



11822 VOSE STREET

NORTH HOLLYWOOD OFFICE/STORAGE/WAREHOUSE

JAY LUCHS

Executive Vice Chairman

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CA RE Lic. #01260345

JAYLUCHS.COM

NEWMARK
PACIFIC

jayluchs.com
For Lease
310 407 6585
Jay Luchs
Los Angeles



11822 VOSE STREET

NORTH HOLLYWOOD, CA 91605

USE

Office/Storage/Warehouse

SIZE

Approximately 11,500 SF

RENT

Available upon Request

HIGHLIGHTS

- » Modern, newly built property
- » Robust 800-amp electrical service
- » Spacious elevator (7' x 6') with a 4,000-pound capacity
- » Second floor engineered for up to 250 pounds per square foot load
- » Air conditioning installed on the second floor
- » Dedicated ventilation system for the ground floor
- » Comprehensive security with 29 surveillance cameras throughout the property
- » Flexible ground floor layout suitable for parking or storage needs
- » Secure gated exterior and garage entrance
- » Two convenient kitchenettes
- » Multiple office spaces and restrooms

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GROUND FLOOR

INTERIOR PHOTOS



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SECOND FLOOR

INTERIOR PHOTOS



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THIRD FLOOR

INTERIOR PHOTOS



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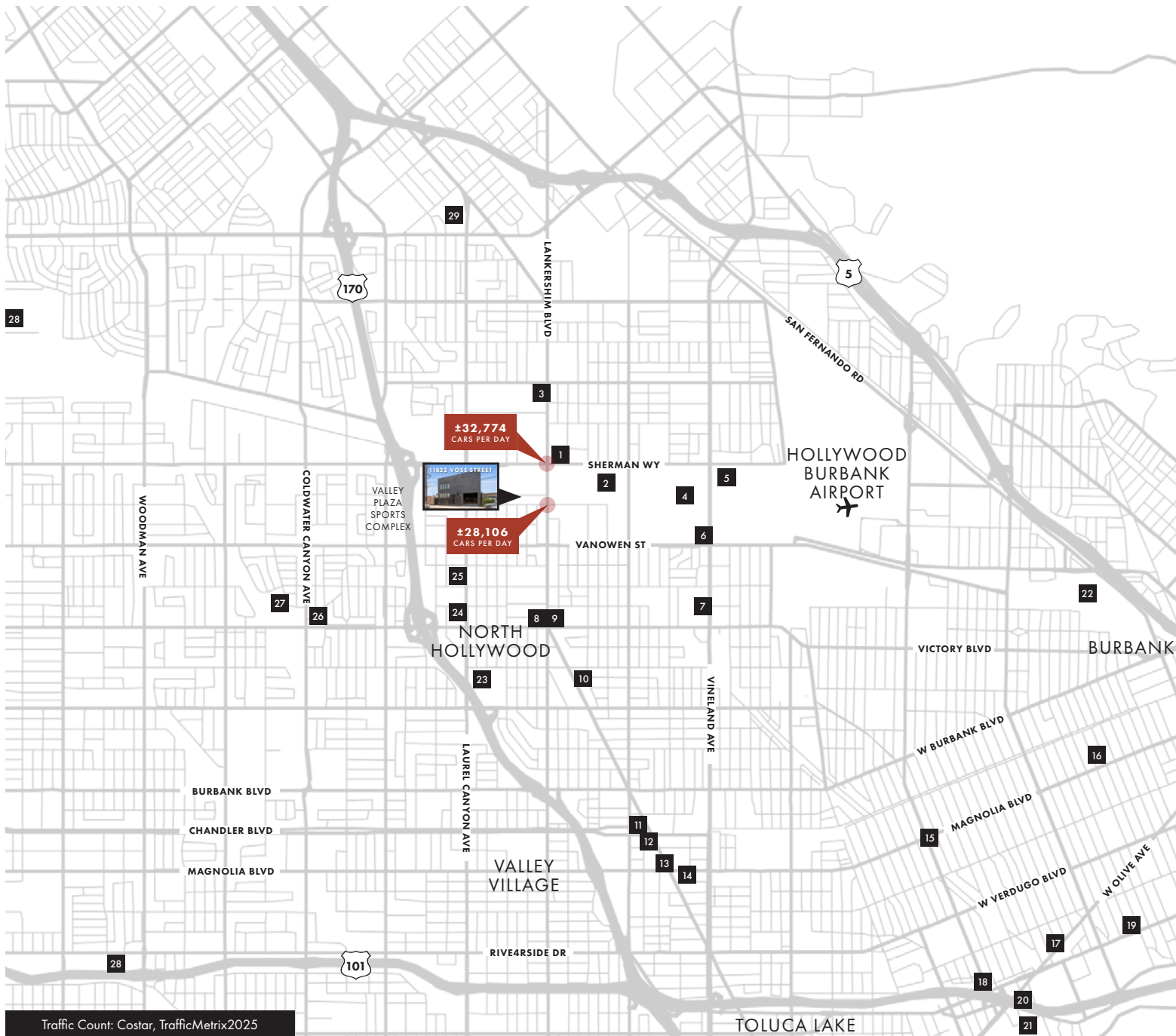
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Traffic Count: Costar, TrafficMetrix2025

1. Salsa & Beer
2. The Home Depot
3. Chiba Japanese Restaurant
4. Costco Business Center
5. **Plaza del Sol** - Vallarta, Planet Fitness, Starbucks, Pollo Campero, Mega Dollar, Fatburger & Buffalo's Express
6. The Swingin Door Texas BBQ
7. Target
8. Roma Deli
9. BlaqHaus NoHo
10. Superior Grocers, Starbucks, Little Caesars Pizza, Yoshinoya, AutoZone, Harbor Freight, Subway
11. Groundwork Coffee Co
12. 24 Hour Fitness, Fishbone Express, Ozzy's Apizza, Kalaeras, Ono Hawaiian BBQ, Jamba Juice
13. Pitfire Pizza, The Moon Cafe, Big Mama's & Papa's Pizzeria
14. GRANVILLE, Republic of Pie, The Brickyard Pub, EAT, El Tejano, The CanTiki
15. Porto's Bakery & Cafe
16. Tony Darts Away
17. Los Amigos Bar & Grill
18. MA'S Italian Kitchen
19. Sotta
20. Morton's The Steakhouse
21. Warner Bros Studio Tour
22. **Burbank Empire Center** - Target, Walmart, Best Buy, Nordstrom Rack, Lowe's, Sephora, Michaels, REI, BevMo!, West Elm, Outback Steakhouse, Olive Garden, Krispy Kreme, Dave's Hot Chicken, and more
23. **NOHO West** - Trader Joe's, Regal Cinemas, Nordstrom Rack, LA Fitness, Carbon Health, Daiso, Ulta Beauty, Five Below, Paris Baguette, Silverlake Ramen, Crumbl, UMI, and more
24. Target, Ross
25. Planet Fitness, Smart & Final Extra!, Dollar Tree
26. Cinemark Century North Hollywood & XD
27. **Victory Plaza** - CVS, LA Fitness, Petco, Uncle Tony's, Poke Home, Cosmo Prof, and more
28. **The Plant** - Regency Theatres, The Home Depot, Old Navy, Five Below, In-N-Out, and more
29. **Canyon Plaza** - Kohl's, Ralphs, Chuck E. Cheese, Panda Express, CVS, Waba Grill, and more
30. **Westfield Fashion Square** - Bloomingdale's, Apple, Sephora, TESLA, Uniqlo, TUMI, H&M, Panini Kabob Grill, Kura Revolving Sushi Bar, Kiehl's, tBOXUNION, Macy's, and more

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