



# 12020 CHANDLER

BOULEVARD

CREATIVE SPACE AVAILABLE FOR SUBLEASE | 31,000 SF

3<sup>RD</sup> FLOOR | 8,073 SF - 19,000 SF

4<sup>TH</sup> FLOOR | 4,944 SF - 12,000 SF





# PROPERTY HIGHLIGHTS

- Plug and Play Creative Office/Production Space
- Term: Thru December 31, 2027
- Rate: Negotiable
- 83 Total Wired and Powered Editing Rooms
  - 20 of Which Are Fully Equipped Editing Bays & Available for Short-Term Lease.
- Polished Concrete and Exposed Ceilings
- Close Proximity to Bob Hope Airport & Metro Orange Line



3RD FLOOR: LOBBY

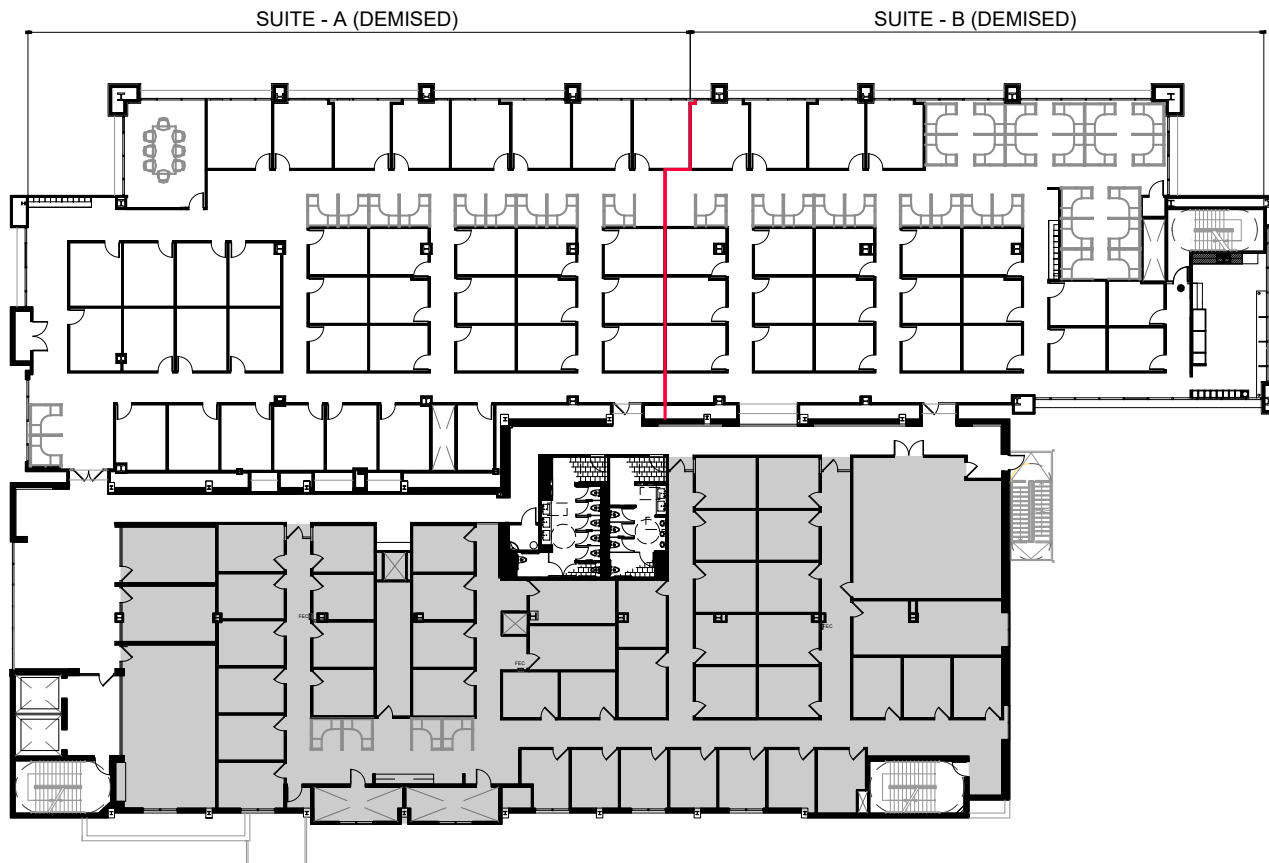


4TH FLOOR: LOBBY





## 3<sup>RD</sup> FLOOR FLOOR PLAN



**Suite A: 10,927 SF**

**Suite B: 8,073 SF**

**Total Contiguous: 19,000 SF**

- Reception
- Conference Room
- 12 Window Line Offices
- 49 Interior Offices/Edit Bays
- 40 Workstations
- Kitchen



# 4<sup>TH</sup> FLOOR

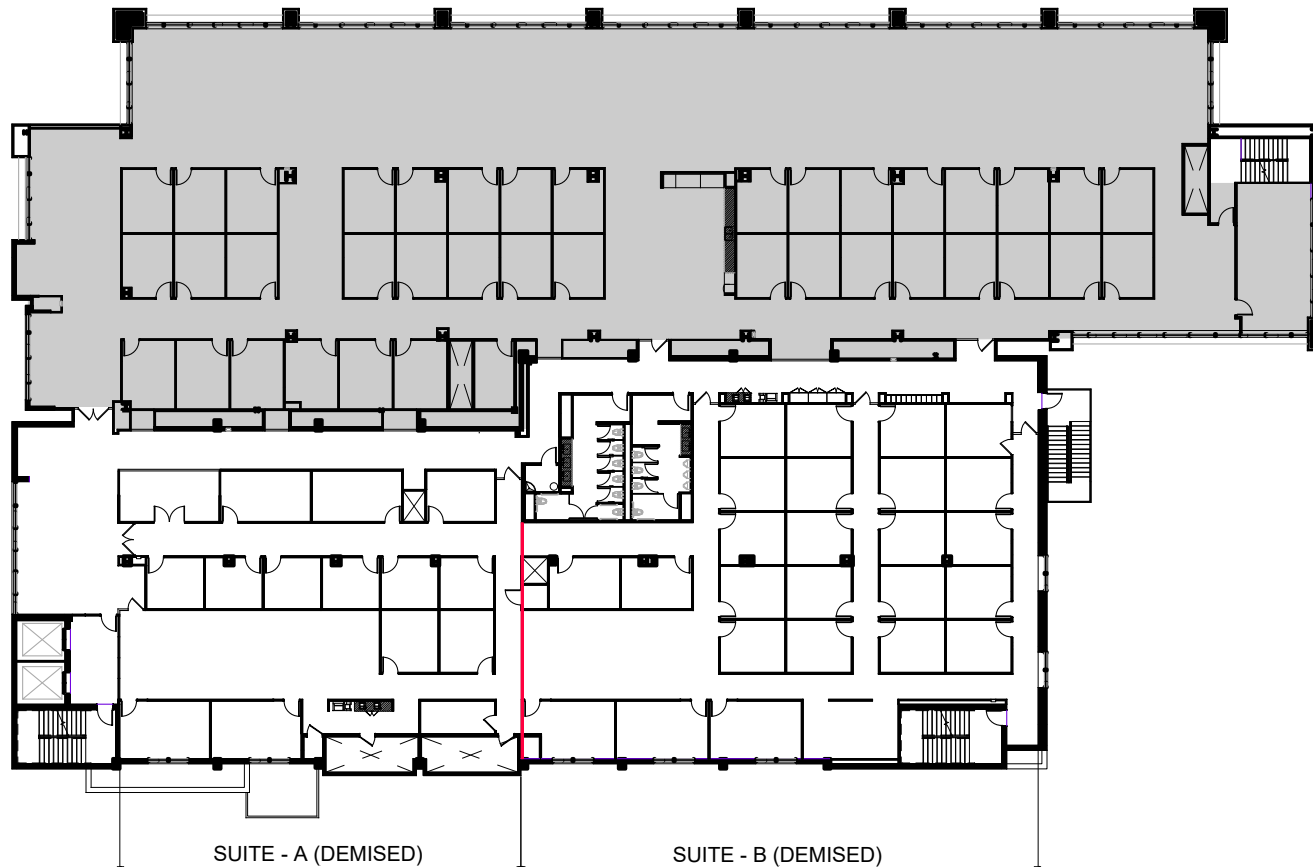
## FLOOR PLAN

Suite A: 4,944 SF

Suite B: 7,056 SF

Total Contiguous: 12,000 SF

- Reception
- 4 Window Line Offices
- 35 Interior Offices/Edit Bays
- 18 Workstations
- 1 Open Bullpen Area





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