

FOR LEASE

7949 AJAY DRIVE | SUN VALLEY, CA



ERIC SEIDENGLANZ

Senior Vice President
818.815.2426
eseidenglanz@naicapital.com
Cal DRE Lic #01975684

NAI CAPITAL

15821 Ventura Blvd.
Suite #320
Encino, CA 91436
naicapital.com

Creative Production Studio For Lease

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Ideally situated on a quiet cul-de-sac at the **Burbank/Sun Valley border**, this +/-4,000 square foot facility offers a turnkey solution for music production, podcasting, or post-production houses. Located in a prime Media District-adjacent hub, this property provides the privacy of a dead-end street with the logistical convenience of being minutes from major studios and the 5 freeway.



Key Features



RENTAL PRICE:

\$8,000 (\$2.00/SF) MG



INFRASTRUCTURE:

Extensive existing build-out tailored for professional sound capture and isolation.



FLEXIBLE ZONING:

Suitable for record labels, independent producers, or media collectives.



PRIVACY & SECURITY:

The cul-de-sac location provides an added layer of exclusivity and controlled access.



PARKING/ACCESS:

Ample street and/or on-site parking typical of the Ajay Drive industrial corridor.

RARELY DOES A FULLY BUILT-OUT RECORDING FACILITY OF THIS SCALE HIT THE MARKET IN THIS SPECIFIC POCKET OF THE VALLEY.

Total Space

±4,000 SF of specialized, high-utility build-out.

Professional Layout

Designed with a sophisticated workflow featuring **seven (7) dedicated recording rooms/booths**, allowing for multiple simultaneous sessions or a mix of tracking, mixing, and editing suites.

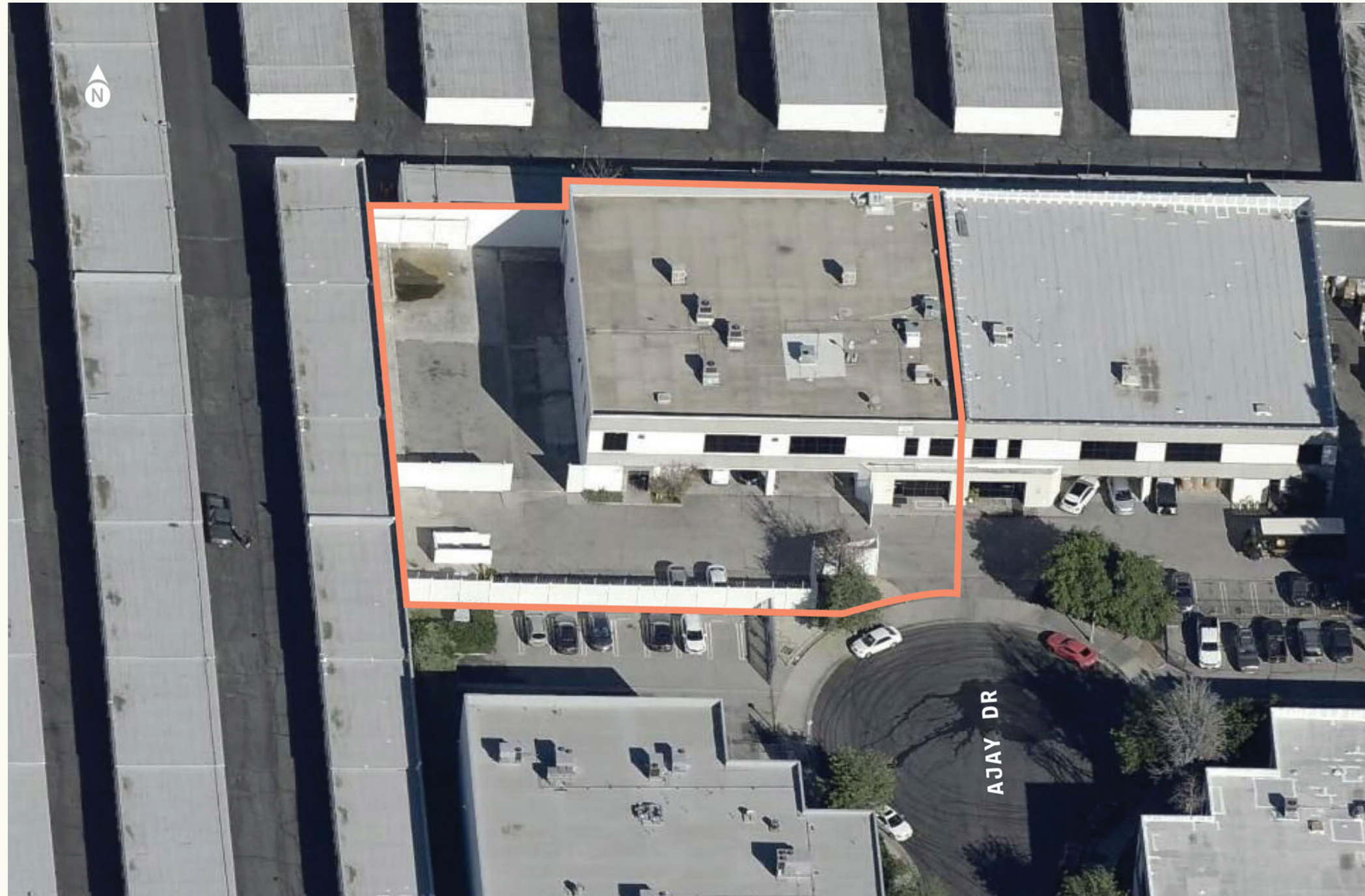
Prime Location

Tucked away on a low-traffic cul-de-sac, minimizing external noise and offering a discreet environment for high-profile clients.

Border Accessibility

Located exactly where Sun Valley meets Burbank, offering proximity to the Hollywood Burbank Airport and the creative energy of the “Media Capital of the World.”









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