



**RIDEBACK**  
**RANCH**

**industrypartners.com**  
**310 395 5151**  
**CABRE No. 01900833**

**Carle Pierose**  
**310 570 2275**  
**cp@industrypartners.com**  
**BRE Lic. 01464318**







**Nestled at the intersection of Beverly Boulevard and historic Belmont Avenue, Rideback Ranch is a one-of-a-kind workplace experience in the heart of Los Angeles.**

**Designed for, and home to award-winning filmmakers, visionary storytellers, and innovative thinkers, this dynamic property blends state-of-the-art workspaces with a cinematic legacy.**

**With flexible floorplans, sunlit courtyards, and best in class finishes, Rideback Ranch is where culture, creativity, and community converge.**





About

Rideback Ranch features a variety of leasing options - from intimate creative suites starting around ±1,522 RSF to expansive full-building opportunities up to ±4,579 RSF. Whether you're an agile startup or an established production house looking to anchor in a legacy-rich campus, the property offers the flexibility, infrastructure, and character to support your next chapter.



Availabilities

- Suite 1670-B1 ±3,388 RSF
- Suite 1670-1 ±1,522 RSF
- Suite 1660-A ±4,579 RSF
- Suite 1670-B2 ±3,303 RSF

Rate/SF/Mo.

\$3.35/RSF<sup>NNN</sup>

Parking

Gated & Attended

Term

3-5 Years

Occupancy

Immediate

Inquiries

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Features

- Secure, gated parking with on-site attendant
- Expansive private courtyards with curated landscaping
- High ceilings with exposed bow truss and skylights
- Thoughtfully designed creative interiors
- Move-in ready options and custom build-out potential
- Immediate occupancy available
- Located minutes from Echo Park, Silver Lake, and DTLA
- Surrounded by top coffee, food, and cultural hotspots



# PLENTIFUL & USEFUL...



# ...OUTDOOR SPACE



CAMPUS

# How it Works

Suite DEF

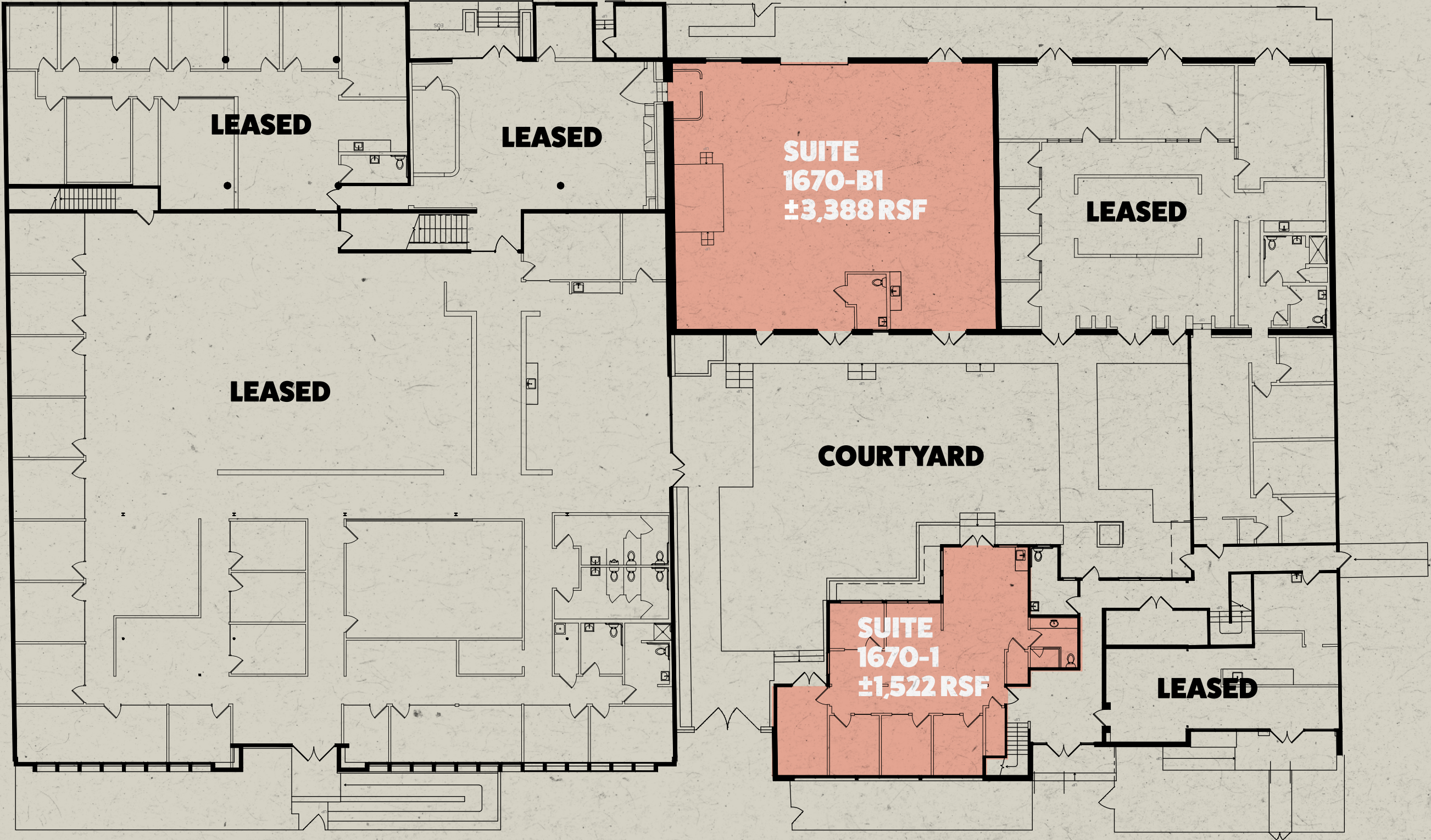
Suite ABC

courtyard

Suite GHI



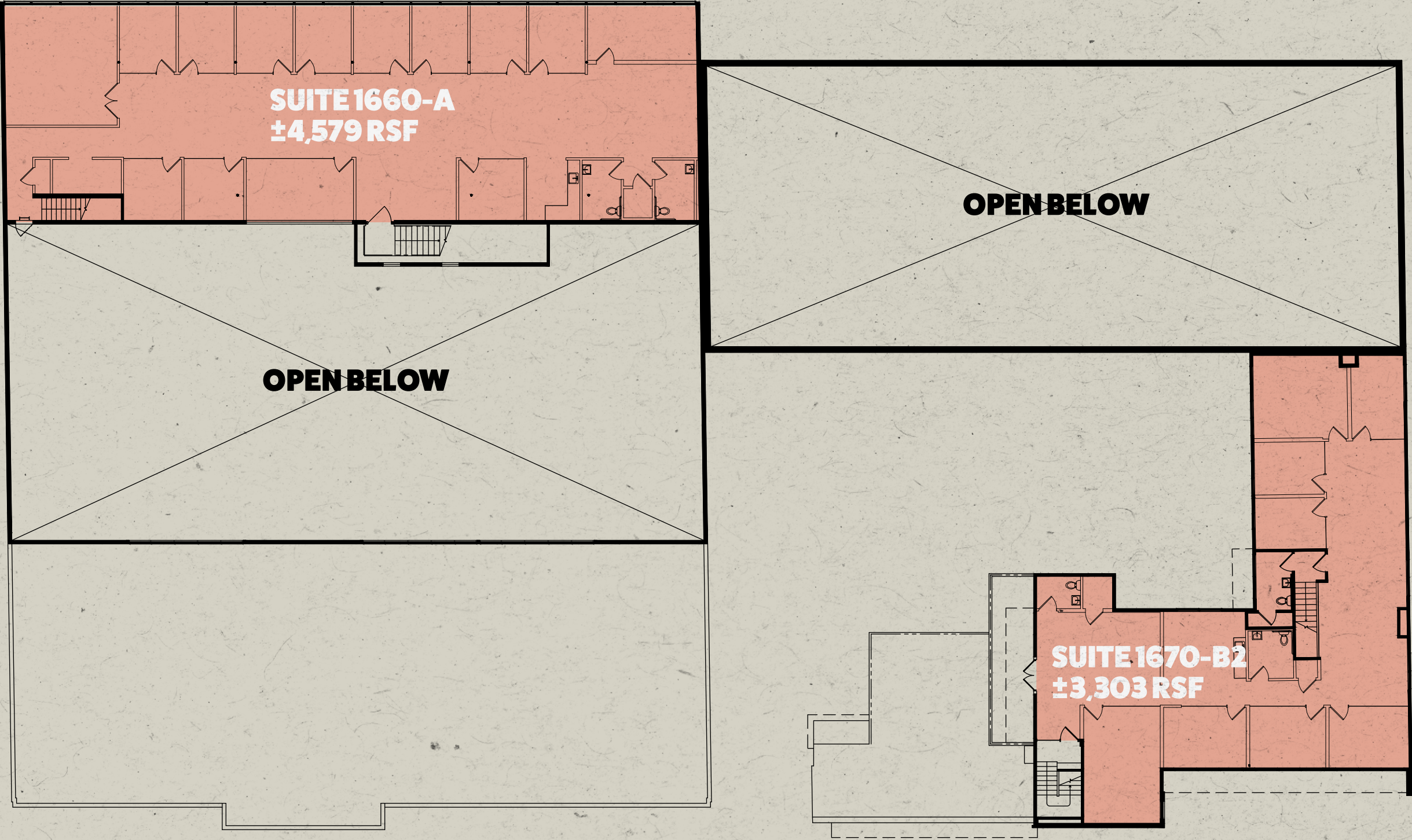
1<sup>st</sup> Floor



BEVERLY BLVD



2<sup>nd</sup> Floor





ATTENTION TO DETAIL

# UNMATCHED...



# ...DESIGN STANDARDS







# Central location near destination neighborhoods







**LAVETA**  
lavetacafe.com

Located on a quiet corner in Echo Park, Laveta is a minimalist all-day café offering thoughtfully sourced coffee, inventive seasonal plates, and natural wines. The bright, artful interior creates a relaxed space for lingering over breakfast or lunch.



**SQUIRL**  
sqirlla.com

Located on the edge of Silver Lake and Virgil Village, Sqirl is a breakfast and lunch hotspot known for its housemade jams, inventive toast creations, and cult-favorite sorrel pesto rice bowl. The space is casual but creative, always buzzing.



**TRIBAL CAFE**  
tribalcafe.com

A longtime neighborhood staple, Tribal Cafe in Historic Filipinotown offers a colorful, graffiti-covered space serving organic juices, wellness shots, vegan plates, and hip-hop poetry nights. It blends counterculture charm with a plant-forward menu.



**COURAGE BAGELS**  
couragebagels.com

In East Hollywood, Courage Bagels draws lines for its Montreal-style bagels served with heirloom tomato, smoked fish, and labneh. The tiny storefront's vintage signage and sidewalk seating reflect its simple, delicious ethos.



**CAFECITO ORGANICO**  
cafecitoorganico.com

Tucked into Silver Lake, Cafecito Organico serves ethically sourced, small-batch coffee in a cozy garden patio setting. Known for its deep community roots and Latin American coffee partnerships, it's a neighborhood favorite for a quiet moment or meeting.



**NIGHT + MARKET**  
nightmarketsong.com

Acclaimed Thai restaurant group. Known for its bold, spicy Northern Thai dishes and vibrant, kitschy decor, the restaurant offers a lively dining experience. Signature dishes include larb, crispy rice salad, and pad kee mao, complemented by a James Beard-nominated natural wine list.



INDUSTRY

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