

FOR LEASE



# 8,068sf Office Building - North Hollywood, CA

6319 Colfax Ave, North Hollywood, CA 91606



**FEDER & ASSOCIATES**  
COMMERCIAL REAL ESTATE





## SUMMARY

PROPERTY	2-UNIT, 2 STORY OFFICE BUILDING
ADDRESS	6319 COLFAX AVE, NORTH HOLLYWOOD, CA 91606
BUILDING SIZE	+ /- 8,068 SQUARE FT (PER ASSESOR)
LOT SIZE	+ /- 10,995 SQUARE FT (PER ASSESOR)
ZONING	C2-1VL
APN	2334-006-040

## Exclusively Listed By:

RAMI MEHERABAN

Director

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CalBRE#01957846



# HIGHLIGHTS



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- Located in the heart of North Hollywood
- Direct access to each unit with no enclosed common areas
- Dedicated, secured parking accommodations
- 2nd floor space underwent extensive renovations in the past few years and features a high-end office buildout
- 1st floor space, a former gym, is an open space which can be suitable for several applications
- Opportunity to lease the entire building or each unit / floor individually
- Fantastic opportunity for businesses looking for a freestanding building without the hassles associated with traditional multi-story multi-tenant office buildings



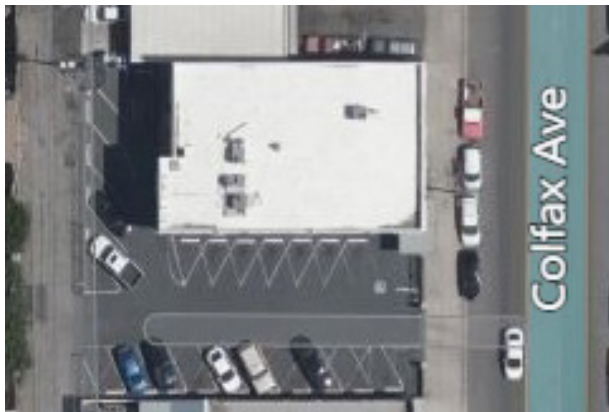
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# 8,068sf Office Building - NoHo

6319 Colfax Ave, North Hollywood, CA 91606

Building (Both Units)		UNIT A 1st Flr.		UNIT B 2nd Flr.	
Zoning (Per City)		Flex/ Office/ Open Space		Creative Office Space	
C2-1VL					
Building Size - SF (Per assessor)	8,068	Unit Size - SF (Approx.)	4,034	Unit Size - SF (Approx.)	4,034
Lease Rate (entire Bldg.)	\$2.00 Per/ SF (MG)	Lease Rate	\$2.00 Per/ SF (MG)	Lease Rate	\$2.50 Per/ SF (MG)
# of Stories	2	HVAC	Yes	HVAC	Yes
APN#	2334-006-040	Existing Full Buildout	No	Existing Full Buildout	Yes
Restrooms (total)	4	Restrooms (Multi Stall)	2	Restrooms (Multi Stall)	2
Gated Parking Spaces	21			Kitchen / Break Room	Yes

It is the sole responsibility of prospective tenants to confirm & verify with the City and any other relevant governing body that their intended use is permissible at the property.







Unit B - 2nd Flr.





## Unit A - 1st Flr.

For more information please contact:

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Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the owner or obtained from public records or other sources the interested parties are advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

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