

FOR LEASE

5431 West 104th Street

LOS ANGELES, CA



PRIVATE CAPITAL GROUP

NEWMARK

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5431 West 104th Street

5431 West 104th Street, Los Angeles, CA is 41,656 sq ft, spread across two buildings. The premises comprise three studios tailored for diverse uses such as production, gallery displays, green room facilities, and podcast recording. Additionally, there's 9,800 sq ft dedicated to office space that features an industrial-chic aesthetic with a full kitchen, and a spacious open work area. The site also boasts an inviting outdoor deck equipped with a kitchen, restrooms, and semi-private cabanas for collaboration and entertaining.

The lot is gated, providing abundant parking space and is conveniently accessible via four roll-up doors. Situated near key transportation hubs and areas of interest including Los Angeles International Airport (LAX), the 405 and 105 freeways, Pacific Coast Highway, and notable neighborhoods such as Playa Vista, Venice, Marina del Rey, Culver City, and South Bay.

- Multiple-use studios for production and creative endeavors
- Modern office space with high-end finishes
- Outdoor recreational area with kitchen and cabanas
- Gated parking lot with ample space
- Excellent location with easy access to major freeways and points of interest throughout Los Angeles.
- Possible expansion of space by ±14,974



Property Overview

Possible expansion of space by $\pm 14,974$

\$2.75 NNN

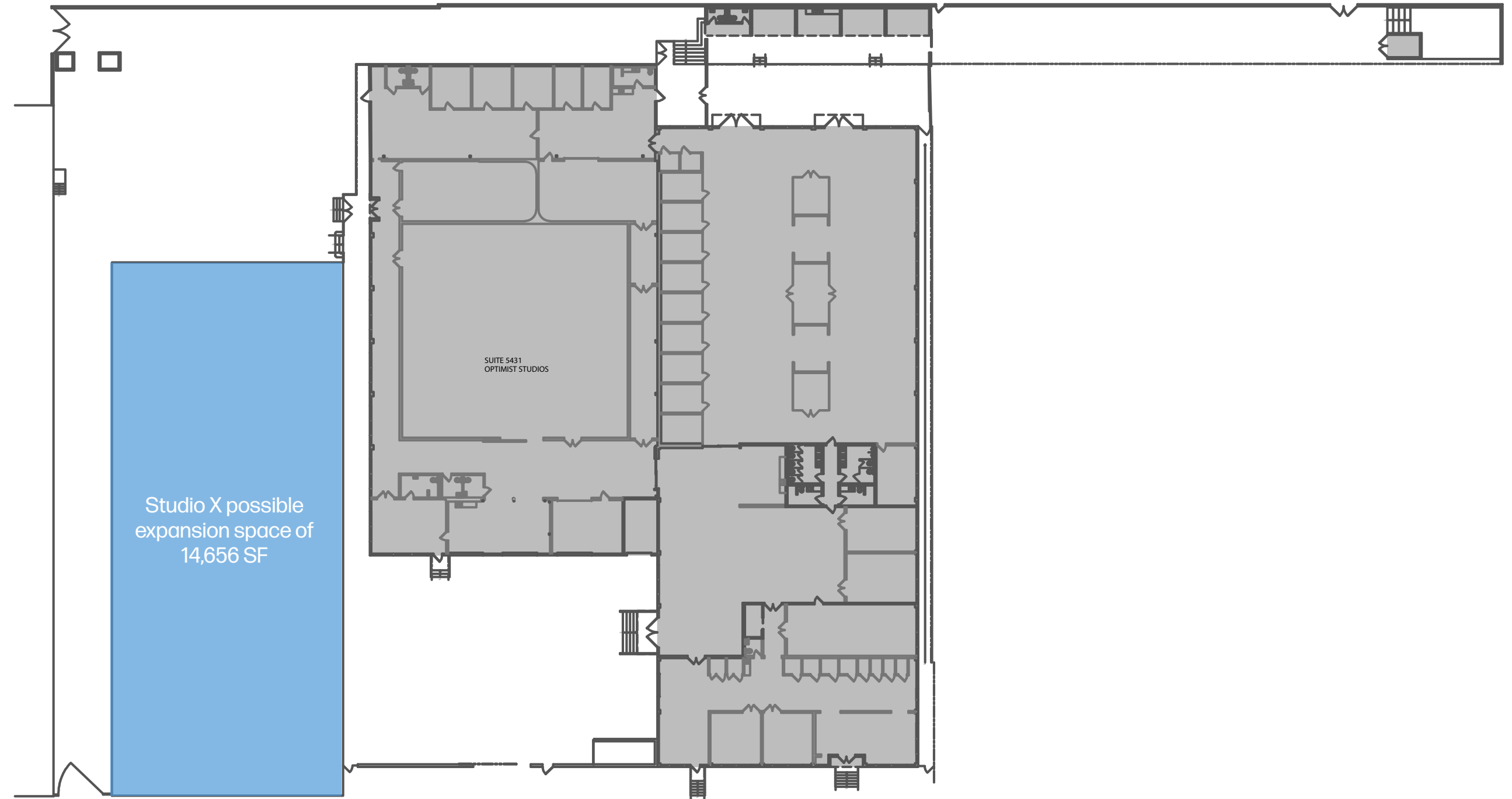
NETS .43 per foot

Term 5-10 years

Secured parking 45 spaces

Occupancy 30 days

Entire Building for lease non divisible



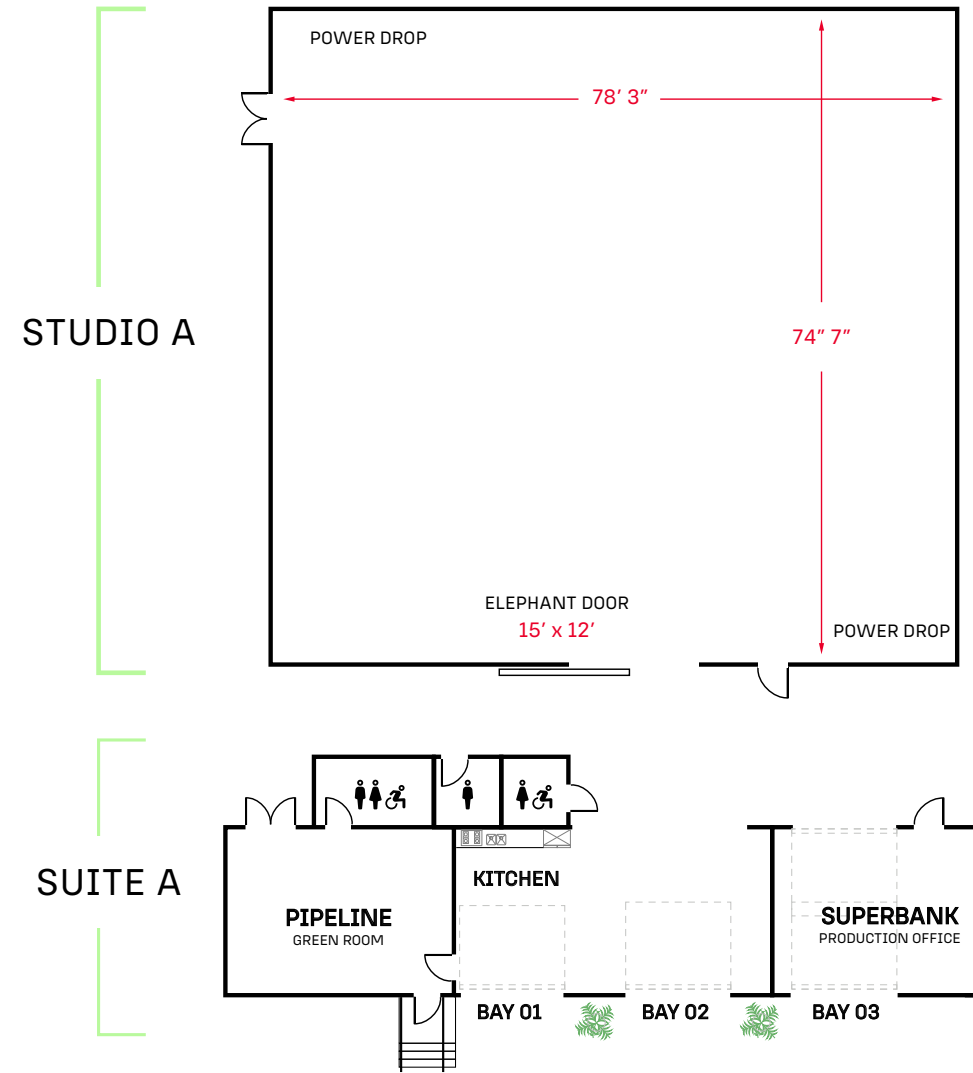
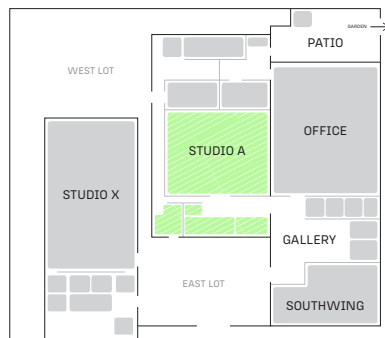
Studio A

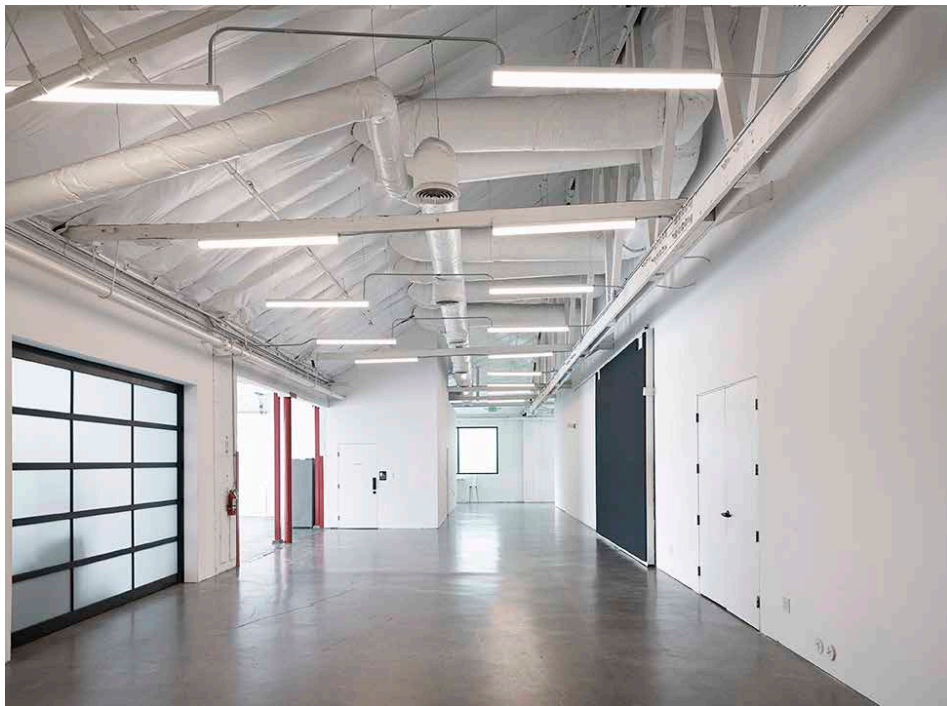
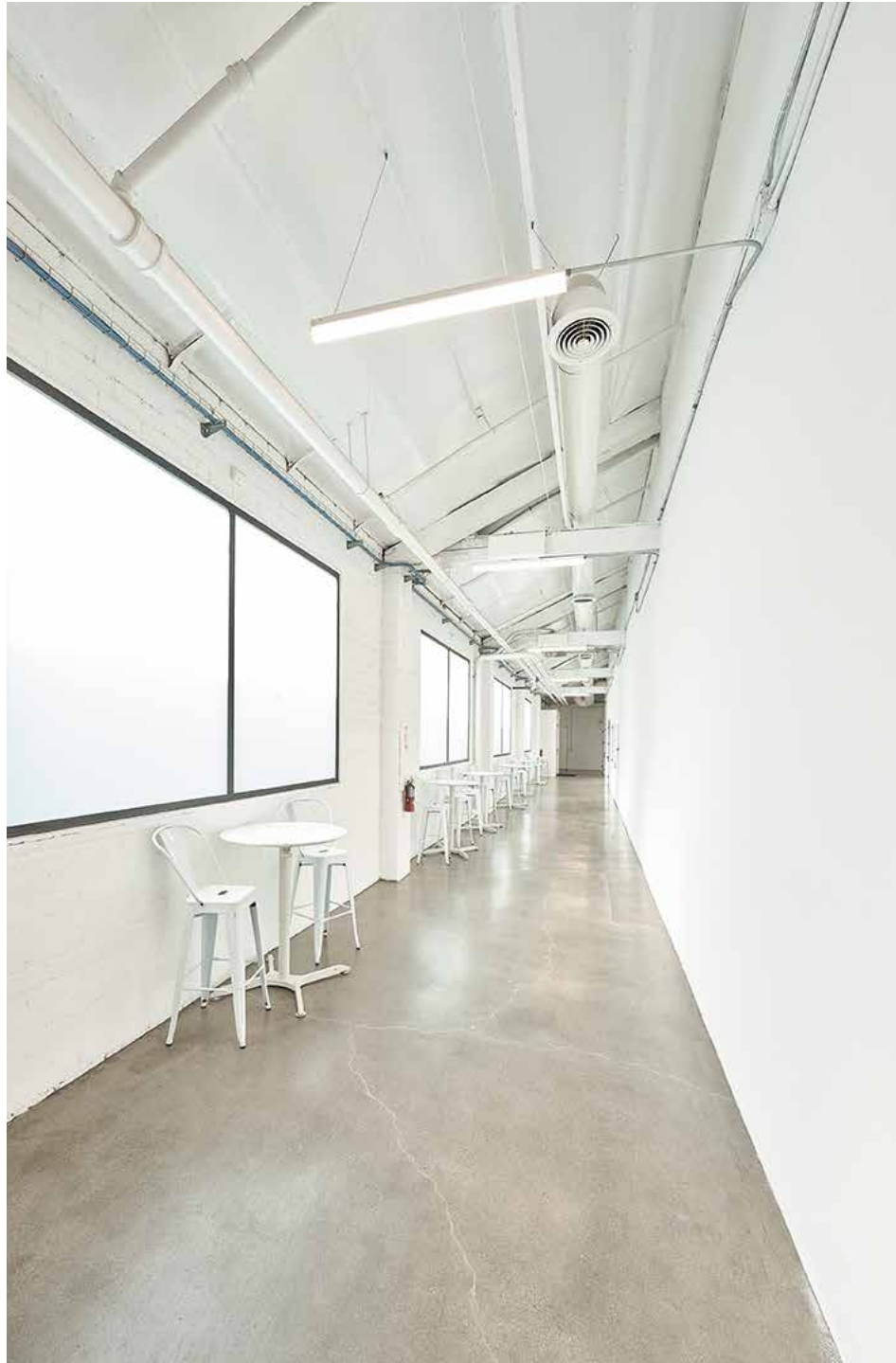
THE MAIN STAGE. STUDIO A IS AN EXPANSIVE BLANK CANVAS WHERE THE ONLY LIMIT IS YOUR IMAGINATION.

5,849 SQ. FT.
21' TRUSS CLEARANCE

- SUITE A:
 - 1,595 sq. ft.
 - Production office/green room with en suite restroom + shower; additional green rooms and production offices available
 - (1) Men's restroom w/ shower
 - (1) Women's ADA restroom
 - Full Kitchen

- Rigging provided in the space, engineering pack available
- 180° backdrops in green, blue, and white
- 25 parking spaces; additional parking available
- 3 truck loading docks adjacent to studio
- Internet: Gigabit internet; upgrade available up to 1GB
- Power: 2400 amps; 2 drops total





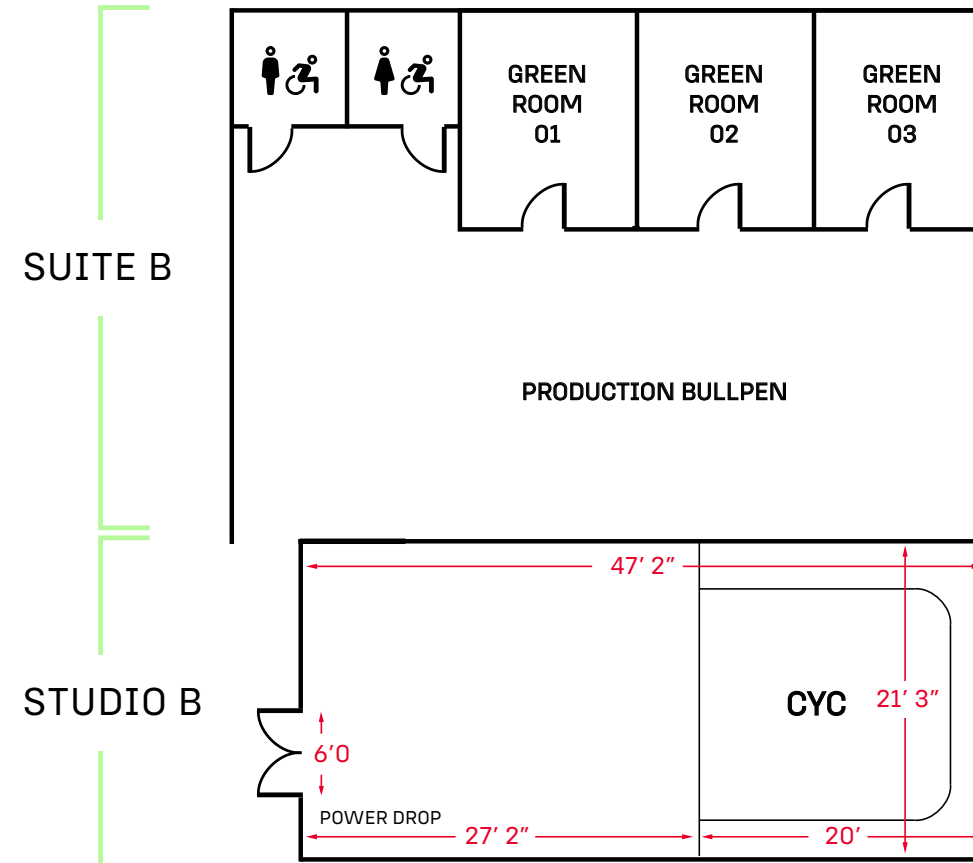
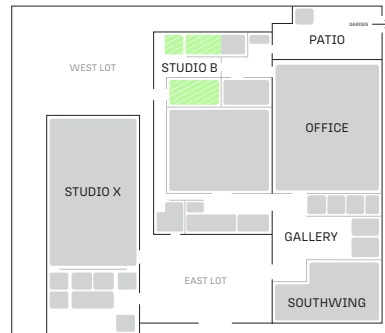
Studio B

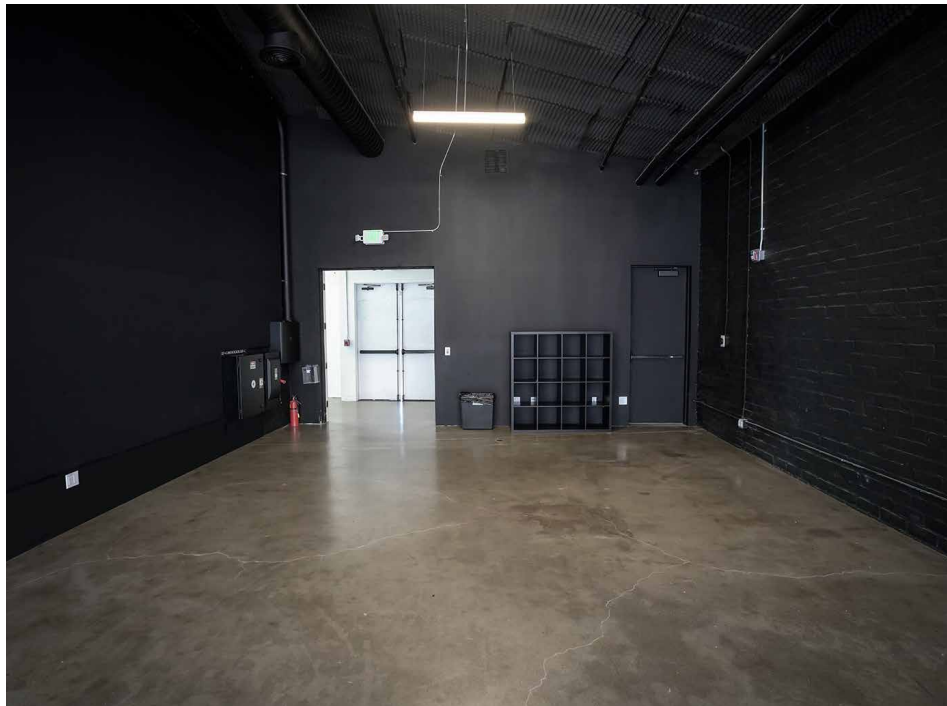
A 3 WALL 2 CORNER CYC WITH A 12' GRID. STUDIO B COMES PRE LIT AND IS OPTIMIZED FOR E-COMMERCE.

950 SQ. FT.
12' GRID CLEARANCE

- SUITE B:
 - 1,845 sq. ft.
 - 3 green rooms
 - Production bullpen
 - (1) Men's ADA restroom
 - (1) Women's ADA restroom

- 10 parking spaces; additional parking available
- Internet: Gigabit internet; upgrade available up to 1GB
- Power: 600 amps; single drop





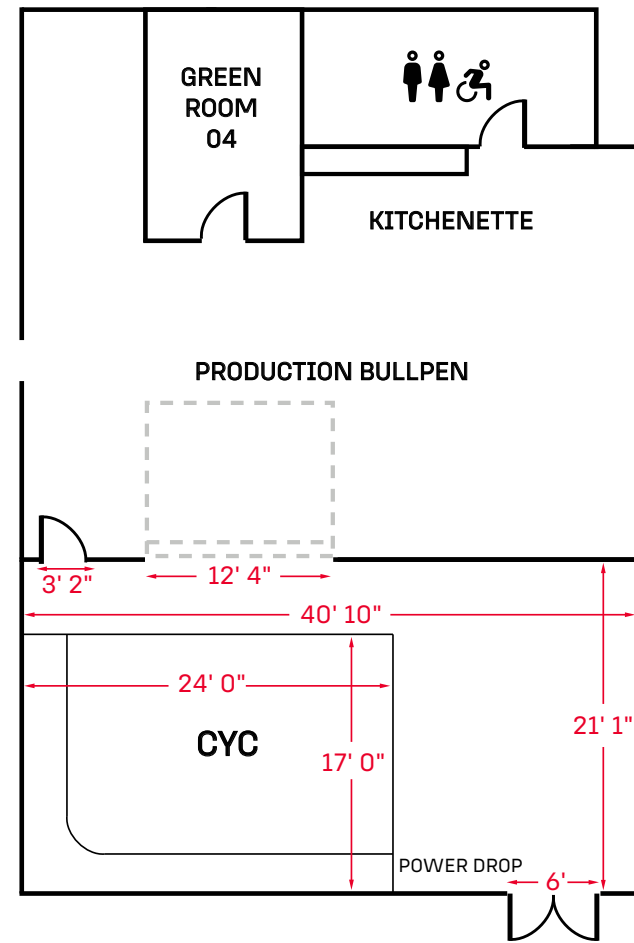
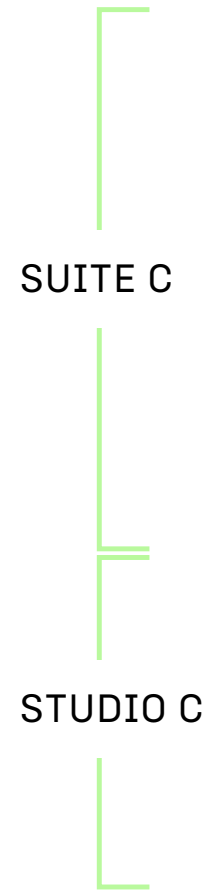
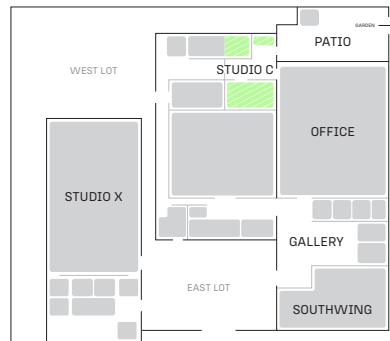
Studio C

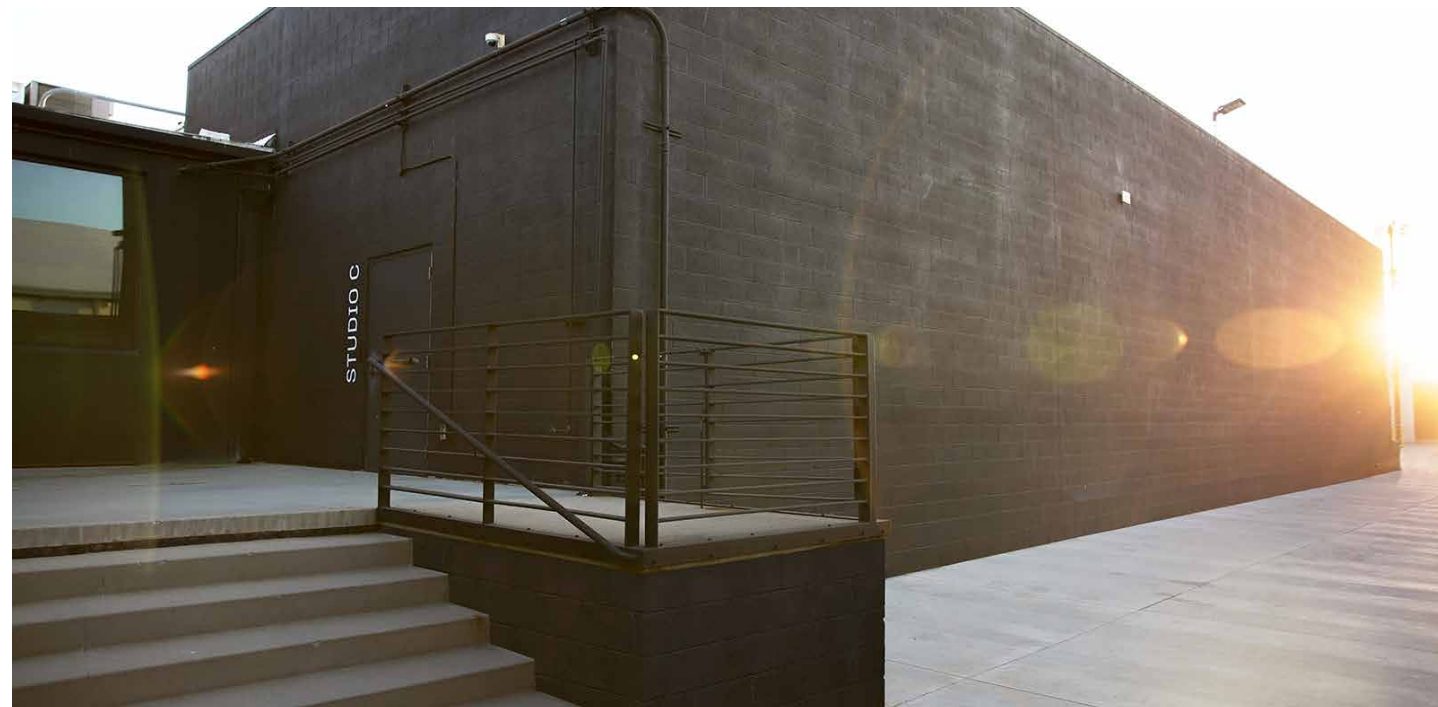
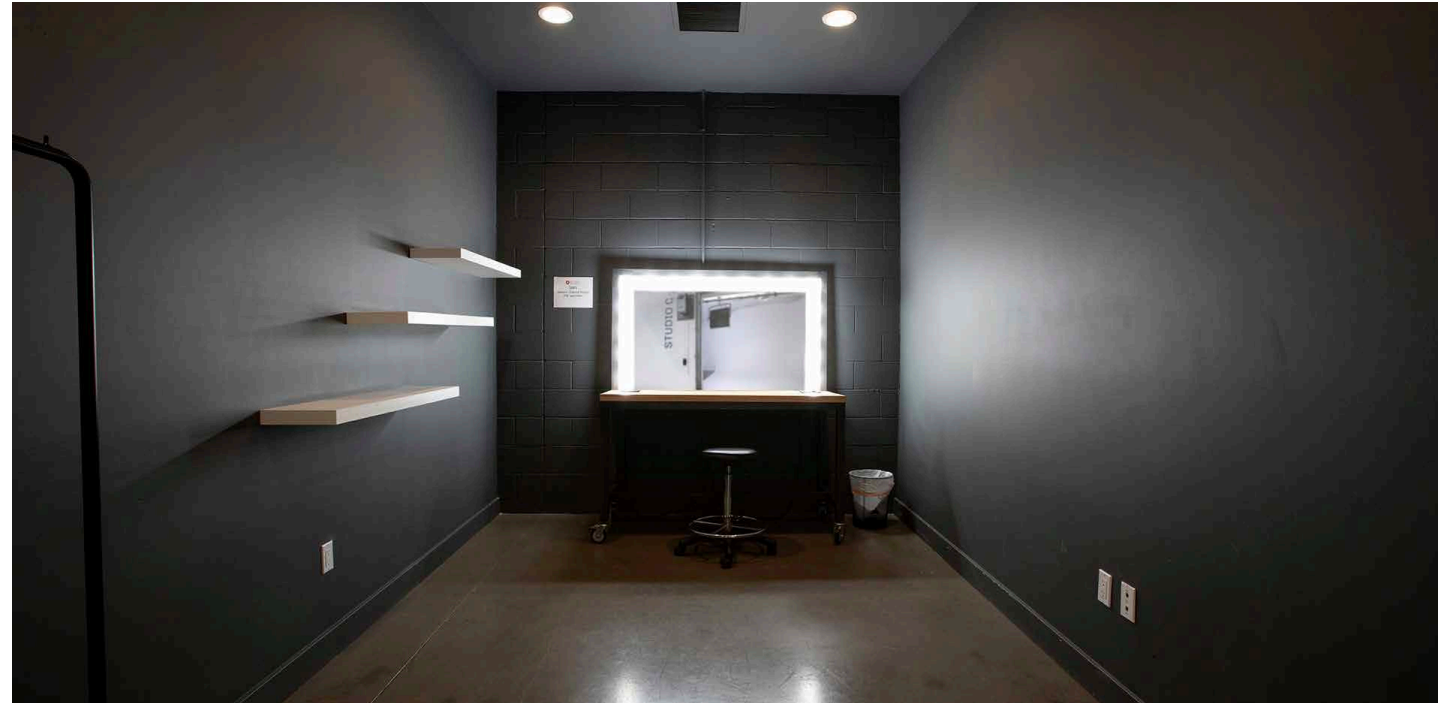
THE INFINITY WALL. STUDIO C IS A TWO WALL WHITE CYC IDEAL FOR FULL BODY FASHION SHOOTS, LAYDOWNS, TABLETOP PHOTOGRAPHY – AND EVERYTHING IN BETWEEN.

850 SQ. FT.
2 WALL WHITE CYC

- SUITE C:
 - 1,005 sq. ft.
 - Dedicated green room
 - Production bullpen
 - (1) Gender Neutral ADA restroom w/ shower
 - Kitchenette

- Dedicated loading dock & private entrance
- 10 parking spaces; additional parking available
- Internet: Gigabit internet; upgrade available up to 1GB
- Power: 600 amps; single drop



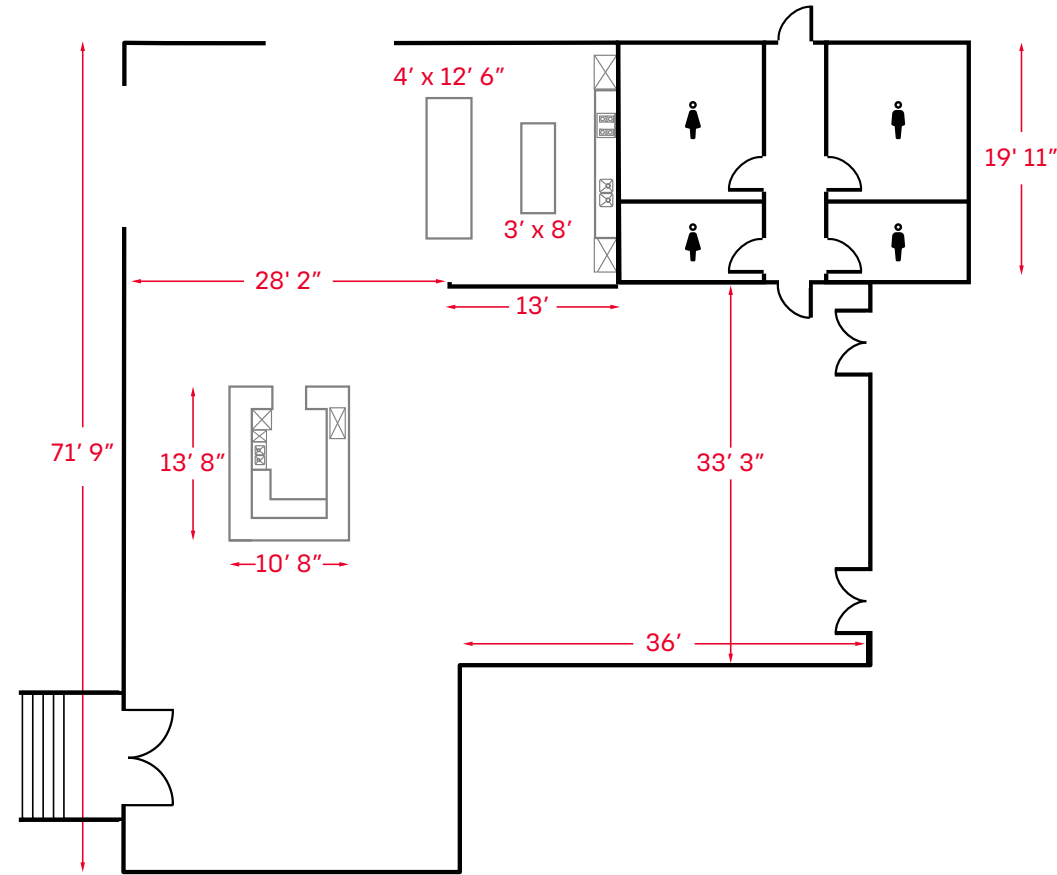
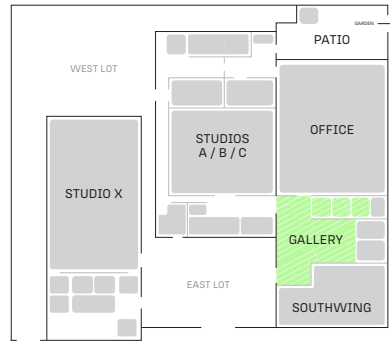


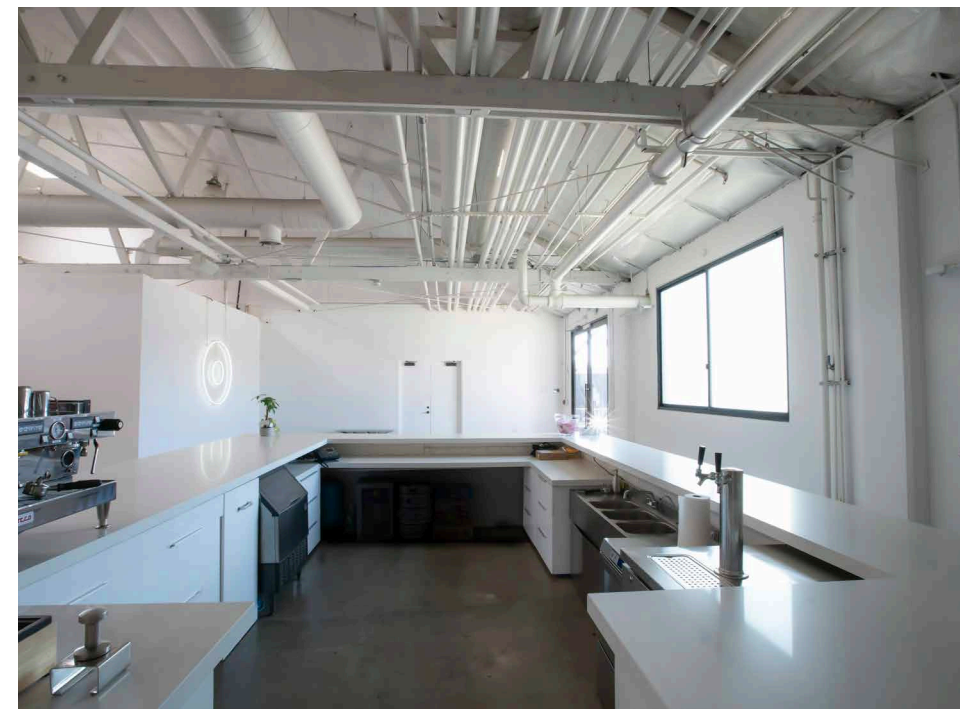
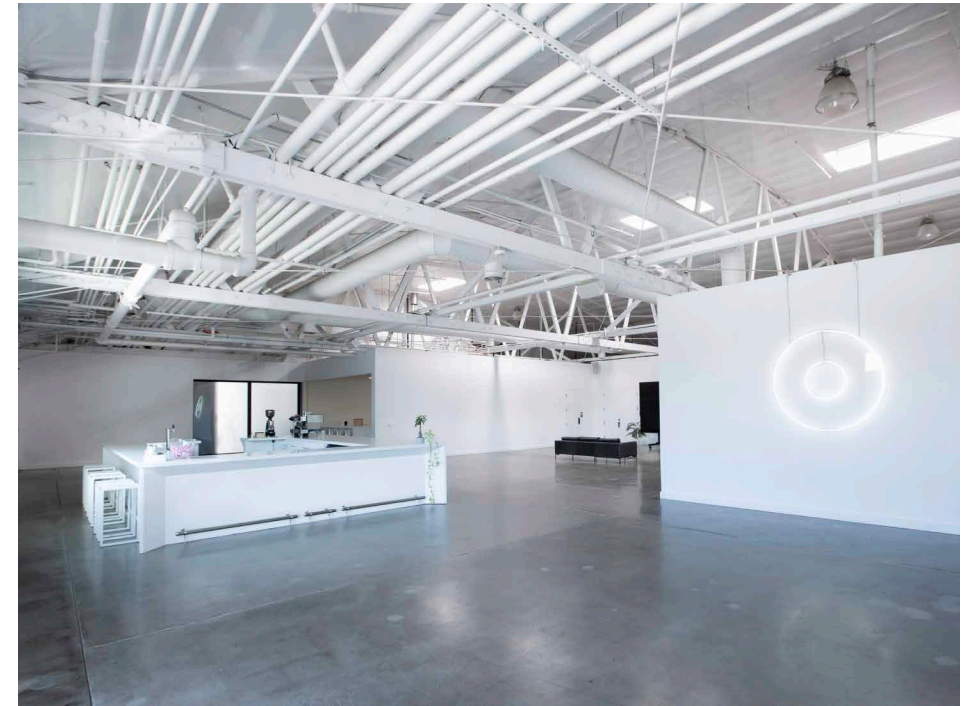
Gallery

A MULTI FACETED SPACE WITH A CAFE/BAR, KITCHEN, AND LOUNGE OPTIMIZED FOR PARTIES, PRODUCTIONS AND EVENTS.

NEARLY 3,700 SQ. FT.

- Full kitchen + bar
- Restrooms:
 - (1) Women's restroom with shower
 - (1) Women's multiple stall restroom
 - (1) Men's restroom with shower
 - (1) Men's multiple stall restroom
- Sound system throughout
- Internet: Gigabit internet; upgrade available up to 1GB
- 20 parking spaces; additional parking available



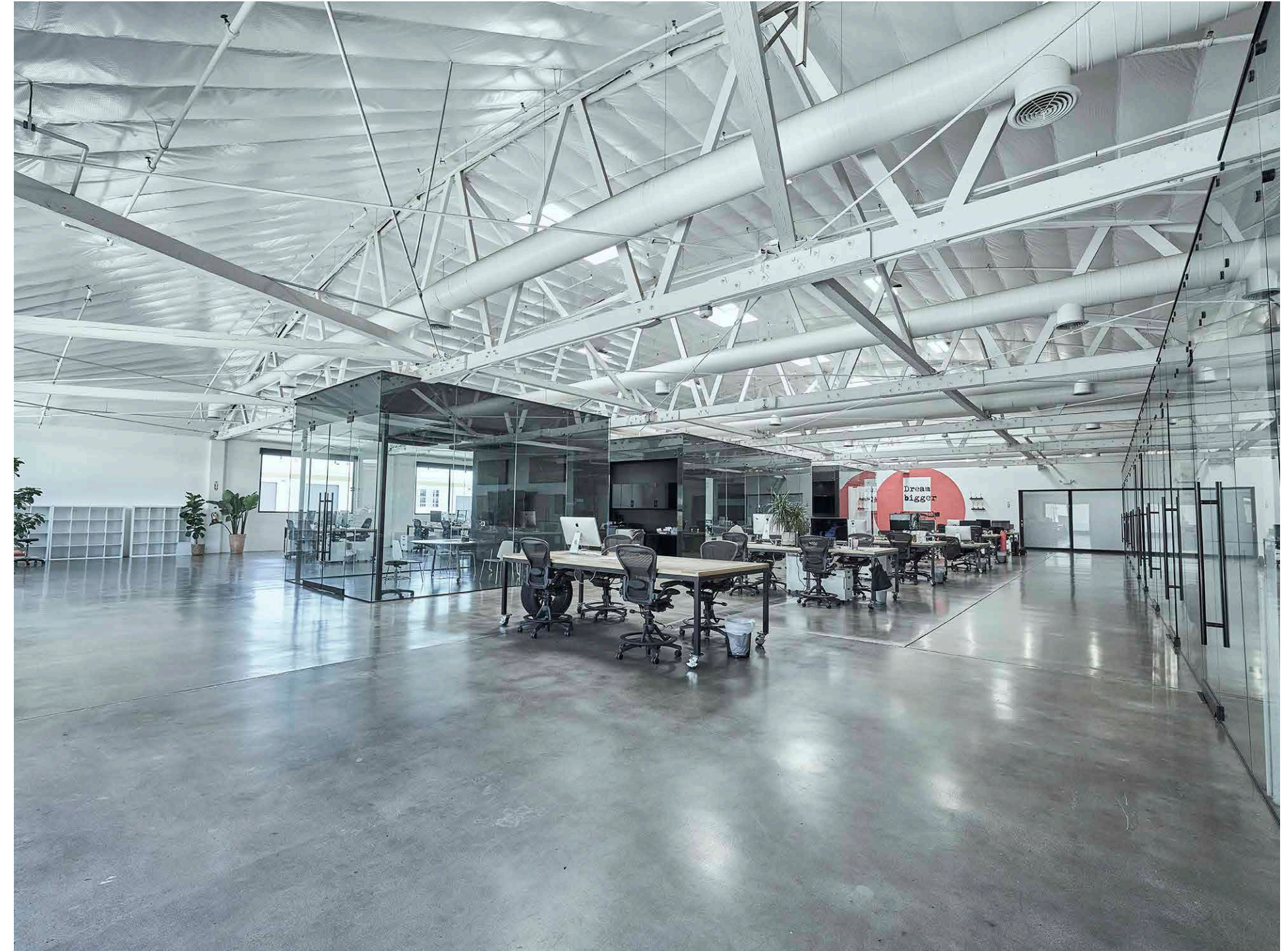
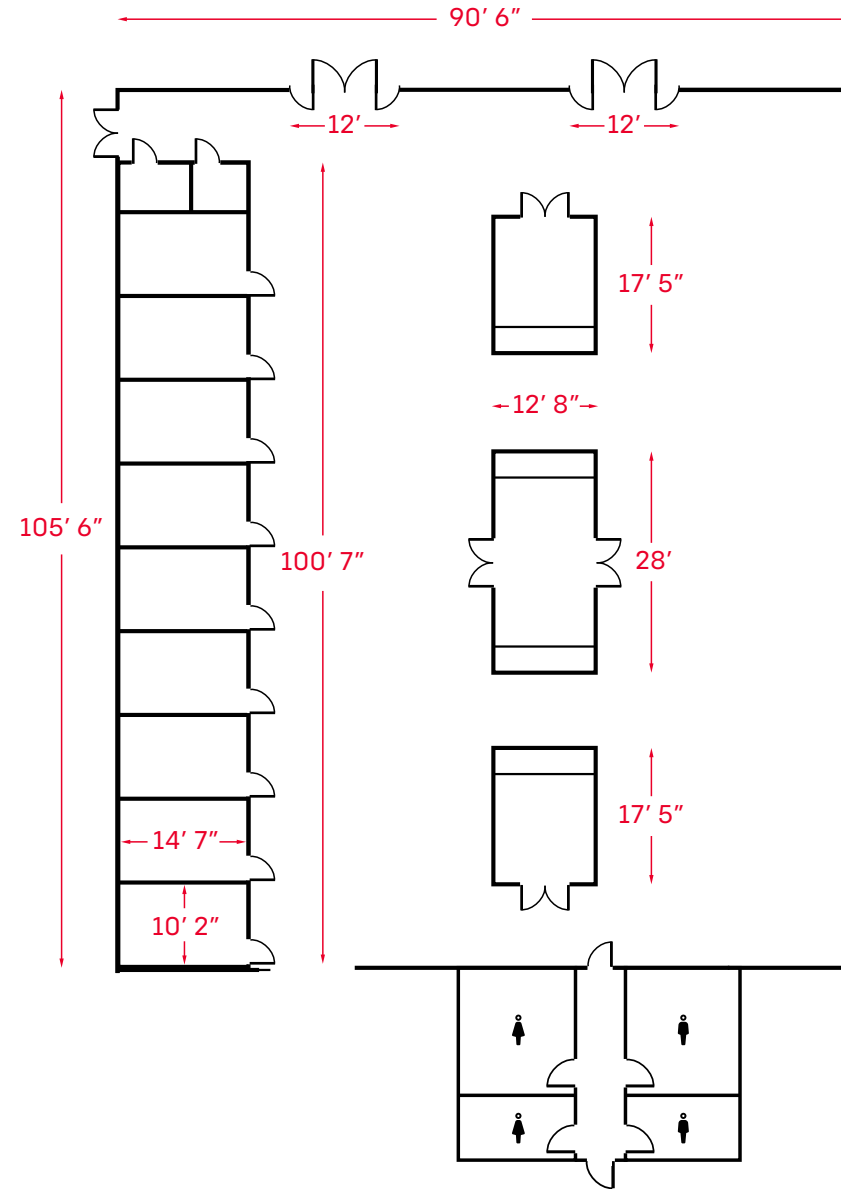
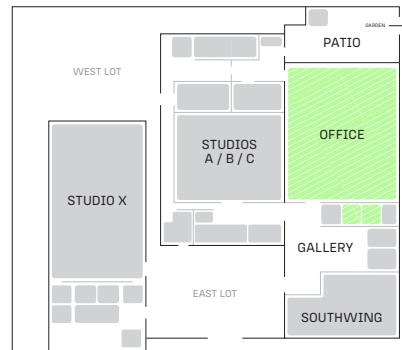


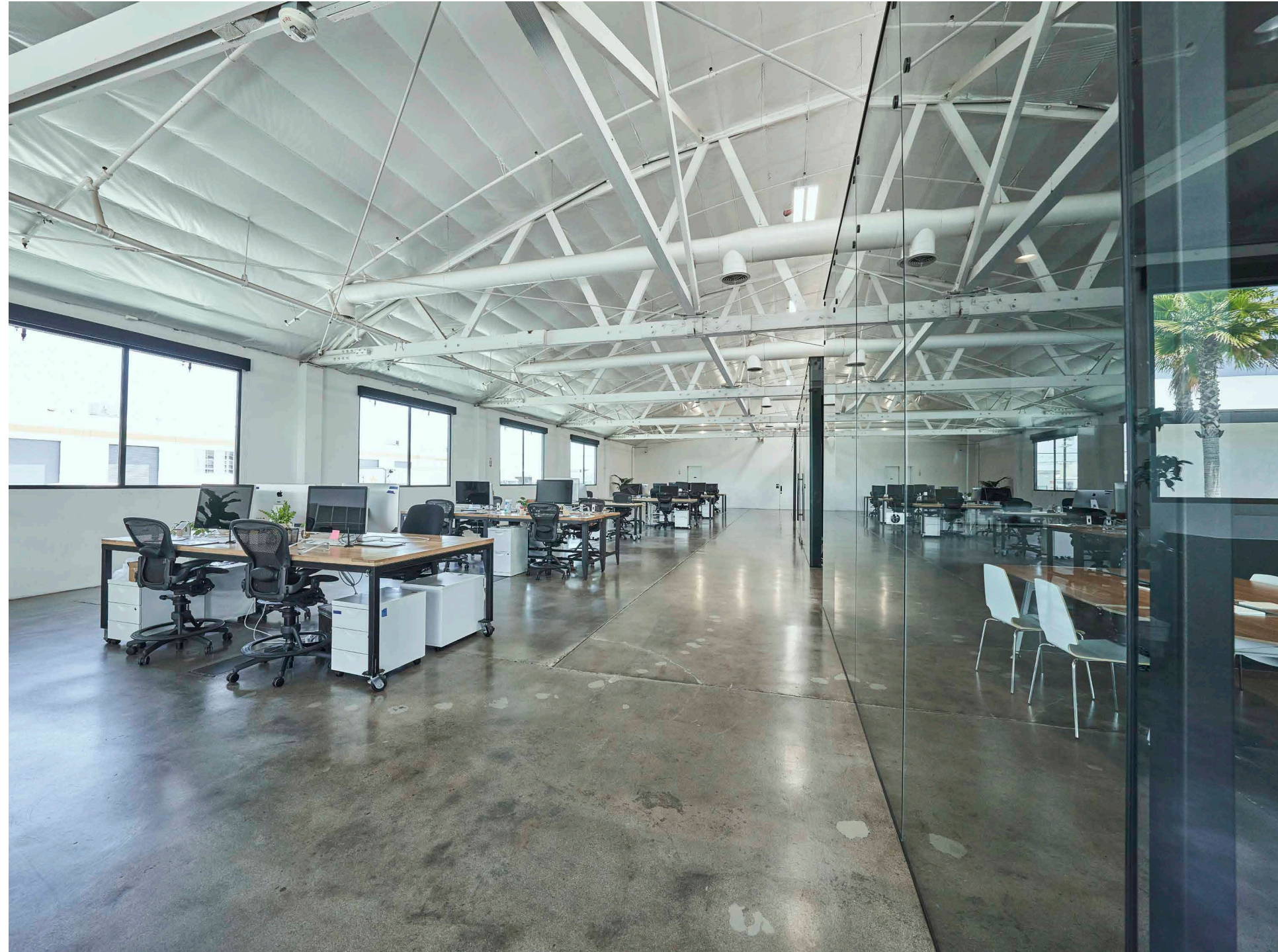
Office

A SOPHISTICATED WORK SPACE THAT PROVIDES INSTANT INFRASTRUCTURE, PRODUCTION HOMEBASE OR LOCATION BACKDROP.

APPROX 9,800 SQ. FT.

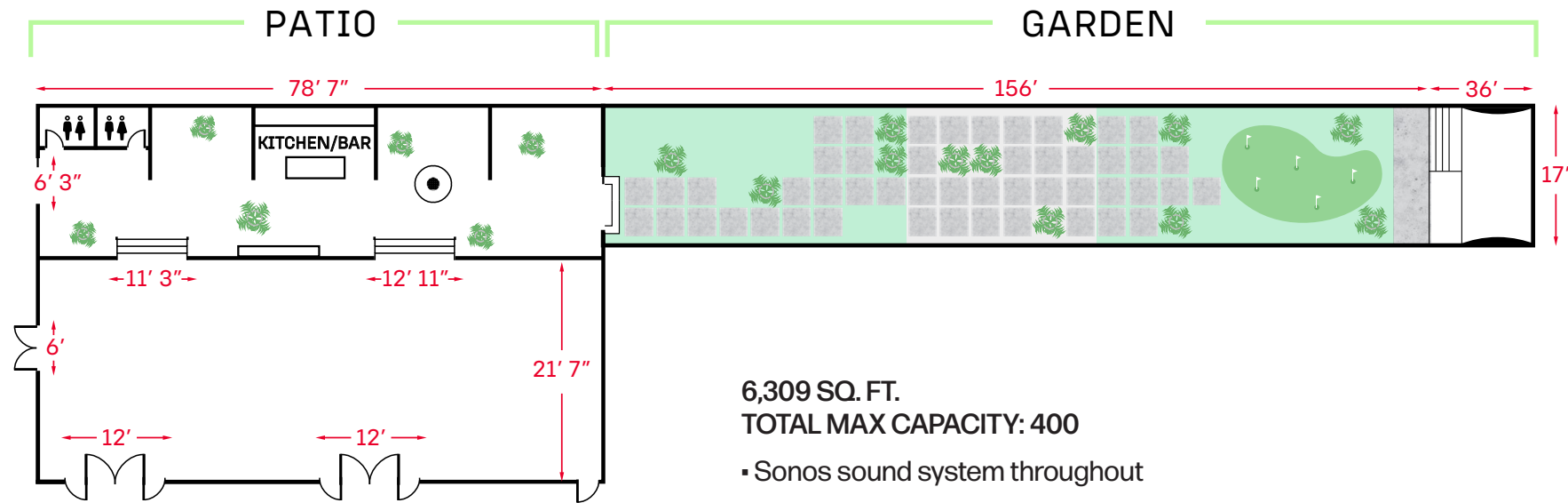
- Living office set for scenes
- Iconic glass cube conference rooms w/ Google suite
- Independent work rooms
- Restrooms:
 - (1) Women's restroom with shower
 - (1) Women's multiple stall restroom
 - (1) Men's restroom with shower
 - (1) Men's multiple stall restroom
- 20 parking spaces; additional parking available
- Internet: Gigabit internet; upgrade available up to 1GB



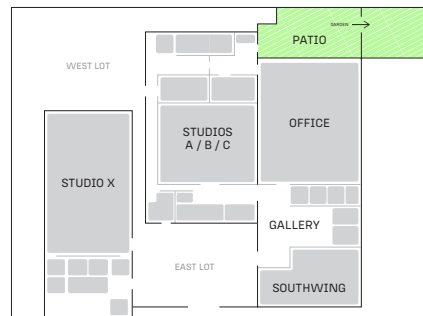


Patio + Garden

A GENEROUS AND SECLUDED OUTDOOR SPACE COMPLETE WITH OUTDOOR KITCHEN, RESTROOMS AND SEMI PRIVATE CABANAS.



- 6,309 SQ. FT.**
TOTAL MAX CAPACITY: 400
- Sonos sound system throughout
 - Outdoor kitchen including refrigerator, sink and dishwasher
 - Grass picnic area with putt-putt and half pipe
 - Oversized gas fire pit
 - (2) Gender Neutral restrooms
 - 20 parking spaces; additional parking available
 - Internet: Gigabit internet; upgrade available up to 1GB



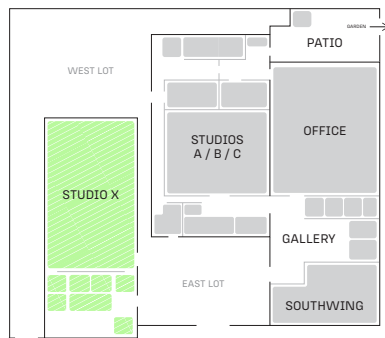


Studio X

POSSIBLE EXPANSION SPACE.

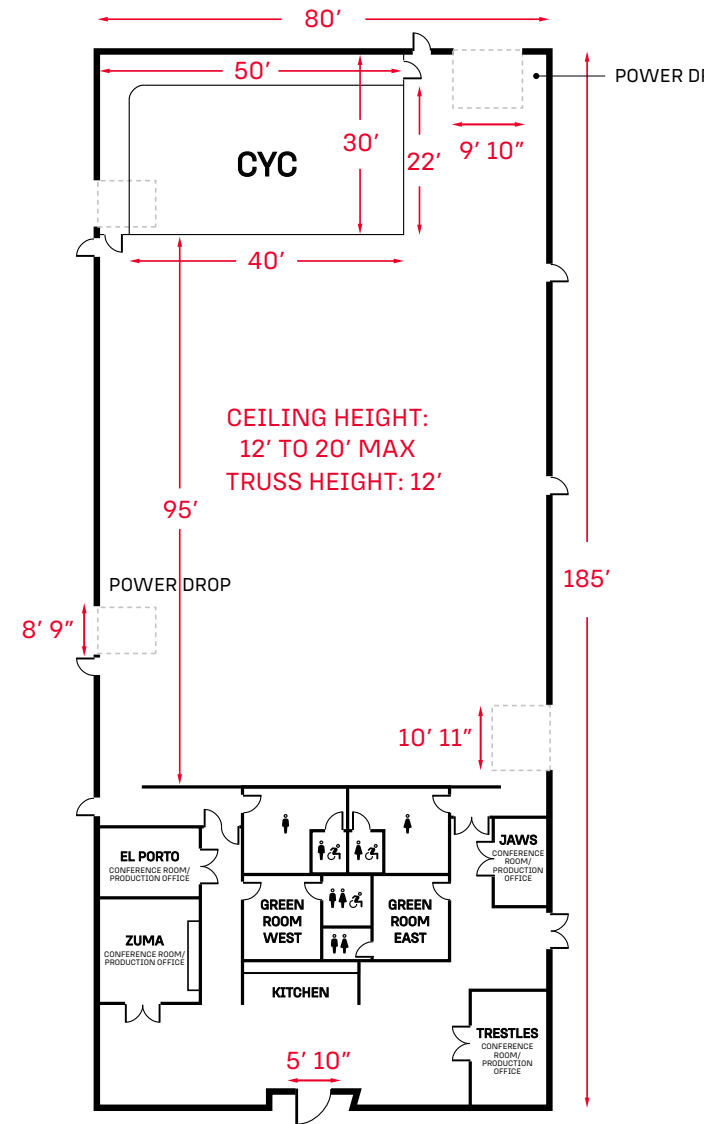
14,974 SQ. FT. WITH A 10,936 SQ. FT. STAGE
 834 OCCUPANCY
 12' CEILING BEAM CLEARANCE

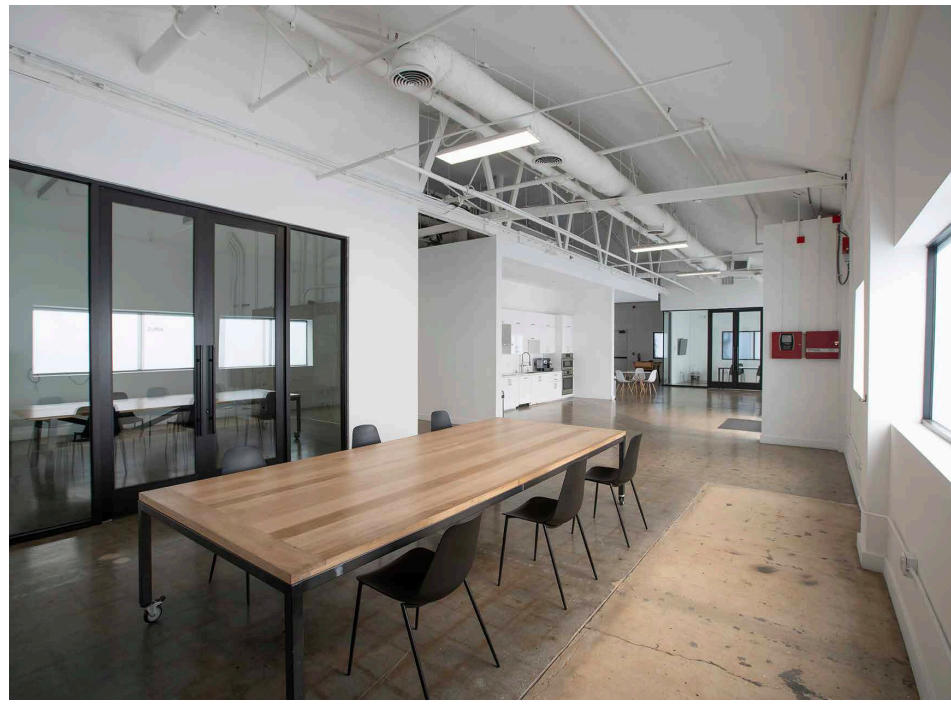
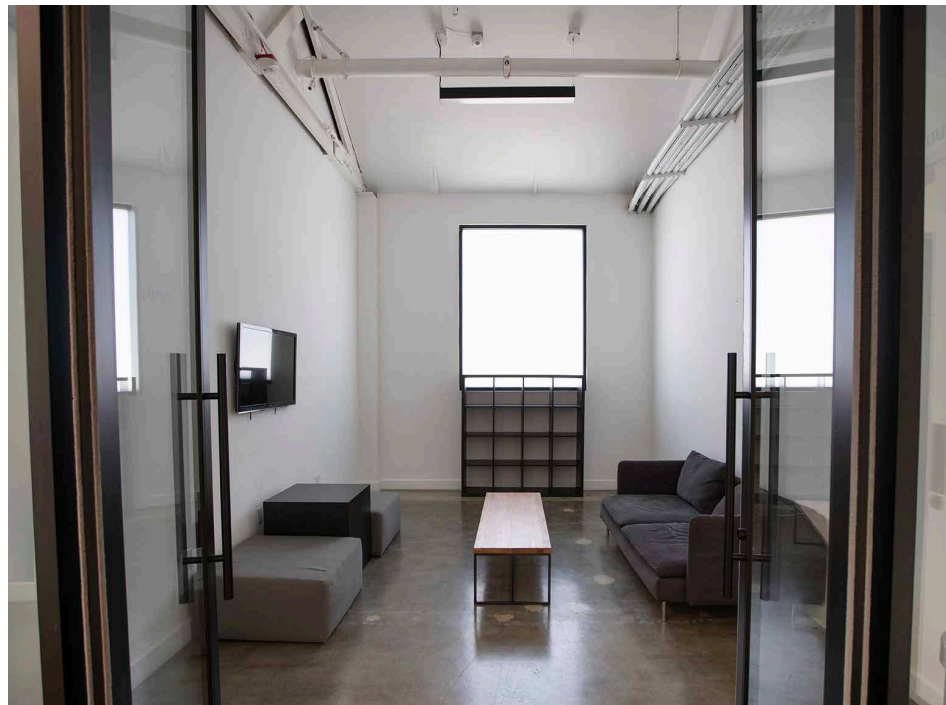
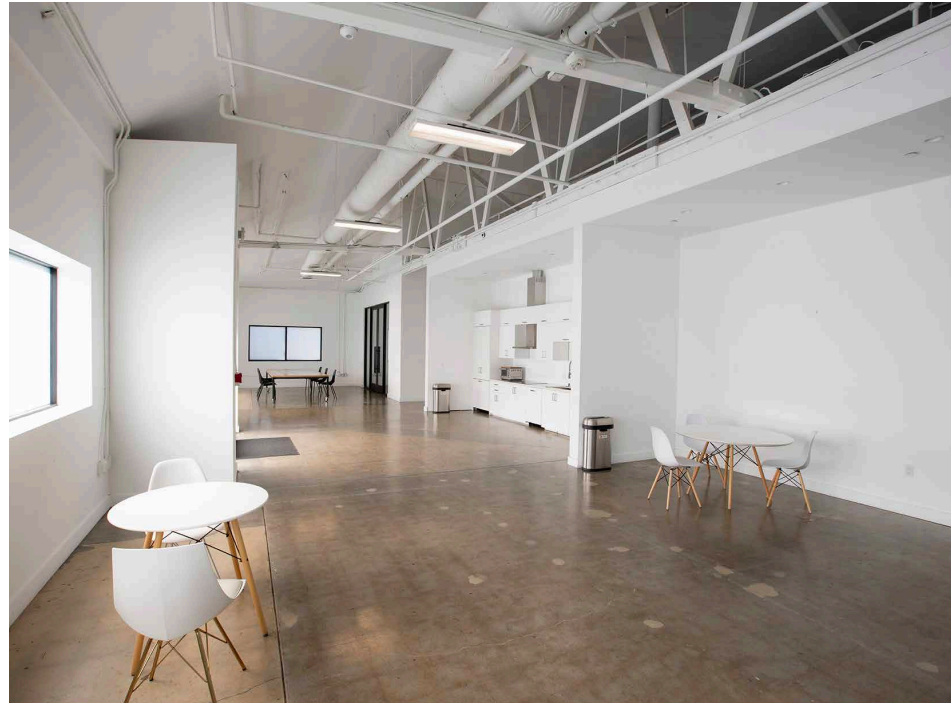
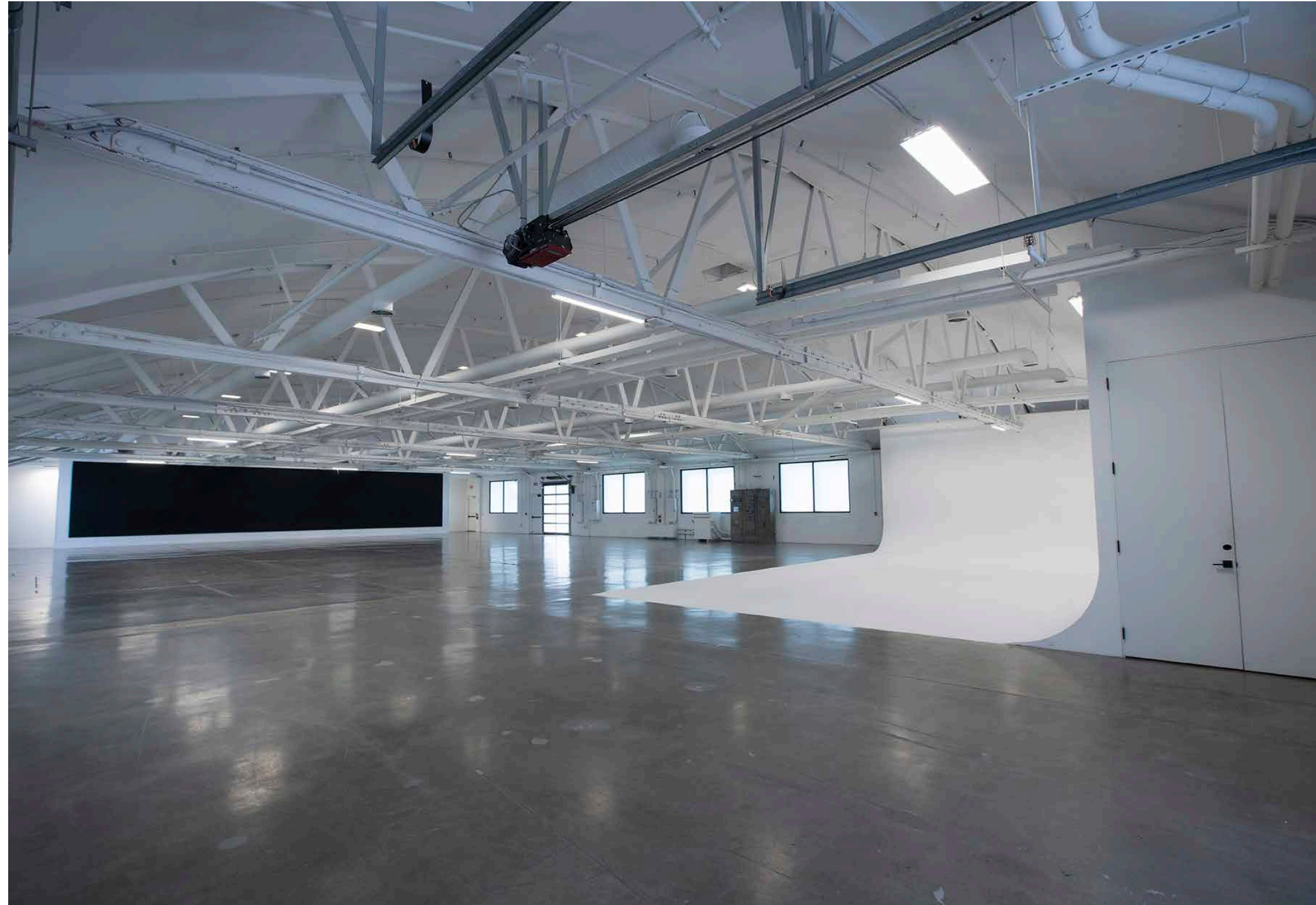
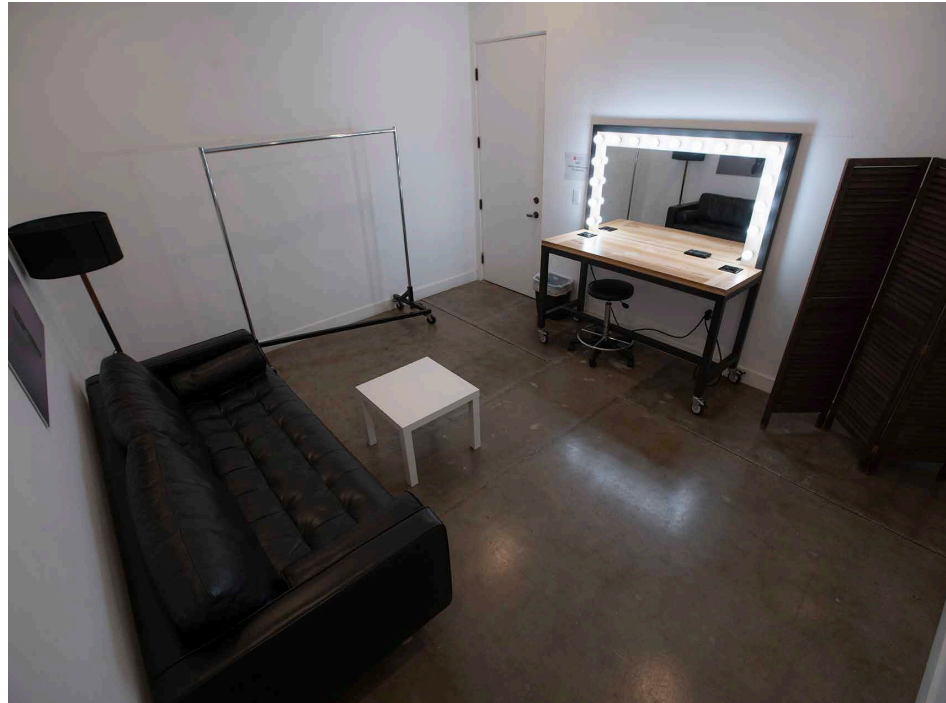
- SUITE X:
 - 3,864 sq. ft.
 - 2 green rooms w/en suite restrooms
 - 4 conference rooms/production offices
 - Open floorplan living kitchen
 - (1) Women's multiple stall restroom
 - (1) Men's multiple stall restroom
- 20 parking spaces; additional parking available
- Internet: Gigabit internet; upgrade available up to 1GB
- House power: 1800 amps; 2 drops total



STUDIO X

SUITE X







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