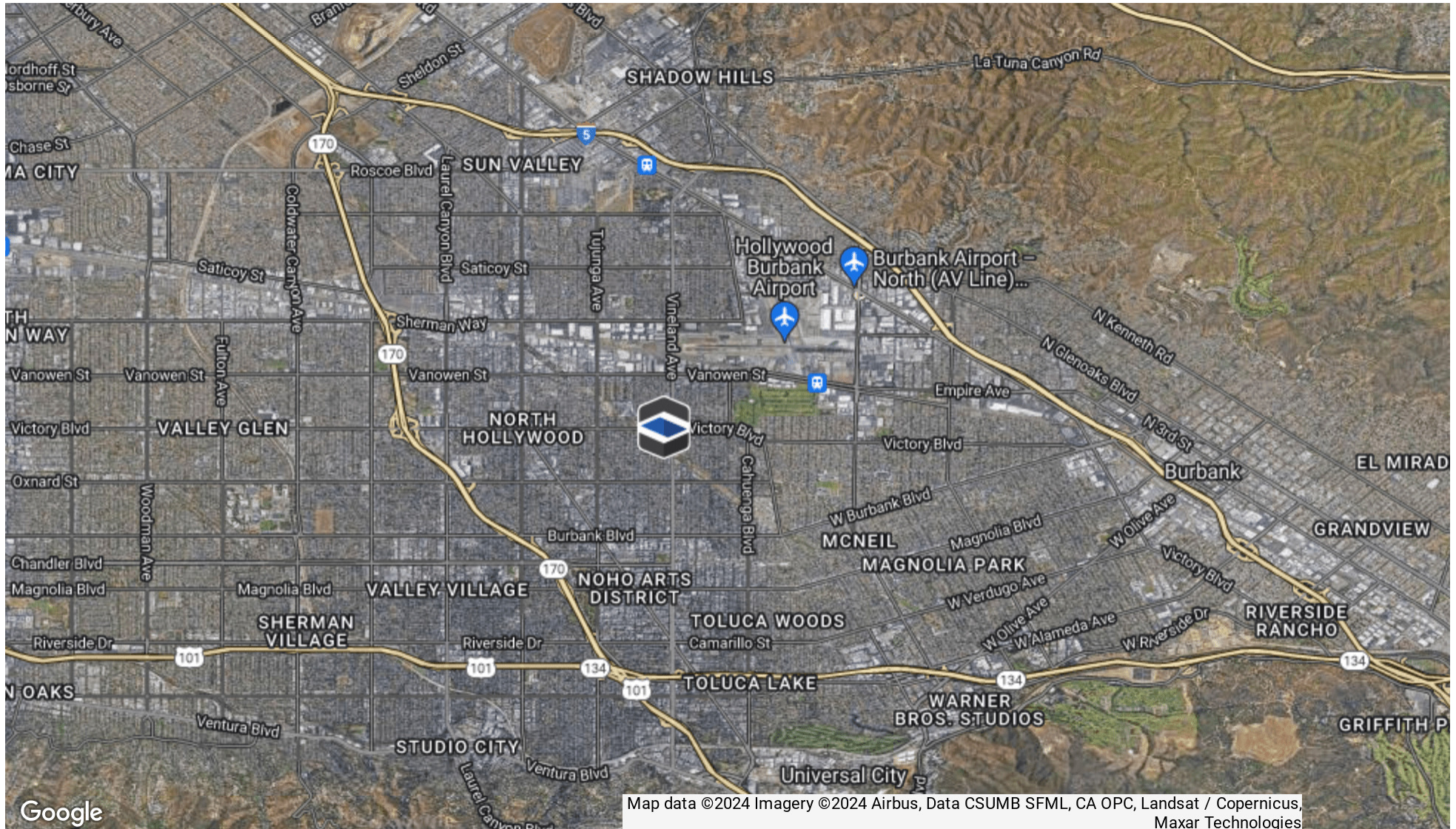
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