



4142 — 4146 Lankershim Blvd

For Lease
±850 to ±16,000 RSF

Creative Office +
Ground Floor
Cafe/Restaurant

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Leasing opportunities in a TUMO-owned and anchored office building in Toluca Lake.

TUMO, a global non-profit leader in creative technology education, empowers teenagers with skills blending technology and design.

Founded in Armenia in 2011, TUMO now operates internationally, with hubs in Paris, Berlin, and Zurich.

Today, TUMO makes a global impact by offering free education to over 32,000 teenagers every week.

4142 – 4146 Lankershim Blvd

Leasing at this TUMO-anchored campus offers a unique opportunity to align with a high-impact organization gaining significant media attention and foot traffic.

At this campus, TUMO plans to enroll and empower 600 talented and creative teenagers by summer 2025.

Global Leaders Support



Jensen Huang
Founder and CEO,
NVIDIA

"I've seen a lot of STEM programs, and this has to be one of the best in the world."



Angela Merkel
German
ex-chancellor

"I'm shocked in a real positive way. This TUMO is not for Armenia only. It's international. It's a philosophy."



Anne Hidalgo
Mayor of Paris

"Long live TUMO! To the young people who are here, be bold and think about the future humanely and without limits."



Paris, France



Berlin, Germany



Coimbra, Portugal



Zurich, Switzerland



Kyiv, Ukraine



Lyon, France



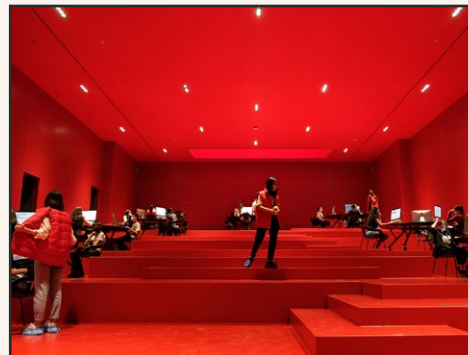
Tirana, Albania



Beirut, Lebanon



Yerevan, Armenia



Gyumri, Armenia



Dilijan, Armenia

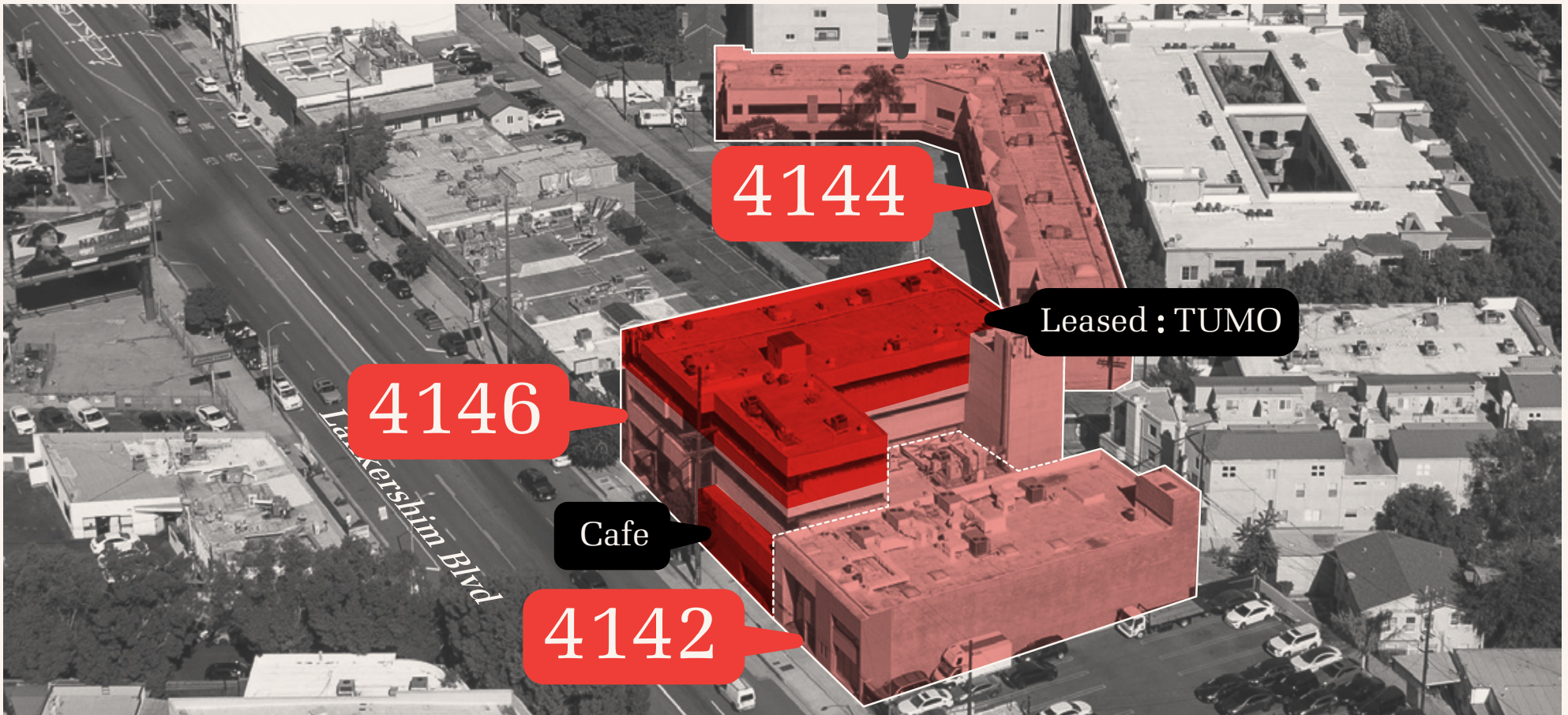


Koghb, Armenia

With funding secured, these renderings showcase the transformation envisioned by TUMO, with completion scheduled for Q4 2025 or Q1 2026.

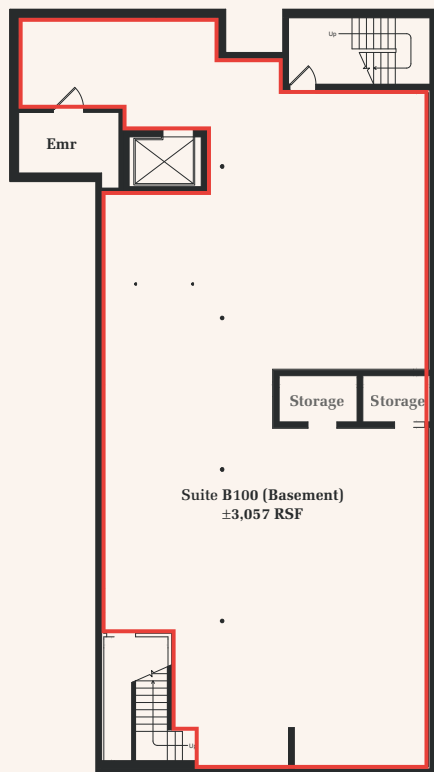


BUILDING	AVAILABLE AREA	RATE	OCCUPANCY	TERM	PARKING
4142	±850 to ±14,000 RSF	\$2.25 to \$2.75 / SF per Mo. / MG	Core & Shell	3–10 Years	±2.9 spaces per 1,000 SF \$135/space/mo. reserved & covered \$85/space/mo. reserved & uncovered \$65/space/mo. unreserved
4144	±16,000 RSF		Immediate		
4146	±6,600 to ±14,100 RSF		Core & Shell		



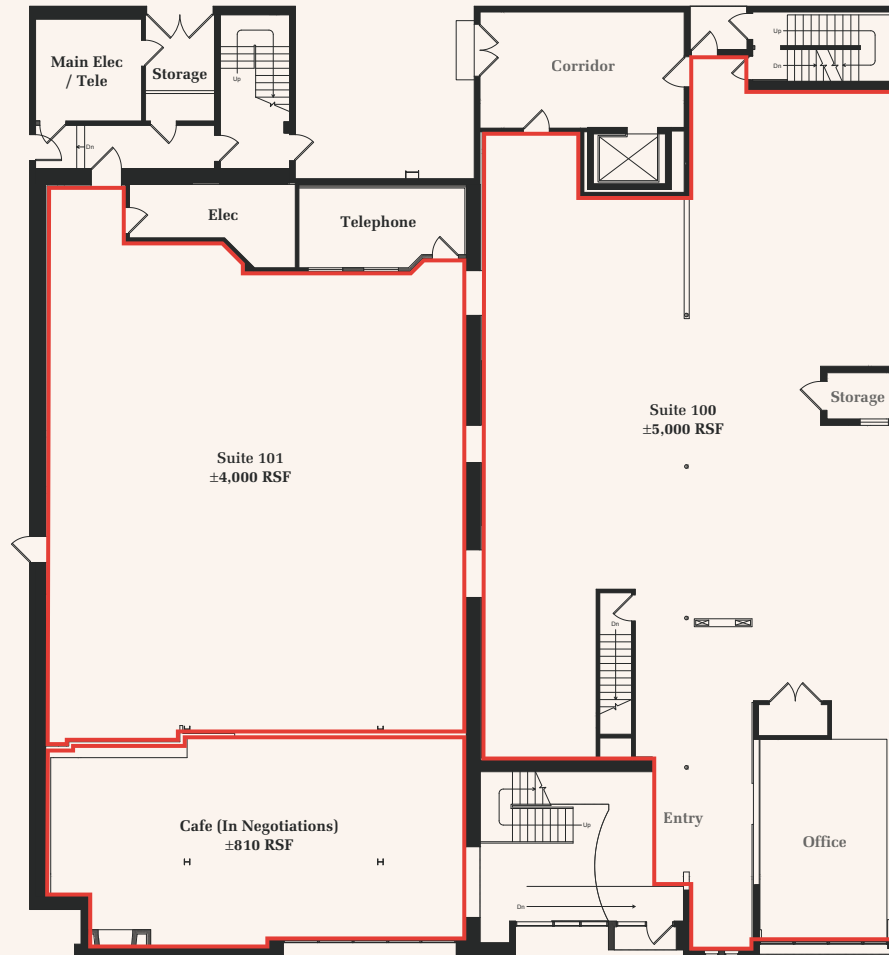
Basement

Ste 100B ±3,057 RSF



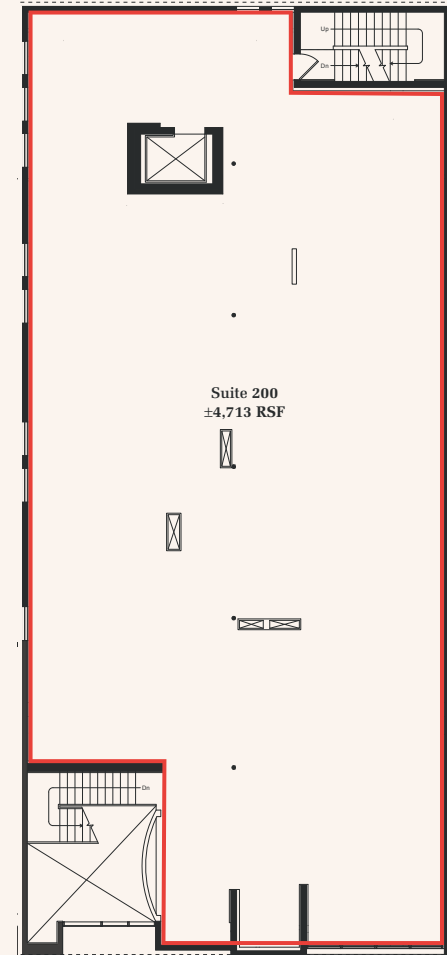
First Floor

Ste 100 ±5,000 RSF
Ste 101 ±4,000 RSF
Cafe ±810 RSF

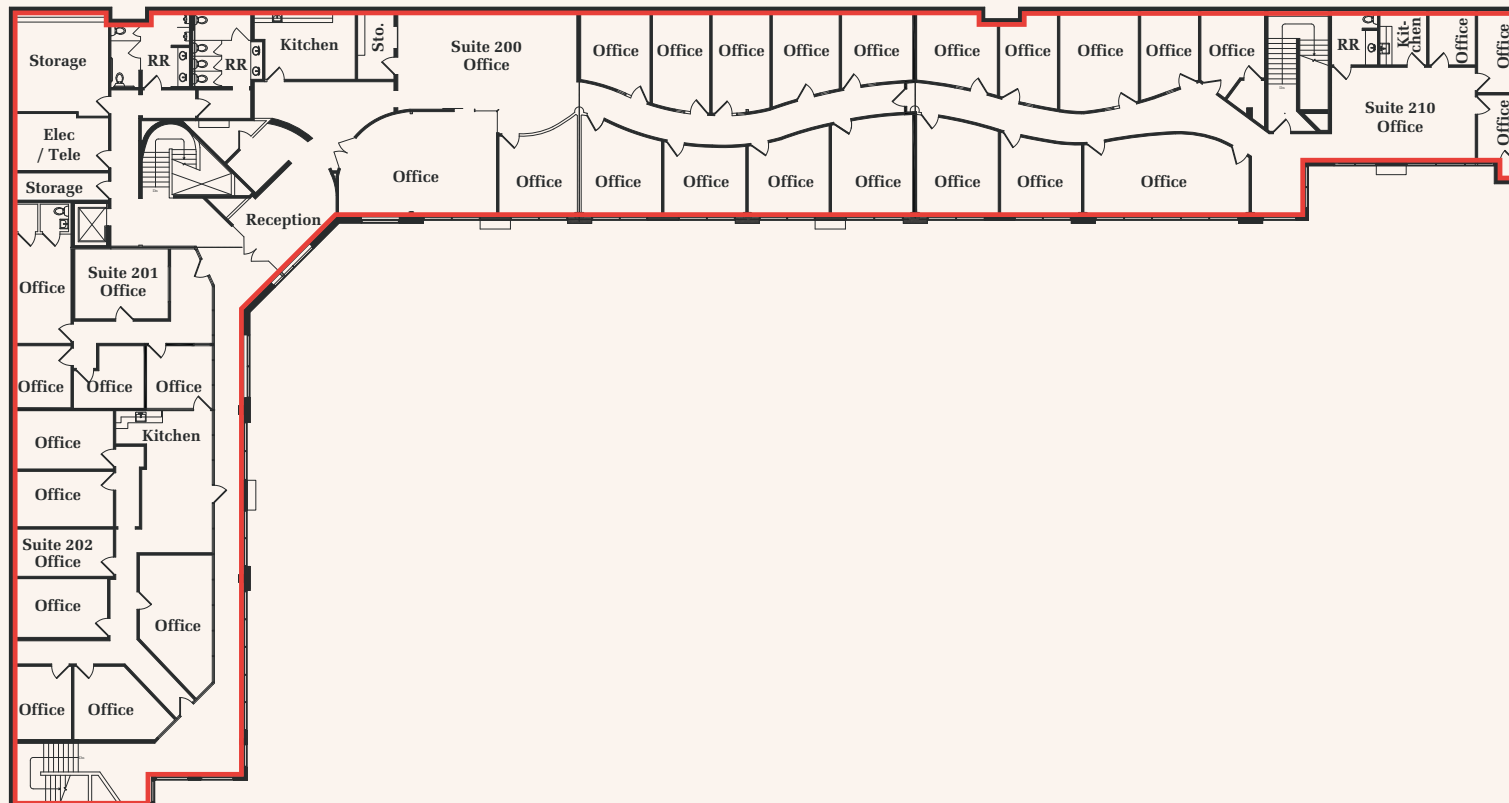


Second Floor

Ste 200 ±4,713 RSF

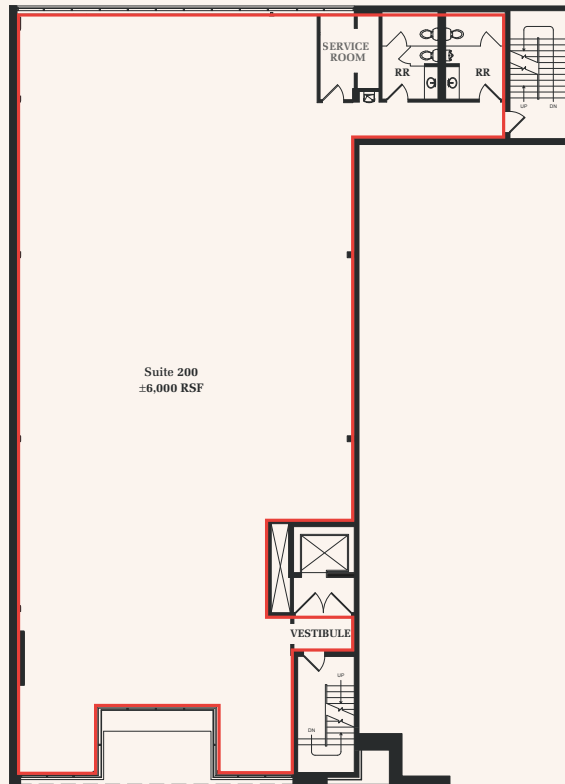


Second Floor
±16,000 RSF



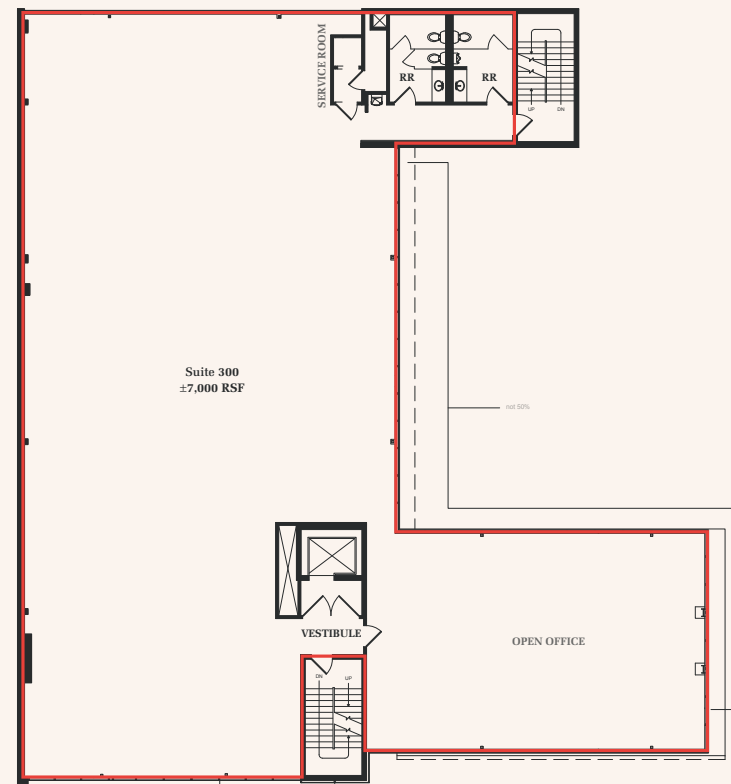
Second Floor

Ste 200 ±6,000 RSF



Third Floor

Ste 300 ±7,000 RSF



TUMO Hub is strategically located at the border of Studio City, Toluca Lake, and North Hollywood.

Studio City and Toluca Lake have long been associated with entertainment and the arts. These two neighborhoods boast tree-lined streets, trendy boutiques, chef-driven restaurants, and a mix of modern homes and historic properties.

North Hollywood Arts District is a vibrant community of galleries and creative companies situated in an urban setting.



Nearby:
 Blocks to 101 and 134 FWYS
 2 mi to Warner Bros. Studios
 3 mi to Hollywood Bowl
 4 mi to Burbank Airport
 5 mi to Hollywood

74/100 walkscore
 5 min bike ride to universal city/studio city metro station



- Retailers / Restaurants / Entertainment Venues
- Notable Office Tenants

HAHA COMEDY CLUB

COMEDY CHATEAU

ZANKOU CHICKEN

COFFEE BEAN

ERNIE'S

CASCABEL

BURBANK MEDIA DISTRICT

METRO B LINE

VERSE

LARRABEE STUDIOS

4142-4146 LANKESHIM BLVD

LAKESIDE GOLF CLUB

SPROUTS

KAZUNORI

RALPH'S

UNIVERSAL STUDIOS THEME PARK

COMCAST UNIVERSAL

UNIVERSAL CITY WALK

HOLLYWOOD BOWL (3 MILES)

DTLA (8 MILES)

5-min Drive



Universal Studios: In 2023, the park hosted approximately 10 million guests, making it the 14th-most visited theme park in the world.

5-min Drive



KazuNori: A handroll-only sushi option from the people behind Sugarfish. It is considered the first of its kind and debatably still the best in Los Angeles.

5-min Drive



Mercado: A sleek & contemporary restaurant with an inventive mix of food, atmosphere, and tradition, reflecting the heart & soul of new Mexican dining.

5-min Drive



Trader Joe's: A neighborhood grocery store known for its unique products and everyday basics at affordable prices.

10-min Drive



Hollywood Bowl : A historic amphitheatre and public park in the Hollywood Hills named as one of the 10 best live music venues in the United States by Rolling Stone magazine. In 2023, it had a record-breaking summer attendance of nearly 1.3 million people.

10-min Drive



Warner Bros. Studios: One of the "Big Five" major American film studios located in Burbank. It occupies over 62 acres and was innaugurated nearly 100 years ago.