

# FOR SALE OR LEASE

Turn-Key State of the  
Art Recording Studio

5739 TUJUNGA AVE | NORTH HOLLYWOOD, CA 91601

**THE PASSMAN GROUP**  
REAL ESTATE BROKERAGE



For additional details, visit:  
[www.recordingstudioforsale.com](http://www.recordingstudioforsale.com)



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## PROPERTY HIGHLIGHTS

NoHo Arts District multi-platinum and Grammy-winning recording studio. Turnkey operation features one large tracking room with a grand piano, one medium studio, and three production rooms with vocal booths. Additional amenities include lux private lounges, eat-in kitchen, and five gated parking spaces. Studio equipment includes an SSL Duality console, Augspurger main monitors with four 18" subs, and premium outboard gear from Neve, API, SSL, Manley, and Empirical Labs. Comprehensive microphone collection with Neumann, Sennheiser, and AKG classics. And plug-and-play Avid HD IO interfaces with 48 inputs and 64 outputs. Grammy-recognized, purpose-built recording environment designed to support high-level commercial production.

| STUDIO 1 LIVE ROOM (GRAND PIANO & DRUMS)



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Multi-platinum and Grammy-winning pedigree with updated luxury finishes, ready to deliver chart-topping results



Superbly located amid the flourishing NoHo Arts District, North Hollywood's vibrant creative and cultural epicenter



Onsite gated lot with 5 spaces plus additional plentiful street parking



Features SSL-based flagship control room with a curated analog equipment collection and Augspurger monitoring gear (included in the purchase or lease)



Area amenities include theaters, galleries, restaurants, cafes, and entertainment venues in one of LA's most dynamic and accessible neighborhoods



**PURCHASE PRICE:** \$3,500,000\*  
**LEASE RATE:** \$25,000 per month

*\*Owner Financing Available to Qualified Buyers*

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| MODERN PROFESSIONAL EXTERIOR



## BUILDING & PROPERTY SPECS

BLDG SIZE	±5,110 SF (PER FLOOR PLAN) ±3,978 SF (PER TITLE)
LOT SIZE	5,117 SF (PER TITLE)
ZONING	LAC2
APN	2338-024-037

| GATED PARKING



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## PROPERTY OVERVIEW

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- » Updated, Lux Interior
- » Large Control Room & Large Live Room
- » Four Private Production Rooms With Vocal Booths
- » Private Lounges (With Rain Shower)
- » 4 Bathrooms
- » Eat-in Kitchen With Snack Bar and Lounge
- » Well-Maintained Building and Mechanical Systems
- » Private, Secluded Facility With Separate Entrances
- » Camera Surveillance and Secure Access System
- » Main Studio Offers Private, Secluded Workspace
- » 5 Parking Spaces in Onsite Secured, Gated Lot
- » Superbly Located in the Heart of the NoHo Arts District

## FLAGSHIP TURN-KEY INCOME-GENERATING RECORDING STUDIO

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- » Four production rooms currently leased out (agreements can be transferred with the sale if desired)
- » Potential studio rental income exceeding \$25,000 per month
- » Facility provides definite separation between the main studio and production wing, ensuring sound separation, controlled acoustics, workflow efficiency, reduced distractions, and secure controlled access

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### | MAIN ENTRANCE



## OWNER-USER OR INVESTMENT OPPORTUNITY

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### STATE-OF-THE-ART FACILITY IDEAL FOR:

- » Owner-operator (vehicle for private production along with offering studio space for rent to generate additional income)
- » Label or production company headquarters
- » Composer campus for film or TV production
- » Fully leased creative income property

## STUDIO 1 (EQUIPMENT INCLUDED)

- » Large control room with Augspurger main monitors and four 18" subs
- » Large tracking room with grand piano and full drum kit.
- » SSL Duality console
- » Full assortment of industry standard outboard equipment including Neve, API, SSL, Manley, Empirical Labs, Avalon, GML, Tube-Tech, Eventide, and much more
- » Large collection of classic studio microphones including Neumann, Senheiser, Shure, AKG, AEA, Royer, Wunder, and Beyerdynamic
- » Plug and play Avid HD IO interfaces with 48 inputs and 64 outputs
- » ATC SCM25 and Yamaha NS10 nearfield monitors

| STUDIO 1 CONTROL ROOM REAR



| STUDIO 1 LIVE ROOM MAIN



| STUDIO 1 CONTROL & LOUNGE ACCESS



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| STUDIO 1 LIVE ROOM ENTRANCE



| STUDIO 1 OUTBOARD GEAR



*\*\*131+ PIECES OF WORLD-CLASS EQUIPMENT\*\**

| STUDIO 1 MAIN CONTROL ROOM



| STUDIO 6 SUITE



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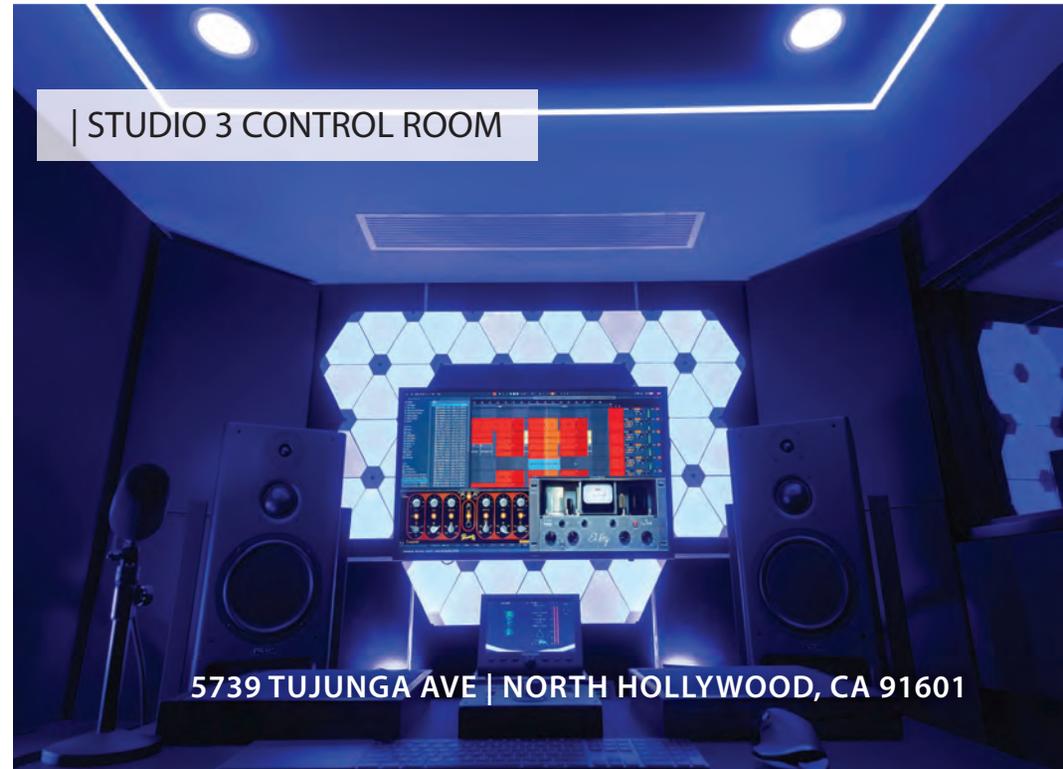
| STUDIO 2 BOOTH



| STUDIO 2 CONTROL ROOM



| STUDIO 3 CONTROL ROOM



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| KITCHEN



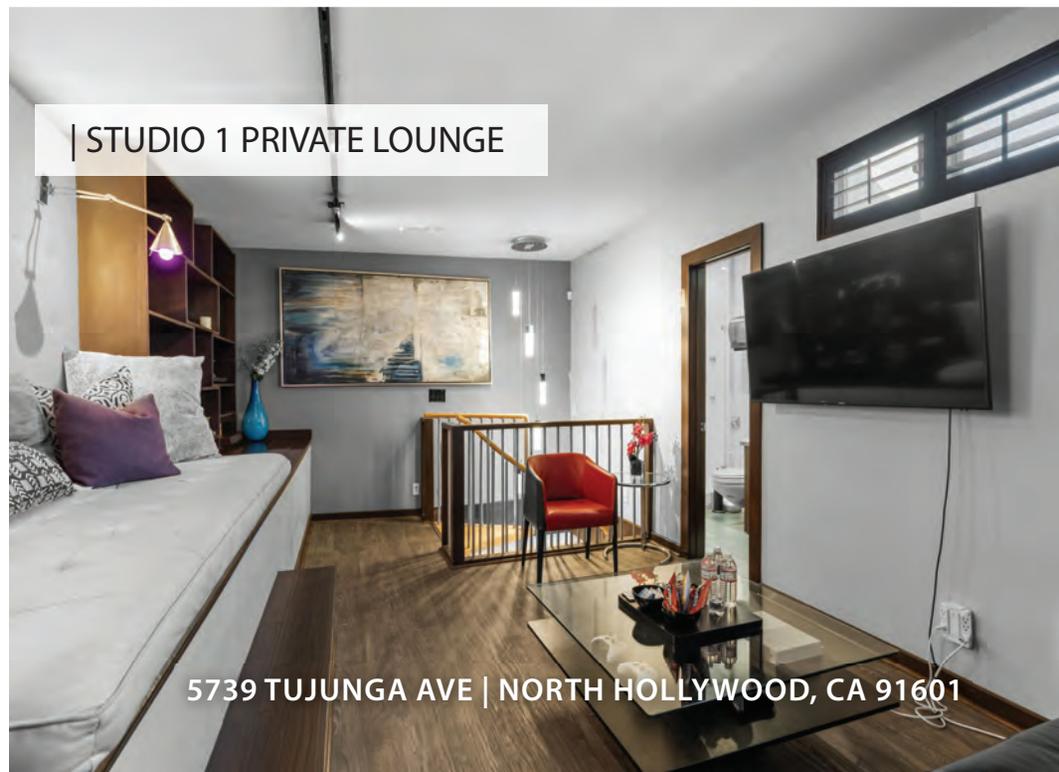
| B SIDE LOUNGE



| B SIDE LOUNGE

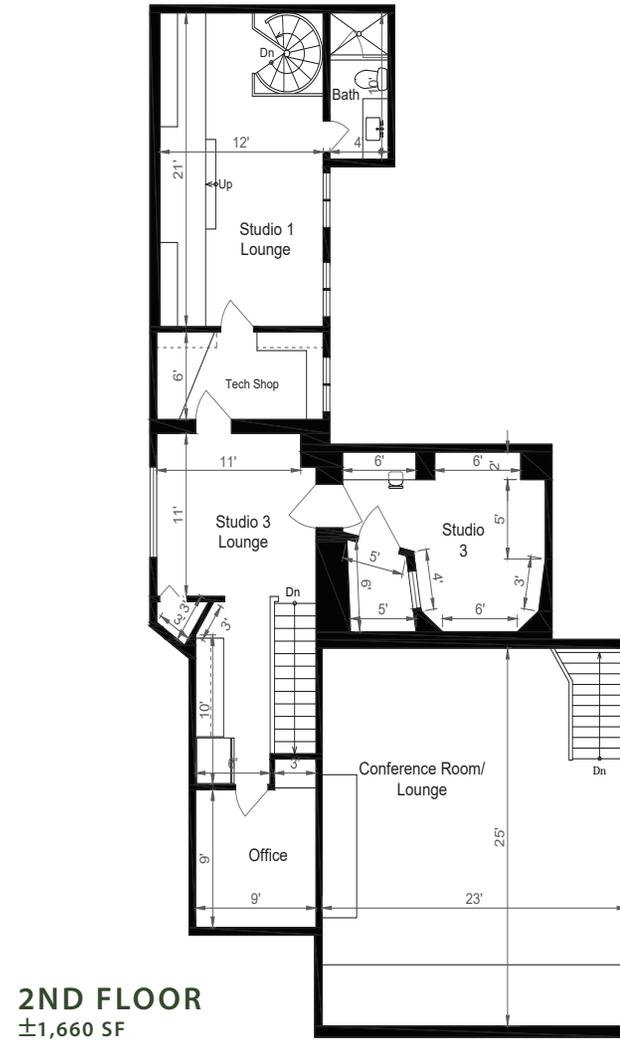
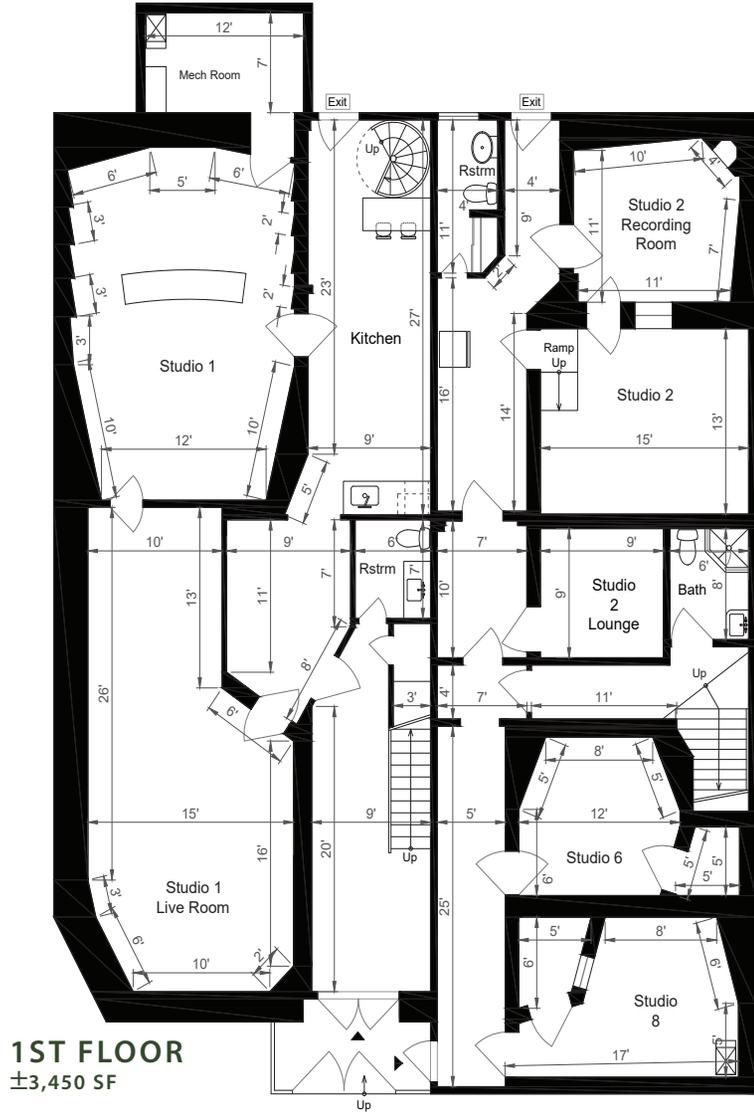


| STUDIO 1 PRIVATE LOUNGE

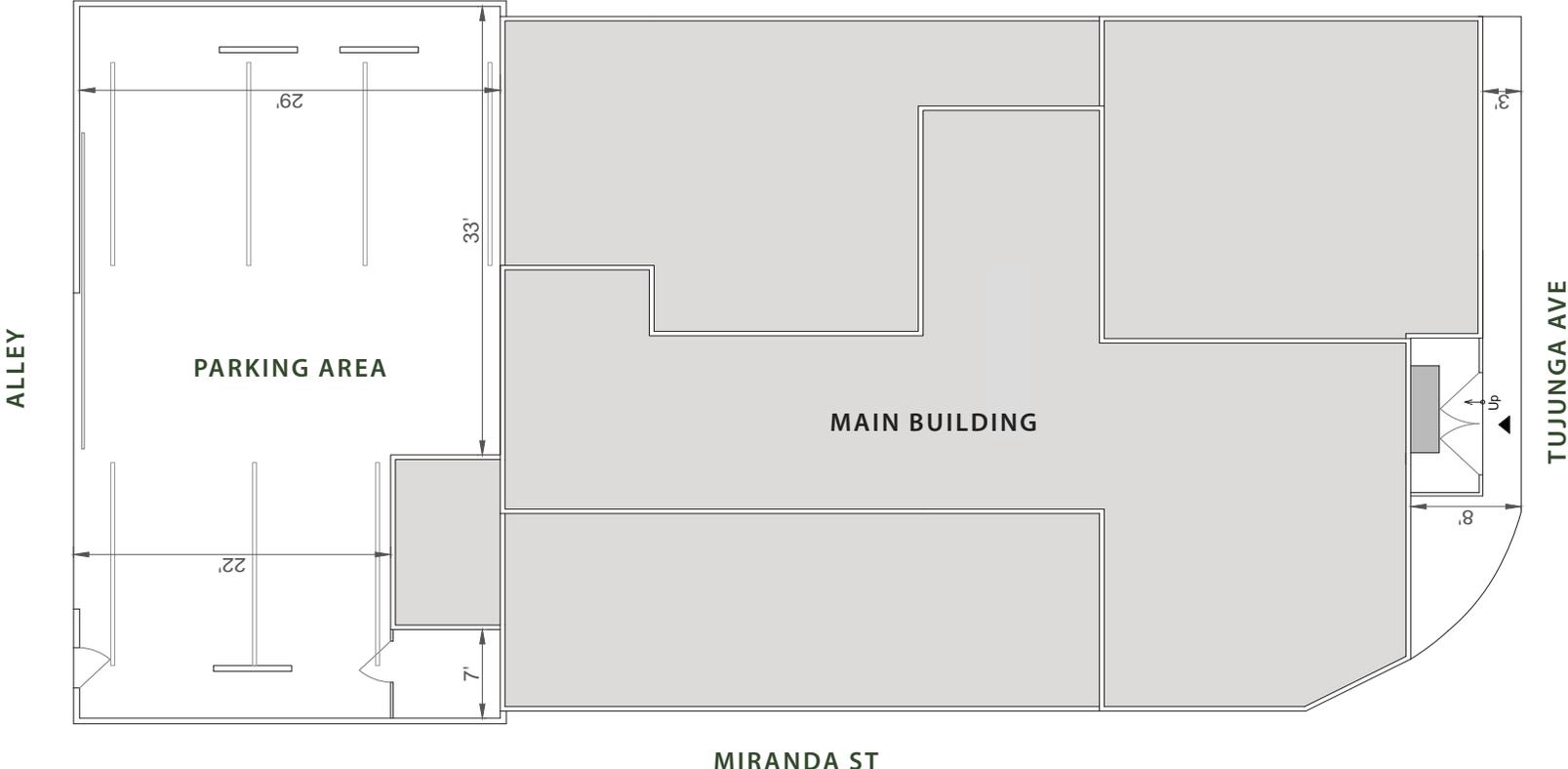


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# FLOOR PLANS



# SITE PLAN





## AREA AMENITIES



### METRO CONNECTED 2 LINES

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- » North Hollywood Station serves the B Line (Red) to Downtown LA and the G Line (Orange) to the West Valley
- » Direct access to Universal City

### THEATER CAPITAL

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- » The highest concentration of professional theaters outside of NYC — all within one square mile
- » Home to El Portal Theatre and the Television Academy

### NIGHTLIFE & DINING ALONG LANKERSHIM

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- » Diverse restaurants, cafes, and bars line Lankershim Boulevard
- » Mediterranean, sushi, craft cocktails — all conveniently accessible from the property

### \$1B+ DEVELOPMENT NOHO DISTRICT

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- » A 15-acre, billion-dollar mixed-use project is transforming the Metro station area with 1,500+ residential units, 500K SF of office space, and new retail

### HIGHLY ACCESSIBLE AREA

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- » One of the most accessible and approachable neighborhoods in the San Fernando Valley
- » Chandler Bike Path connects to Burbank.
- » Close to the 170, 134, and 101 freeways.

### CREATIVE DEMAND GROWING BASE

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- » LA's largest concentration of recording studios and creative spaces west of the Mississippi
- » Strong tenant demand from artists, producers, and content creators

# COMMUNITY OVERVIEW



Over the past two decades, North Hollywood has emerged as the San Fernando Valley's premier cultural destination. An influx of dance studios, art galleries, and performance workshops has given way to major mixed-use developments from J.H. Snyder, Fairfield, Greenland, and Trammell Crow, collectively attracting a diverse community of young, creative-minded professionals and higher-income residents seeking urban conveniences in a dynamic, conveniently accessible environment.

The submarket's creative energy extends beyond its arts scene. North Hollywood is home to numerous creative industry firms drawn to its strategic proximity to Warner Brothers, Disney, and Universal Studios, with seamless connectivity to Hollywood via the 134, 170, and 101 freeways and Metro Rail stations.

Amenity rich retail corridors, vibrant nightlife, and an expanding dining and entertainment scene have made North Hollywood a magnet for talent across the Valley, from Studio City to Calabasas. The area offers what today's workforce craves: an affordable live-work-play destination enriched by institutions like the Art Institute and a thriving community of artists, creatives, and executives alike.

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