

FOR LEASE

11426 VENTURA BOULEVARD

STUDIO CITY, CA 91604

*1,430 SF Ground Level Office &
2,500 SF Warehouse/Storage*

±6,400 SF freestanding concrete block/
masonry building

Situated on 6,247 SF (0.14 Ac) of land

Built in 1989

700 SF & 730 SF of office spaces

2,500 SF of warehouse space

Negotiable lease term

Garage/ warehouse parking

Creative office + warehouse/storage/parking
garage build out

JOSH CUNNINGHAM

949.415.7333 | josh.cunningham@kidder.com

LIC N° 01802660



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





LOCATION HIGHLIGHTS

Within a 5 minute walk, tenants have immediate access to over 15 food and drink establishments as well as popular fitness and recreational facilities.

Down the street from Universal Studios and the retail mix of Universal City Walk and NBC/Comcast headquarters. It's also a short drive to Warner Brothers, Disney, CBS, and Burbank Studios.

Adjacent to the Universal Studio lot, the Metro station Red Line offers quick and easy transportation south to Hollywood and DTLA and north to North Hollywood. Bus #6989 Ventura/Tujunga is just outside the property. Convenient freeway access one block from the northbound 101 freeway on/off ramp and .4 miles from the southbound on/off ramp.

It is 15 minutes from the Van Nuys Airport and 15 minutes from the Bob Hope (Burbank) Airport. With convenient access to I-405, 101, 134 and I-5 freeways, 11426 Ventura Blvd offers relatively direct access to LAX as well as port of LA/Long Beach.



11426 is a unique office building located within the heart of the entertainment and media corridor of Studio City between Tujunga Canyon and Colfax Ave



**HIGHLY VISIBLE
ON VENTURA
BLVD**



**PRIVATE
GARAGE**



**GROUND
FLOOR
AVAILABLE**



**NEARBY
SHOPPING &
RESTAURANTS**



**UPGRADED
OFFICE +
WAREHOUSE**



**4MIN FROM
METRO RED
LINE STOP**

Lease rate is negotiable, contact listing agent for more details

1,430 SF

GROUND LEVEL OFFICE

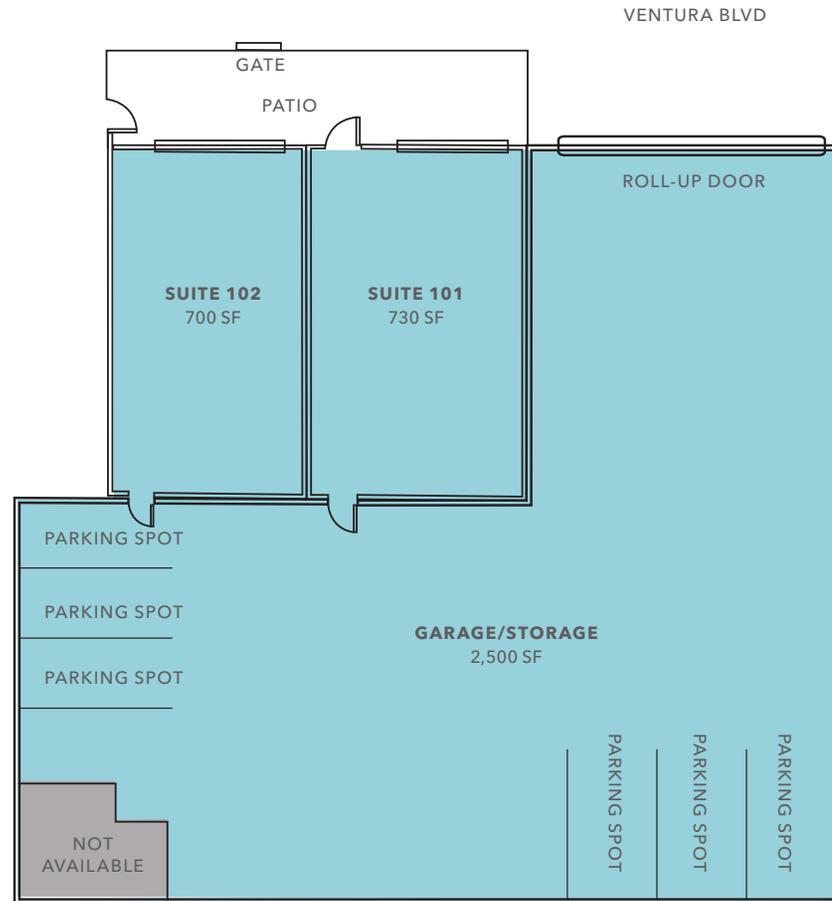
2,500 SF

WAREHOUSE/STORAGE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



AVAILABILITIES

Suite	Lease Rate (SF/YR)	Size	Notes
Suite 101	Negotiable	730 SF	One tenant preferred for all available units
Suite 102	Negotiable	700 SF	One tenant preferred for all available units
Garage/Storage	Negotiable	2,500 SF	Warehouse storage area

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

