

INDU STRY

CREATIVE OFFICE
COMMON AREA RENOVATIONS COMPLETE
\$2.00/SF BROKER BONUS* 3+ YR LEASES

4370 TUJUNGA AVE STUDIO CITY

FOR LEASE



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\$2.00/SF BROKER BONUS* 3+ YR LEASES**AVAILABLE RSF**

Suite 210A	±834 RSF
Suite 310	±2,148 RSF
Suite 320	±2,148 RSF (Divisible to ±1,275 & ±873 RSF)

OCCUPANCY

Immediate

RATE

Negotiable

TERM

3-5 Years

PARKING

2 Spaces per 1,000 SF at \$145 per space / mo. valet assisted

FEATURES

Creative office space with high ceilings

Visible architectural elements such as exposed beams and HVAC ducting

The prestigious Italian restaurant Jon & Vinny's to open by year end next door on Moorpark Street.

Quaint Tujunga Village location with Walkscore of 95/100

Excellent retail and support services immediately adjacent to building

Located near Universal City, Burbank, North Hollywood, and minutes to Hollywood

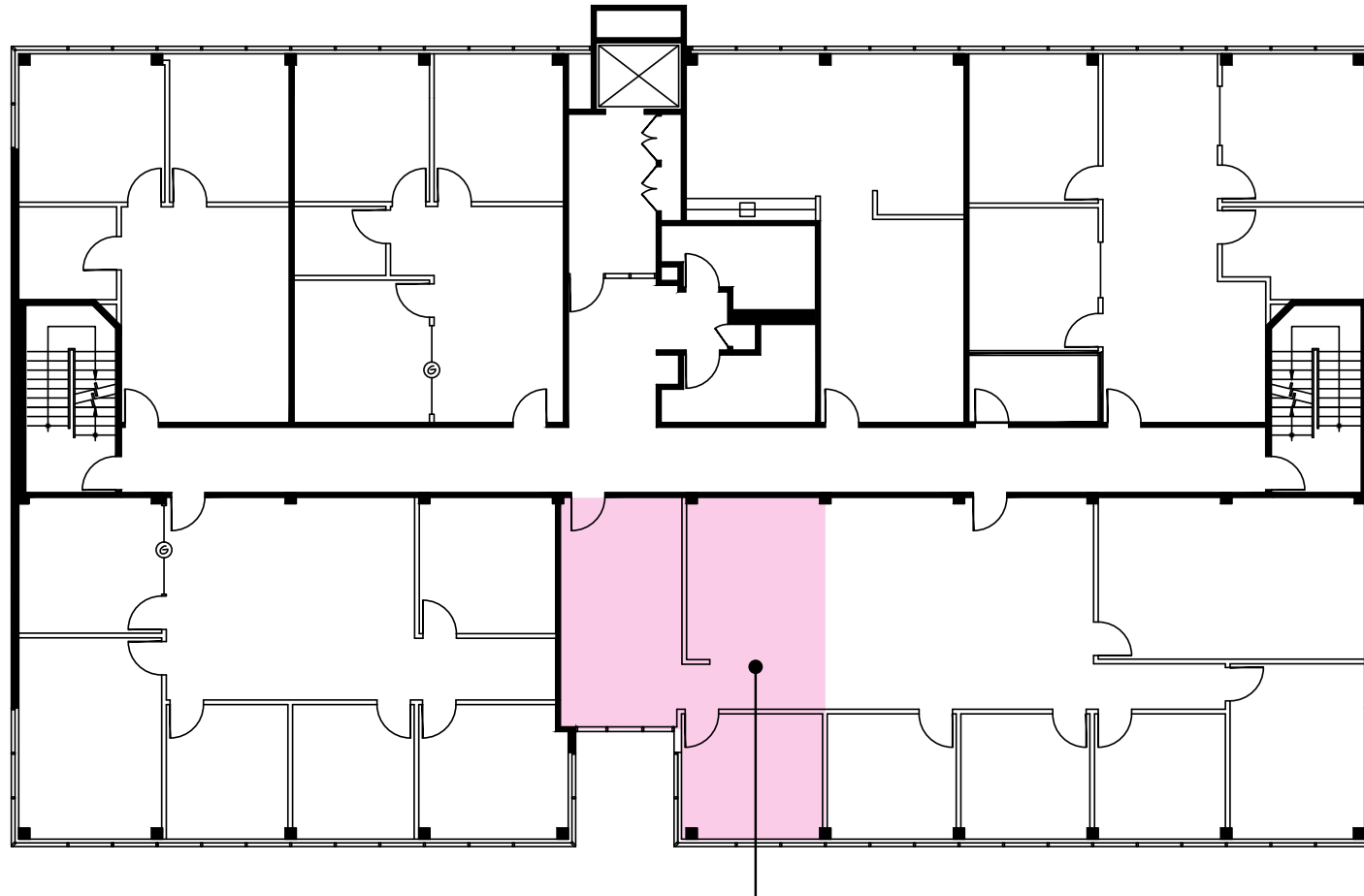
Convenient access to 101, 134 & 170 freeways



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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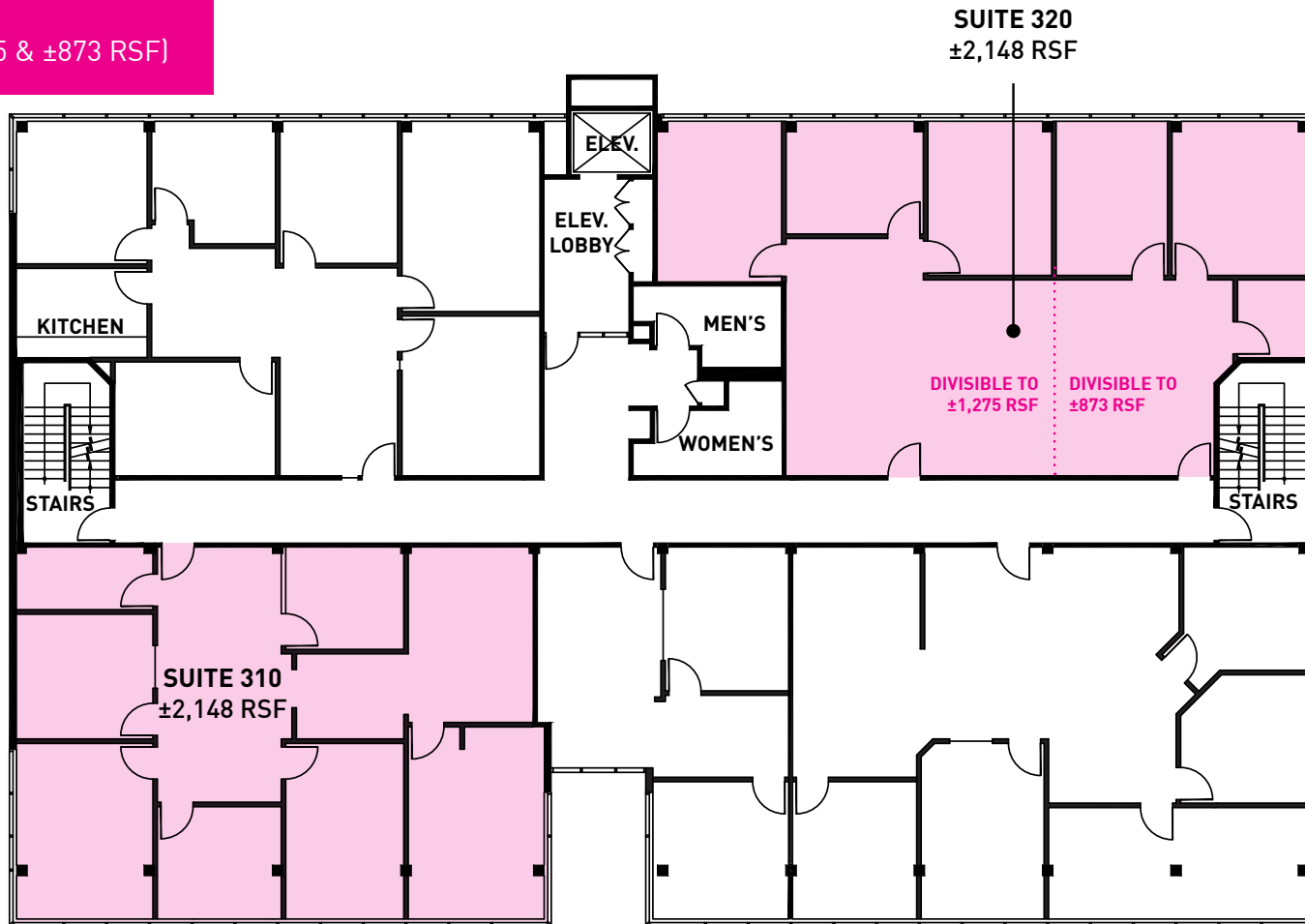
SECOND FLOOR
Suite 210A ±834 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

SUITE 210A
±834 RSF

THIRD FLOOR
Suite 310 ±2,148 RSF
Suite 320 ±2,148 RSF
(Divisible to ±1,275 & ±873 RSF)



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

FOR LEASE

CREATIVE OFFICE

4370 TUJUNGA AVE STUDIO CITY CA 91604

SUITE 310
PHOTOS



FOR LEASE

CREATIVE OFFICE

4370 TUJUNGA AVE STUDIO CITY CA 91604

SUITE 320
PHOTOS





About the Neighborhood

Located near bustling Ventura Blvd. and seemingly a world away, Tujunga Village is nestled between the Colfax Meadows neighborhood and Woodbridge Park. A block-long stretch of Tujunga Avenue between Moorpark and Woodbridge is the heart of the Village, a charming street of mom-and-pop shops that recalls a simpler time. Take a closer look, and beneath the quaint surface are sophisticated boutiques and gourmet offerings that will please even the pickiest palate.

NEARBY

- 2-MIN DRIVE TO 101 FWY
- 7-MIN DRIVE TO UNIVERSAL CITY
- 12-MIN DRIVE TO BURBANK
- 15-MIN DRIVE TO HOLLYWOOD
- 20-MIN DRIVE TO DTLA

88/100 WALKSCORE
10 MIN BIKE RIDE TO UNIVERSAL CITY/STUDIO CITY METRO STATION

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Jon & Vinny's is a local favorite spot offering delicious Italian-American comfort food, including wood-fired pizzas and handmade pastas.



Aroma Cafe. Cozy cafe with breakfast, sandwich, salad, pastry & coffee options plus backyard patio seating.



Henry's Tacos. Popular, longtime taco stand offering window service, a simple menu & a few outdoor tables.

