



# Rideback Ranch

Up to 9,311 SF Available for Lease  
Los Angeles, CA 90026



**PROPERTY VIDEO**

## Highly Designed Creative Office Campus on the Eastside

Rare opportunity in the heart of Historic Filipinotown. Low-rise campus features improvements by Boto Design Architects for a variety of media / post-production uses.

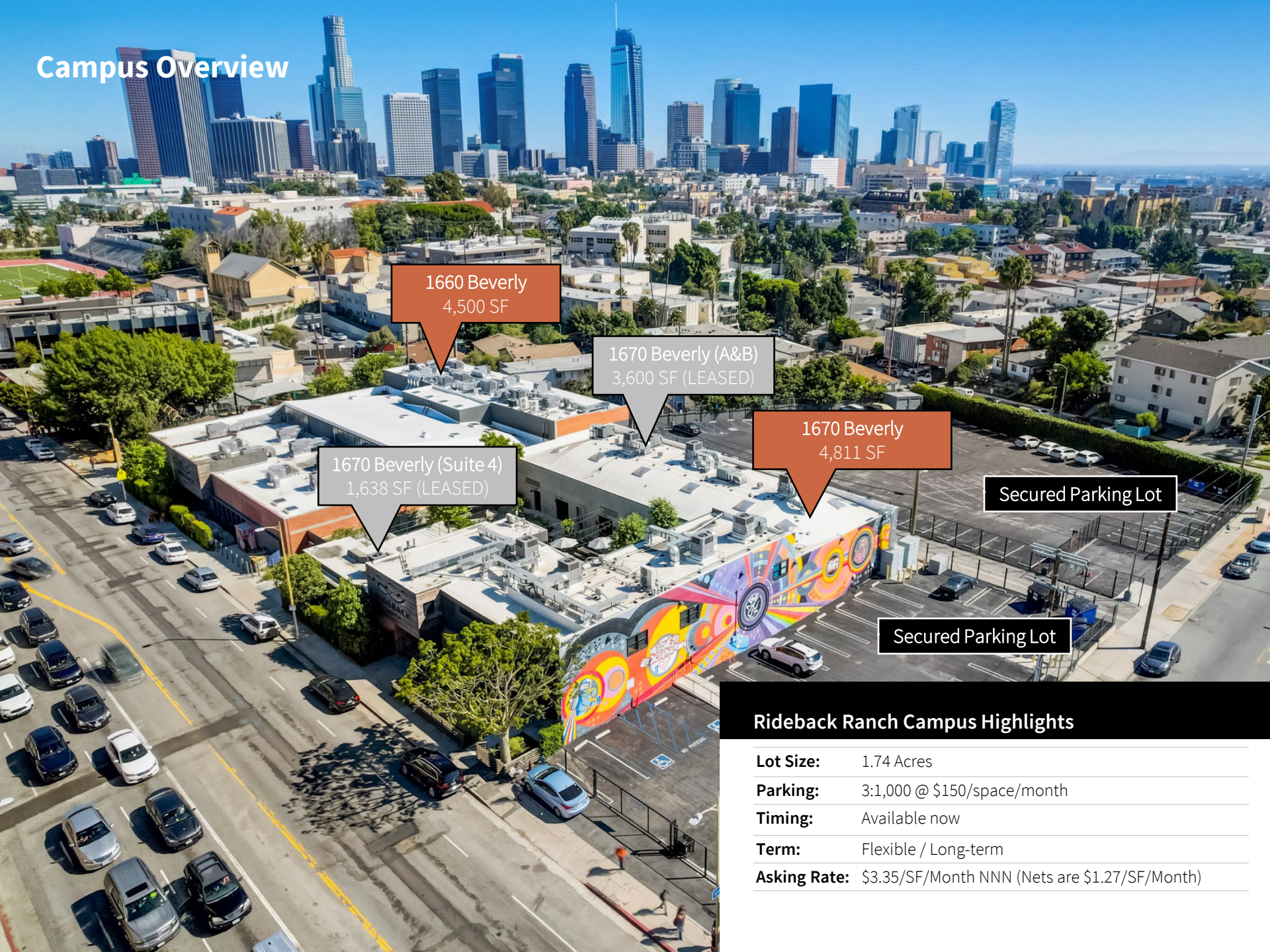
- Total of 9,311 SF in two buildings
- Divisible to multiple sizes
- Courtyards, personal balconies, key card access, secured parking lot, bow-truss, high ceilings, light-filled, operable windows



Address	Square Footage
1660 Beverly Blvd.	4,500 SF
1670 Beverly – Ground Floor	4,811 SF
<b>TOTAL</b>	<b>9,311 SF</b>



# Campus Overview



1660 Beverly  
4,500 SF

1670 Beverly (A&B)  
3,600 SF (LEASED)

1670 Beverly (Suite 4)  
1,638 SF (LEASED)

1670 Beverly  
4,811 SF

Secured Parking Lot

Secured Parking Lot

## Rideback Ranch Campus Highlights

<b>Lot Size:</b>	1.74 Acres
<b>Parking:</b>	3:1,000 @ \$150/space/month
<b>Timing:</b>	Available now
<b>Term:</b>	Flexible / Long-term
<b>Asking Rate:</b>	\$3.35/SF/Month NNN (Nets are \$1.27/SF/Month)



# 1660 Beverly Blvd.



## Property Highlights

**Address:** 1660 Beverly Blvd.

**Size:** 4,500 SF

**Features:** Designed by Boto Architects. Polished concrete floors, large chef's kitchen with Viking stove, additional upstairs kitchenette, multiple conference rooms, lobby entrance with highly designed bar, post-production offices, edit bays, operable windows, high ceilings, bow-truss building, bullpen area, and entrance to courtyard.





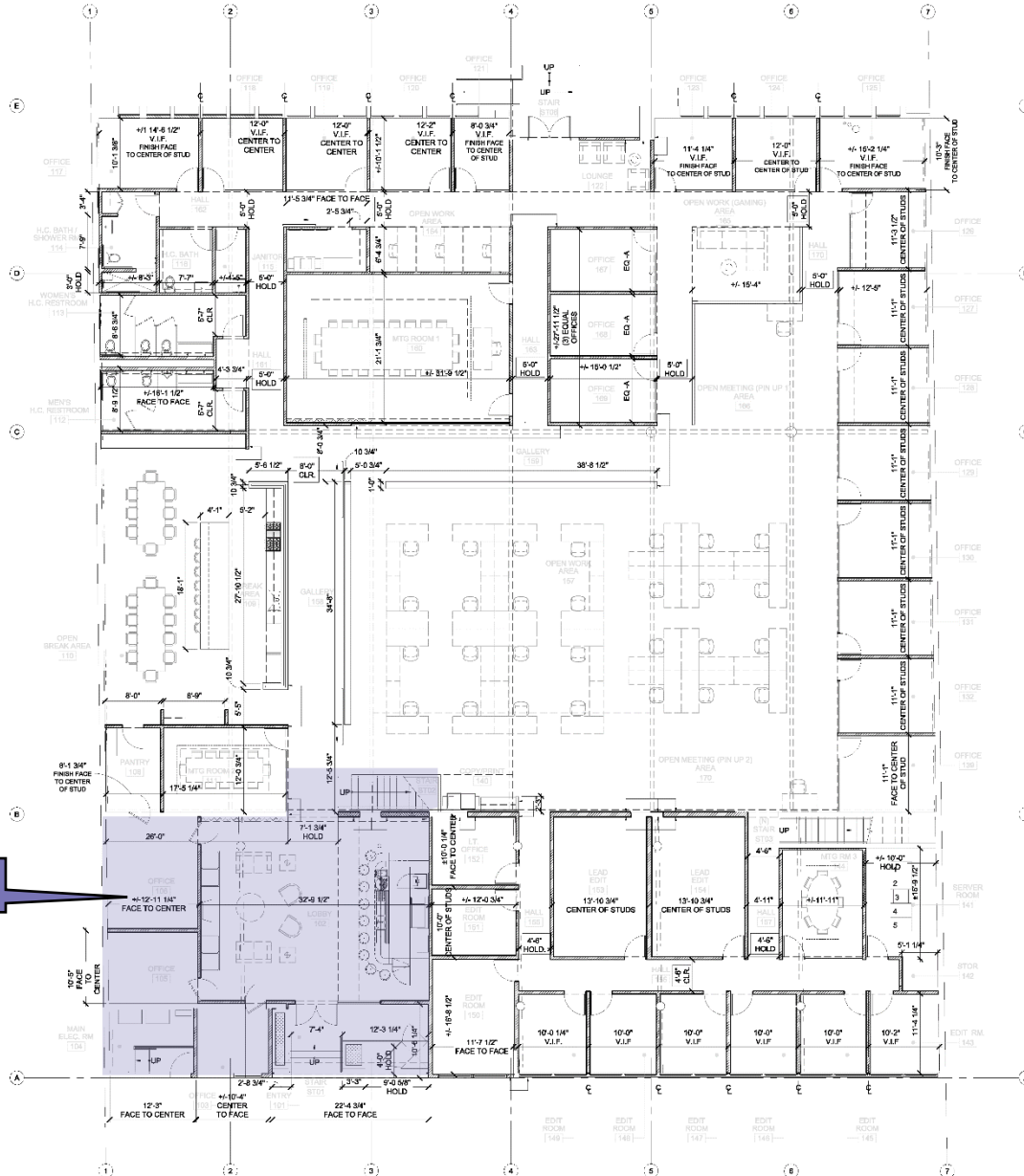
# 1660 Beverly Blvd.

Additional Photos



# 1660 Beverly Blvd.

## 1st Floor Plan







# 1670 Beverly



## Property Highlights

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**Address:** 1670 Beverly

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**Size:** 4,811 SF (divisible to 1,000 SF & 3,811 SF) on ground floor

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**Features:** Private outdoor patios, highly built out creative office space with bow-truss ceilings, skylights, kitchenette, editing rooms and private restrooms.

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# 1670 Beverly

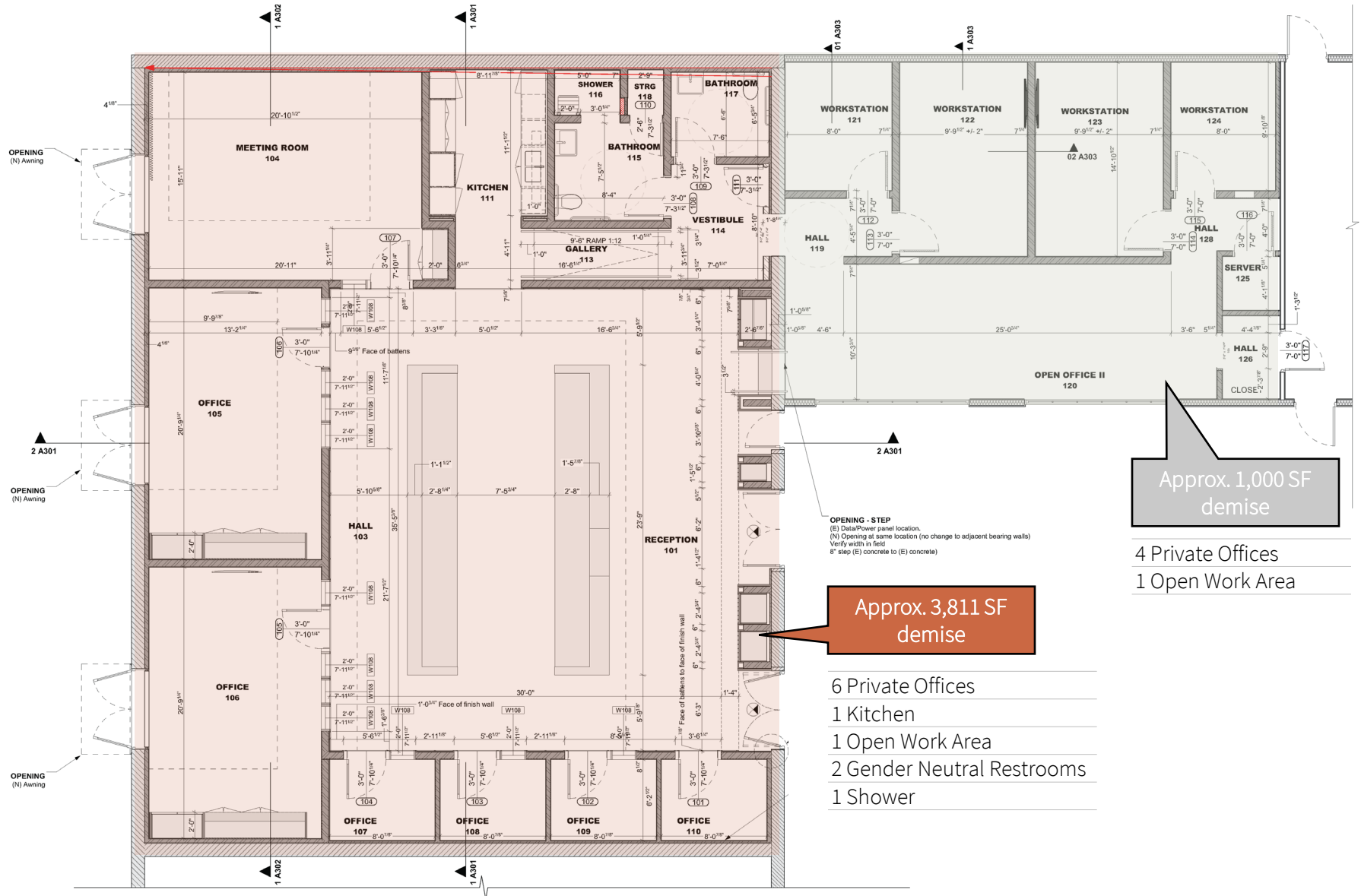
## Ground Floor





# 1670 Beverly

## Floor Plan



**Approx. 3,811 SF  
demise**

**Approx. 1,000 SF  
demise**

4 Private Offices  
1 Open Work Area

6 Private Offices  
1 Kitchen  
1 Open Work Area  
2 Gender Neutral Restrooms  
1 Shower



# Nearby Amenities

Melrose Hill

Silver Lake

Elysian Park

- Alfred Coffee
- Night + Market Song
- Dayglow
- Los Globos
- Cafe Tropical
- Silverlake Ramen
- Osen Izakaya
- WOOD
- Moon Juice

- Melody Sqirl
- Cafecito Organico

- Freedman's
- Andante Coffee
- Mohawk Bend
- Brite Spot
- Pharo's
- Pizza Buona
- The Semi-Tropic
- Masa
- Lassen's
- Ostrich Farm
- Little Joy
- Short Stop
- Konbi

- Los Molcajetes
- Valerie Confections
- Ragtop Fern BBQ

HiFi (Historic Filipino Town)

Echo Park

- Doubting Thomas
- Bahay Kuho
- Gigi's Cafe Cubano
- The Park
- Button Mash
- Ototo
- Tsubaki
- Eightfold Coffee
- Guisado
- Bar Henry

Wilshire Center

Crawfords

BLUMHOUSE PRODUCTIONS

- Luck Thai Cuisine
- Starbucks

- Brooklyn Bagel Bakery
- Bootleg Theater
- El Burrito Panzon
- Subway
- Boba Guys
- Tribal Cafe
- 1642 Bar
- Clark Street Bread
- Laveta
- K Bakery
- Goodfight
- HiFi Kitchen

ARRAY

RIDEBACK RANCH

MacArthur Park

Westlake

Downtown Los Angeles



# Rideback Ranch Campus





# Rideback Ranch | Los Angeles, CA 90026



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