



BOXCAR STUDIOS

3030 Andrita Street
Los Angeles, CA 90065

boxcar-studios.com

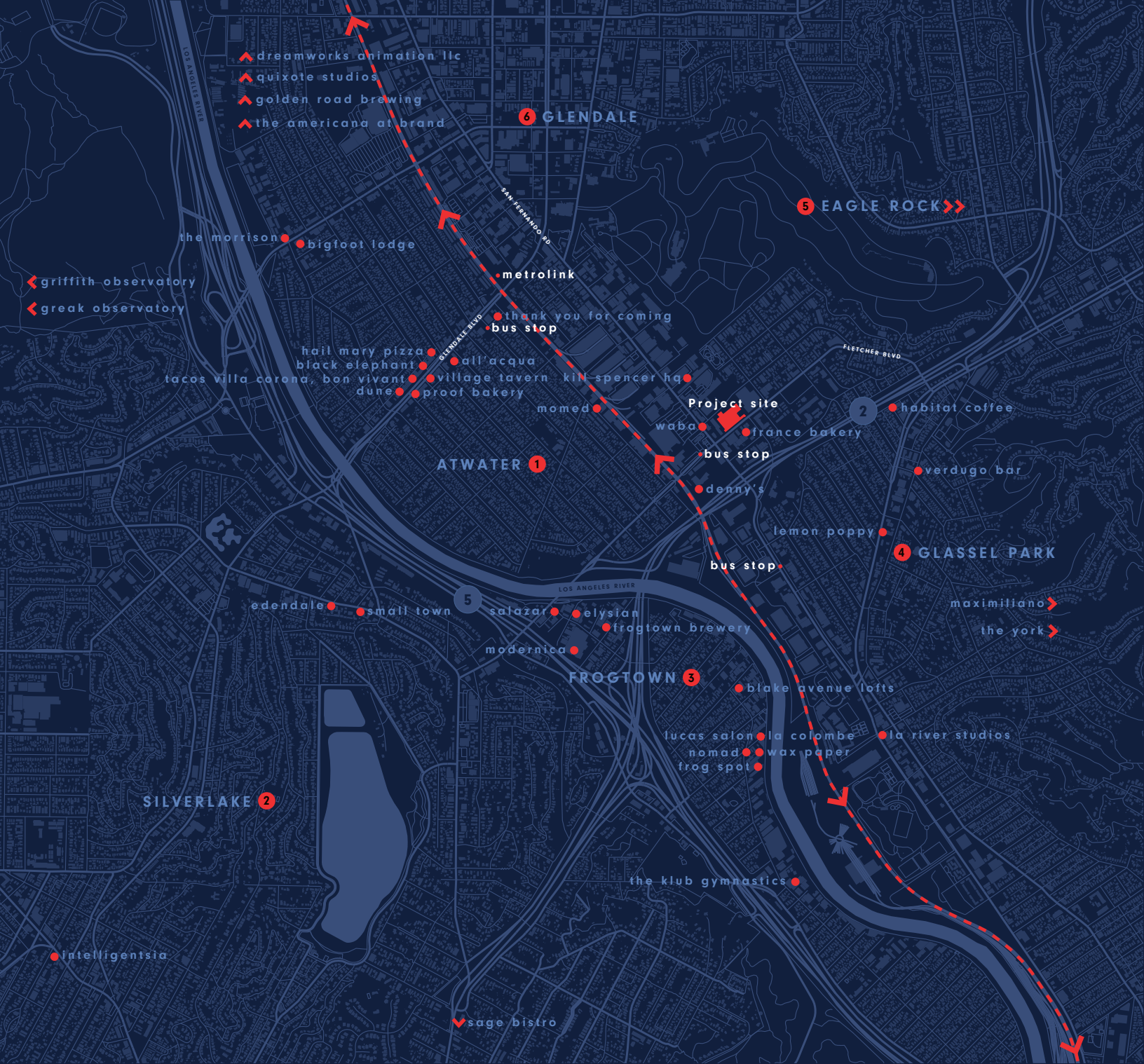


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A Perfect Production

Introducing Boxcar Studios, an innovative campus located in the Atwater Village neighborhood of Los Angeles. Boxcar Studios is uniquely suited for entertainment, media, technology, design and artistic uses. This secured environment is situated on close to 4 acres of land featuring thoughtfully landscaped spaces ideal for meeting, working, or catching some serenity.



Location

Boxcar Studios is located in heart of Atwater Village, one of Los Angeles' most desirable and cutting edge neighborhoods. In addition to the amenities of the immediately surrounding area, nearby Frogtown, Silver Lake, Los Feliz, Highland Park and Eagle Rock boast some of the hottest restaurants and retail in the country. The adjacent Los Angeles River Basin will benefit from a \$1B renovation with a master plan by Frank Gehry. It is no wonder that so many young, dynamic, and creative workers prefer to call this Northeast Los Angeles (NELA) area home.

Boxcar Studios is easily accessible to the 2, 134, 5 and 110 freeways, less than 10 minutes from Downtown Los Angeles, and 15 minutes from Hollywood.

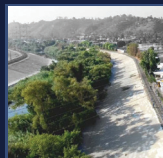
Highlights include: Salazar, La Colombe, All'Acqua, Proof Bakery, Bon Vivant Market & Café, Hail Mary Pizza, Dune, Momed, Thank You for Coming, Small Town, Dreamworks Animation Studio, and Quixote Studios



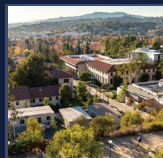
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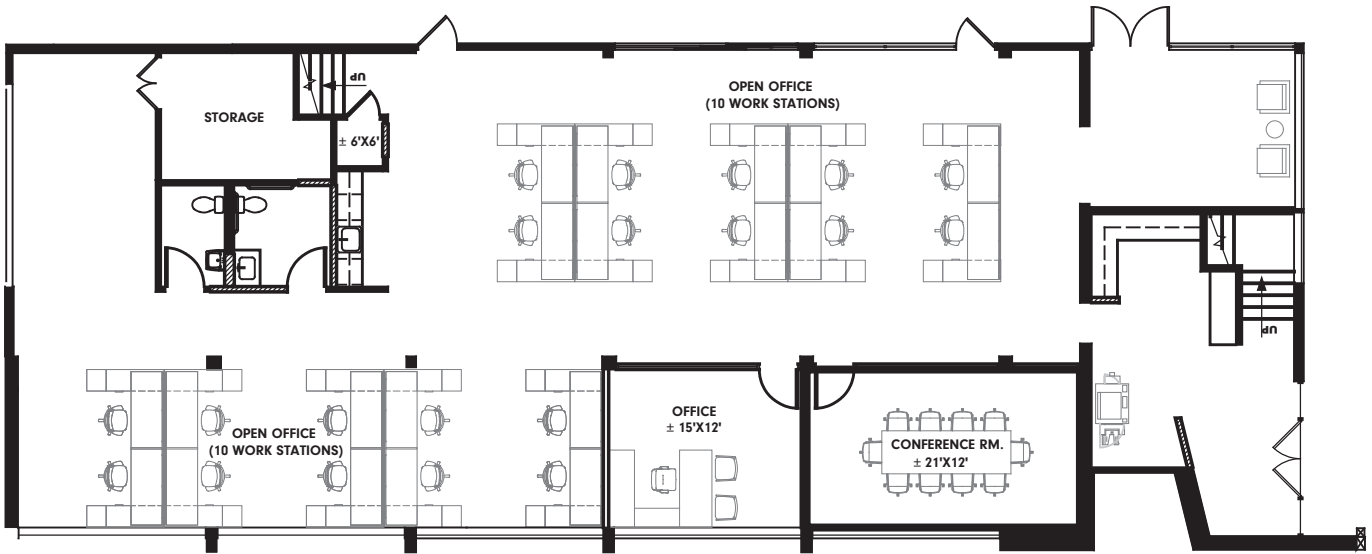
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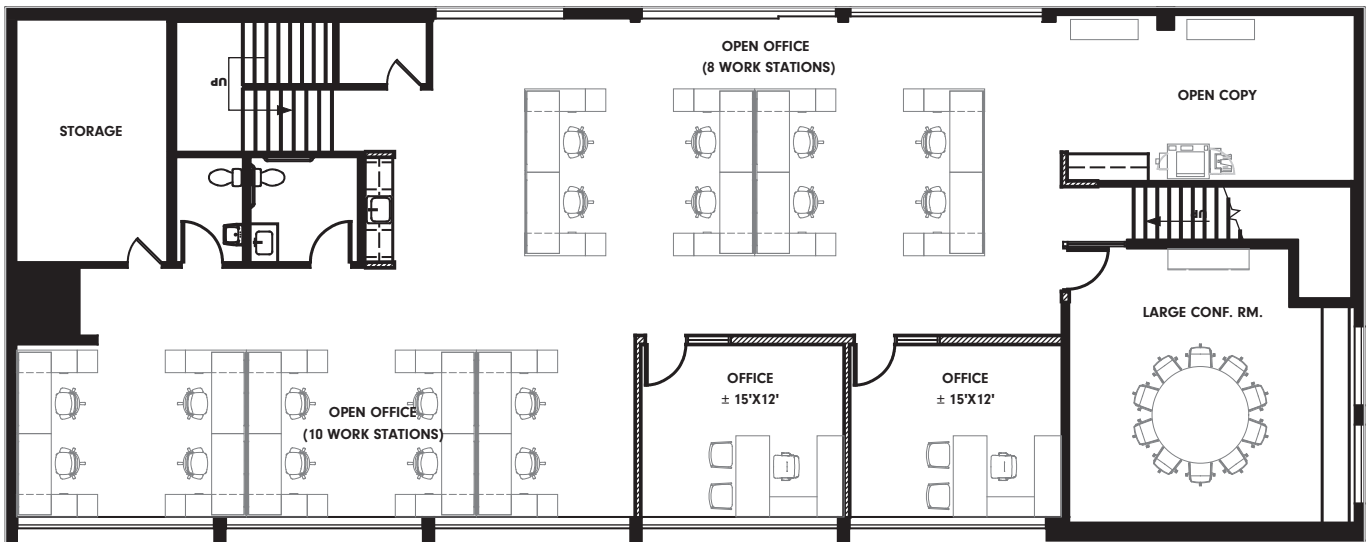
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Gaw Capital has undergone a transformative renovation of Boxcar Studios that has led to the property being nearly fully occupied by a major entertainment studio. Gaw Capital's other notable properties include the Bradbury Building, the Hollywood Roosevelt Hotel, the Standard Hotel Highline and the Four Seasons Bora Bora. Silverlake-based Bestor Architecture created the vision for the new Boxcar Studios. Known for the conversion of studio and workspaces for Beats By Dre, Nasty Gal, and the Cooper Design Space, Bestor Architecture creates designs that are graphically transformative.

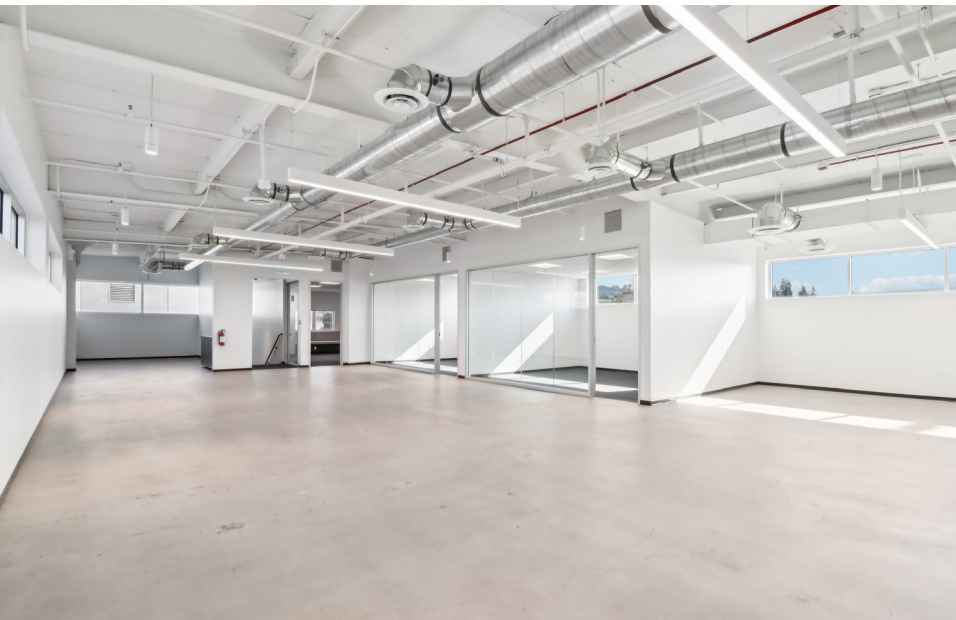




Studio 2 Ground Floor Spec Plan
±3,701 RSF



Studio 2 Second Floor Spec Plan
±3,548 RSF



Specifications

Available Space: ±7,249 RSF

Stories: 2

Ceiling Height: 12'

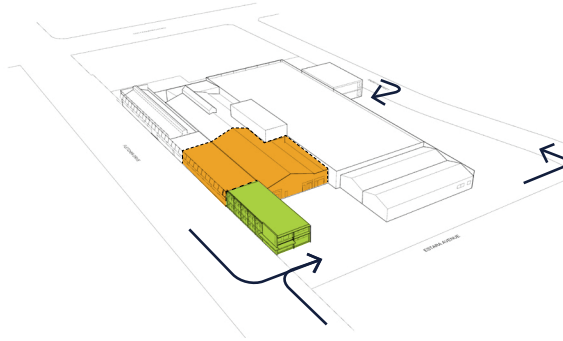
Parking: 3/1,000 SF

Electrical: 2,000 AMP, 3 phase service

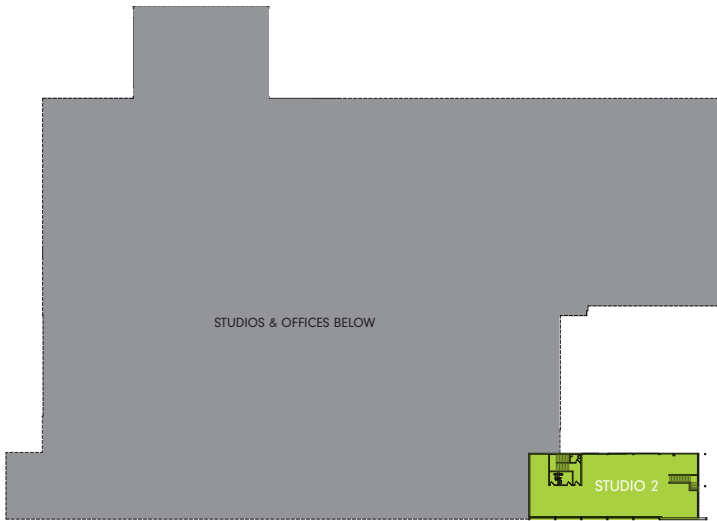
HVAC: Ample HVAC throughout

Rental Rate: \$3.50/SF/Month NNN

Site Plan



Second Floor

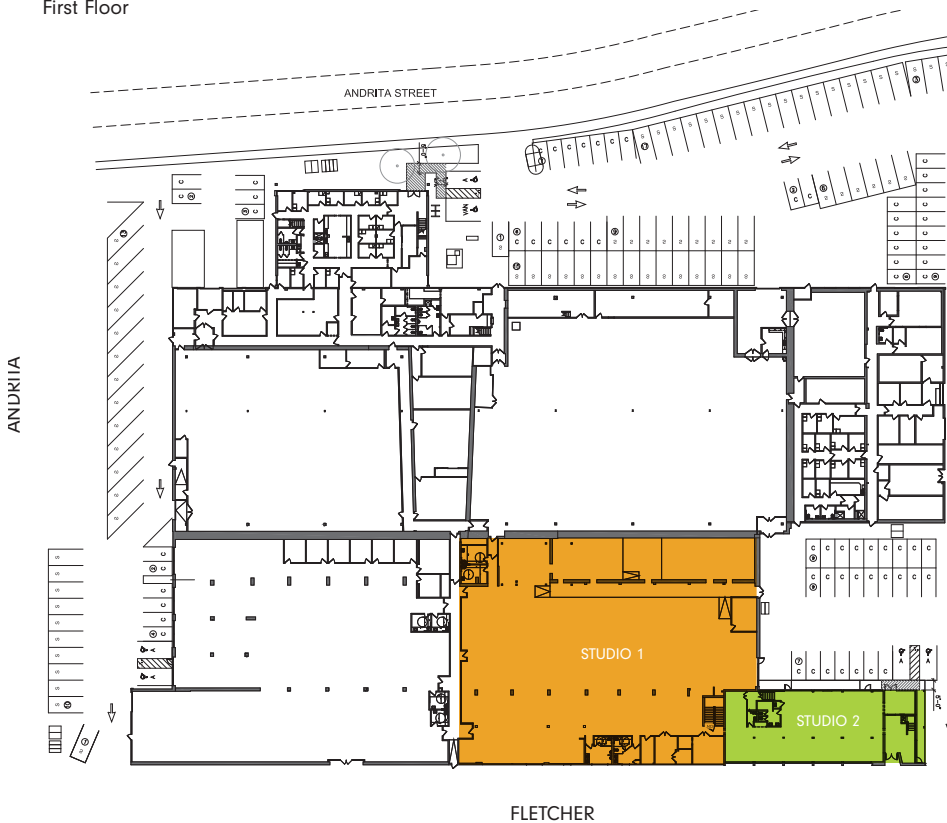


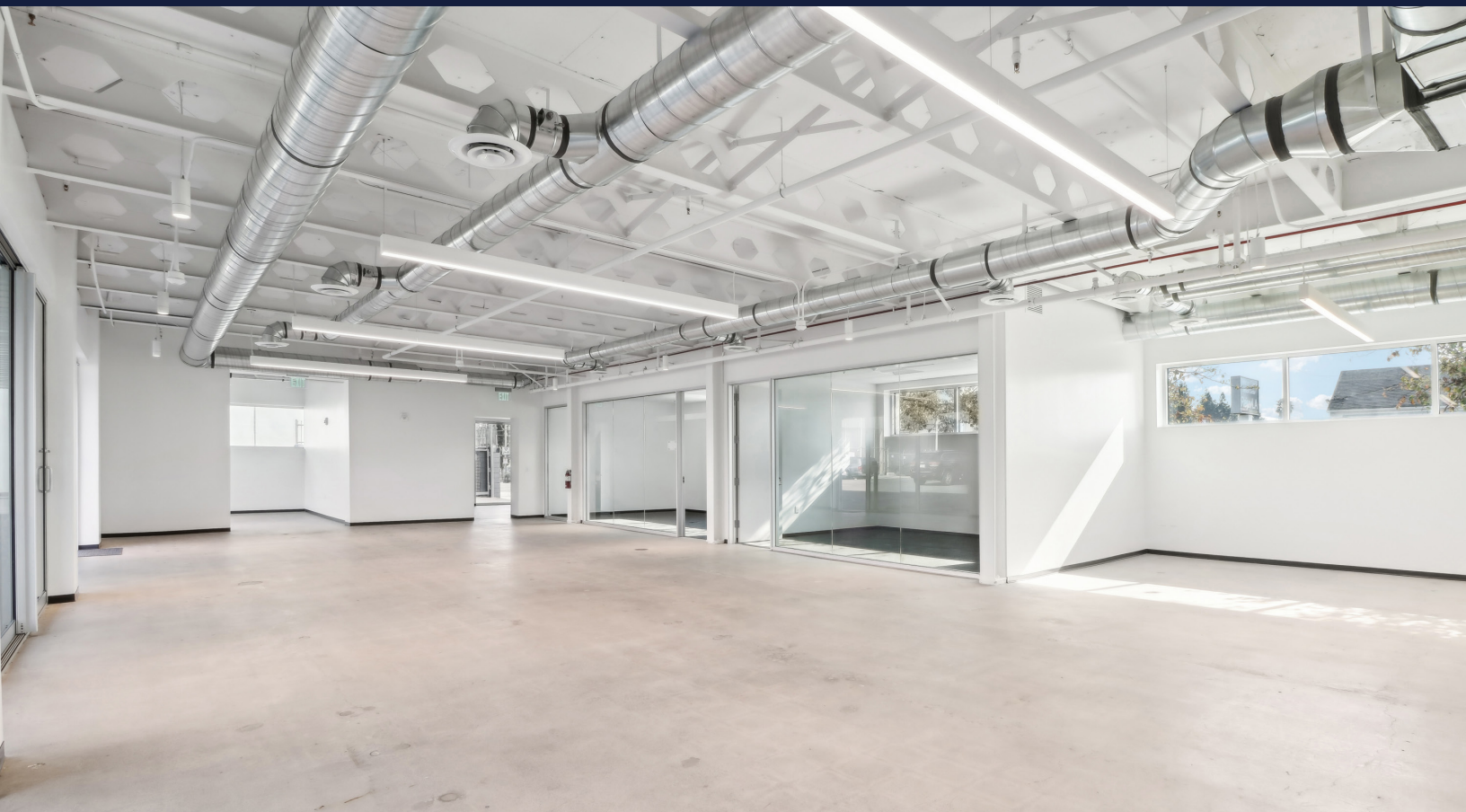
STUDIO 1: LEASED



STUDIO 2: ±7,249 RSF

First Floor





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