

4130 CAHUENGA

4130 CAHUENGA BLVD. TOLUCA LAKE, CA 91602

CBRE

HARBOR
ASSOCIATES



4
1
3
0



PROPERTY HIGHLIGHTS

75,000 square foot Class A office building nestled in Toluca Lake directly adjacent to NBCUniversal and minutes to the Burbank Media District.

Centralized location with convenient 101 and 134 Freeway access and walkability to the Metro Red Line.

An abundance of nearby amenities at Universal City Walk in Studio City and Toluca Lake.

3/1,000 parking in secure subterranean garage with full-time attendant.

Recently renovated building lobby, corridors, and indoor/outdoor common areas with outdoor patio.

High volume space with natural light, access to outdoor space and balconies.

Recently completed exterior façade renovation with enhanced visibility and signage.

Full building opportunity available with separate private elevator from garage to 3rd floor / mezzanine.

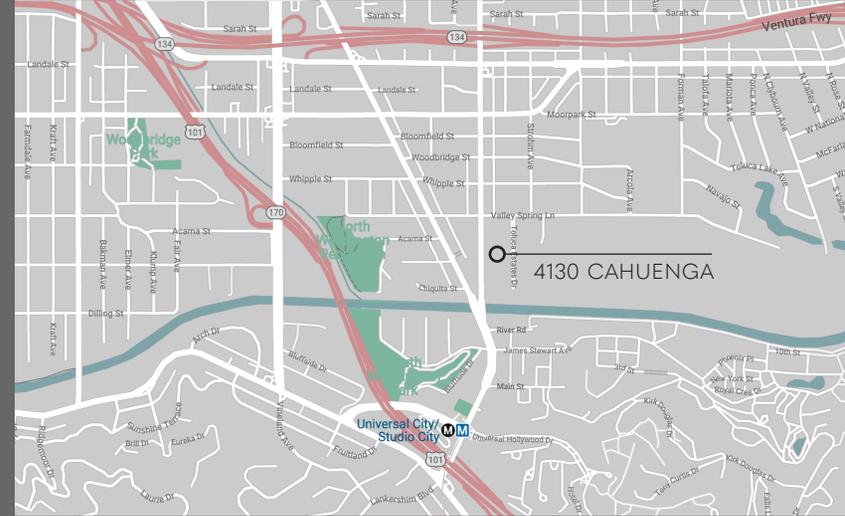


AREA OVERVIEW

Situated adjacent to Universal Studios and minutes from Warner Bros, Disney and CBS, 4130 Cahuenga offers unbeatable access and visibility to the media and entertainment industry

throughout Burbank, North Hollywood, Studio City and Hollywood. Minutes from the Metro Red Line with direct access to Union Station, and steps to Toluca Lake and Lakeside Golf Club,

the project offers a broad array of retail, shopping and dining amenities as well as executive and multi-family housing.



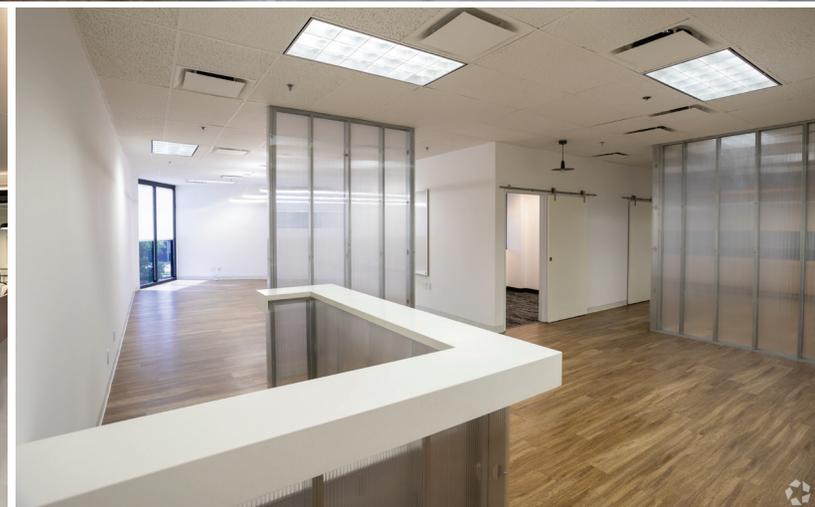
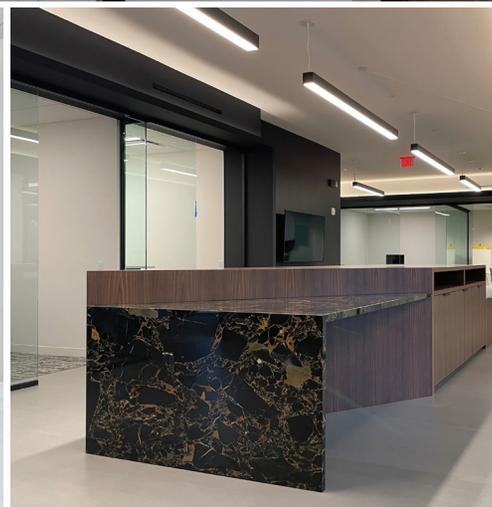


AVAILABILITIES

Suite	Asking Rate	Size	Availability
115	\$3.65 FSG	2,398 SF	30 Days
118	\$3.65 FSG	5,147 SF ¹	Immediate
128	\$3.65 FSG	4,733 SF ¹	Immediate
200	\$3.65 FSG	3,331 SF ²	Immediate
210	\$3.65 FSG	11,287 SF (Divisible)	Immediate
220	\$3.65 FSG	2,369 SF ²	Immediate
305	\$3.65 FSG	3,167 SF ³	Immediate
310	\$3.65 FSG	2,077 SF ³	Immediate
315	\$3.65 FSG	7,823 SF ³	Immediate
350	\$3.65 FSG	3,660 SF ³	Immediate

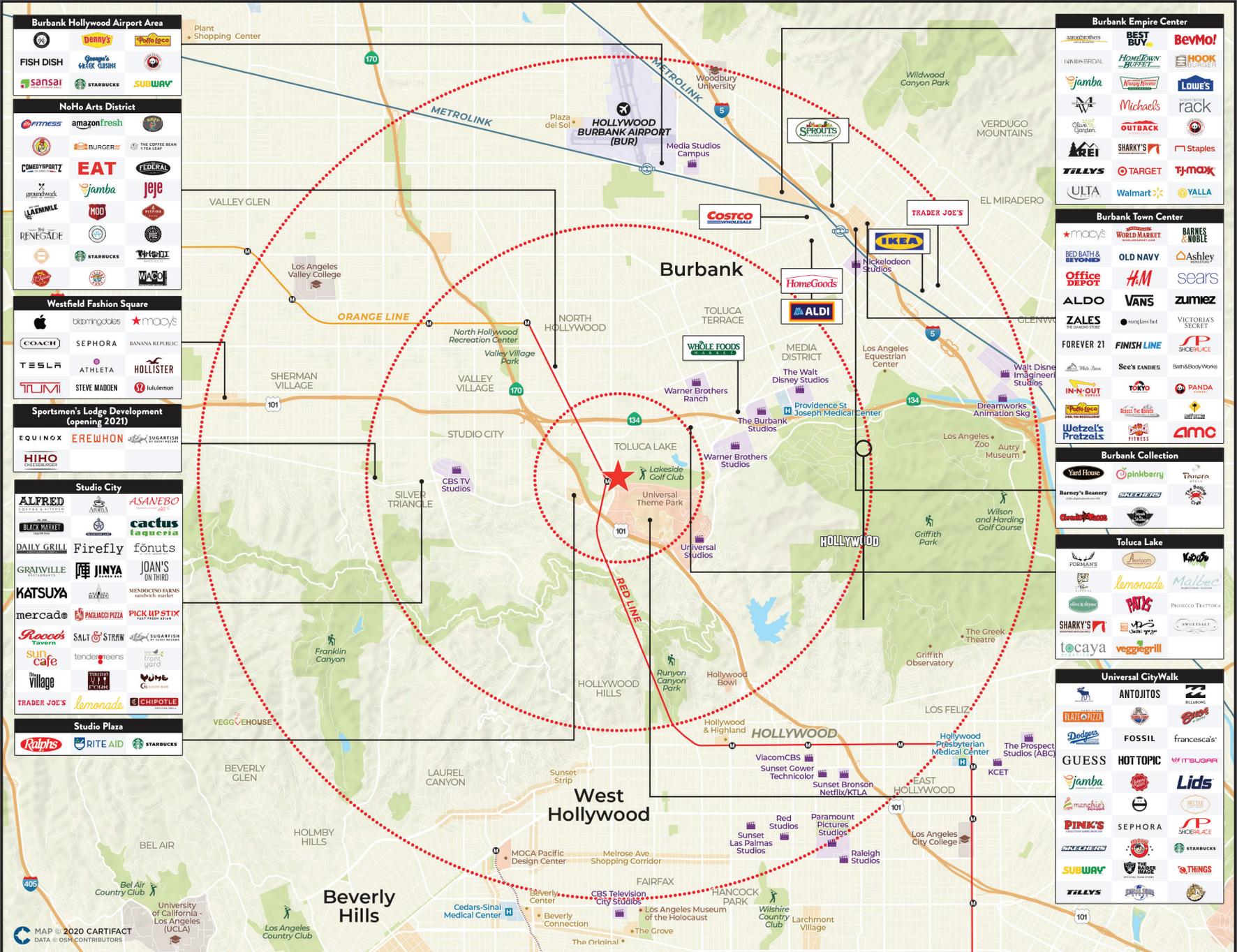
¹Contiguous to 9,880 SF ²Contiguous to 5,700 SF ³Contiguous to 16,727 SF

Parking: 3.0/1,000
\$95/month (plus applicable city tax)



IMMEDIATE NEIGHBORHOOD DINING:

AMENITIES MAP



- Burbank Hollywood Airport Area**
 - Benny's, PuroLoca, Fish Dish, Samsai, Starbucks, Subway
- NoHo Arts District**
 - Fitness, Amazon Fresh, Burger King, EAT, Jamba, Jeje, MOD, The Renegade, Starbucks, The Hub, M&C
- Westfield Fashion Square**
 - blanngadale, macy's, Coach, Sephora, Banana Republic, Tesla, Athleta, Hollister, Tumi, Steve Madden, lululemon
- Sportsmen's Lodge Development (opening 2021)**
 - Equinox, Erewhon, Sugarfish
- Studio City**
 - Alfred, Asanobo, Black Market, Cactus Tqueria, Daily Grill, Firefly, Fonuts, Grainville, Jinya, Joan's On Third, Katsuya, Mercad@, Pablitos Pizza, Pick Up Stix, Rocco's Tavern, Salt & Straw, Sun Cafe, Tender Greens, The Village, Trader Joe's, Lemonade, Chipotle
- Studio Plaza**
 - Ralph's, Rite Aid, Starbucks

- Burbank Empire Center**
 - Best Buy, BevMo!, Hook Burger, Jamba, Michaels, Rack, Outback, Staples, Target, Tj-Maxx, Walmart, Yalla
- Burbank Town Center**
 - Macy's, Barnes & Noble, Ashley, Office Depot, H&M, Sears, Aldo, Vans, Zumez, Forever 21, Finish Line, Victoria's Secret, Wetzel's Pretzels, AMC
- Burbank Collection**
 - Yard House, Spinberry, Panera, Barney's Beany, Dunkin', Baskin-Robbins, Granddaddies, Dunkin'
- Toluca Lake**
 - Forman's, Lemonade, Malbec, Pats, Veggie Grill, Sharky's, Yoda, Sweet Basil, Tocaya
- Universal CityWalk**
 - Antojitos, Fossil, Francesca's, Guess, Hot Topic, It's A Girl, Jamba, Lids, M&C, Sephora, Sheer Place, Subways, Tillys, The Hub, Things

DOUG MARLOW
Executive Vice President
Lic. 00950434
+1 818 502 6707
doug.marlow@cbre.com

JULIANA SAMPSON
Vice President
Lic. 01894878
+1 818 502 6772
juliana.sampson@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.