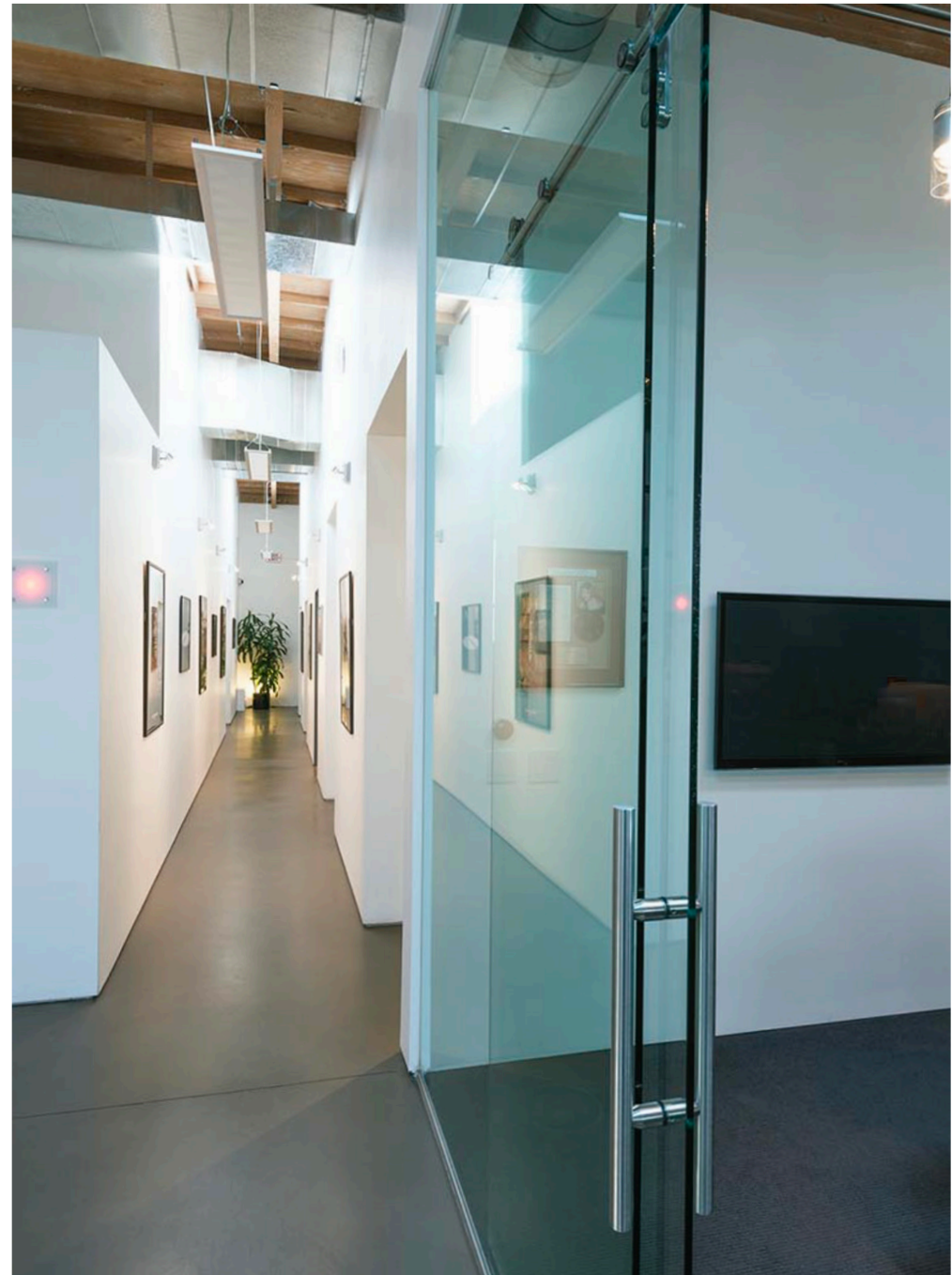


1907

OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
± 6,701 SF



A DIVISION OF



LEE &
ASSOCIATES

PRODUCTION COMPOUND FOR LEASE
NZ ARCHITECTURE / STUDIO BAUTON DESIGNED RECORDING STUDIO



FEATURES

- State of the Art Post Production Space
- Includes Integrated Soundproof Recording / Mixing Rooms
- Modern Kitchen(s)
- Natural Light Throughout
- Operable Windows & Great Airflow Throughout
- Mix of Offices / Edit Bays and Open Work Area
- 5 Minute Walk From 17th Street Metro Stop
- Easy Access To 10 Fwy And Olympic Blvd. / PCH

Building has dedicated fiber bringing 1g/1g of dedicated internet service. Allows for up to 10G of internet speed. There is a 5 year contract transferable to any prospective tenant.

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.

PREMISES

± 6,701 SF

RENT

\$5.10/SF, NNN

OCCUPANCY

January 1, 2025

TERM

3 - 5+ Years

PARKING

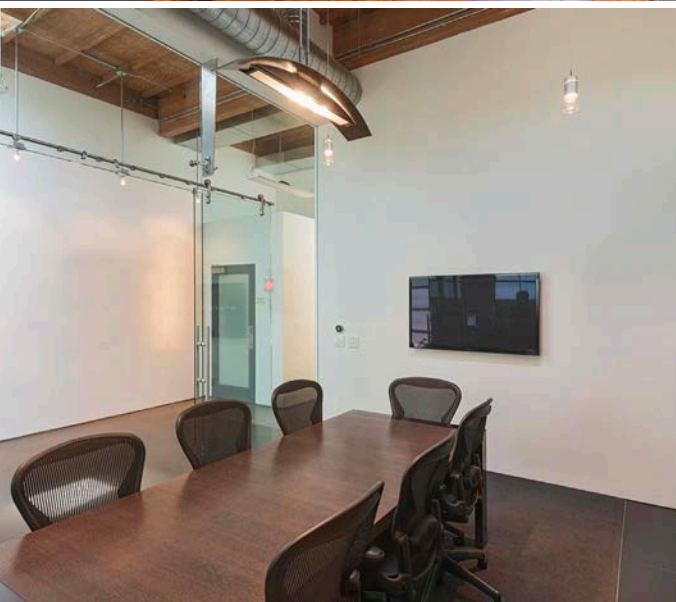
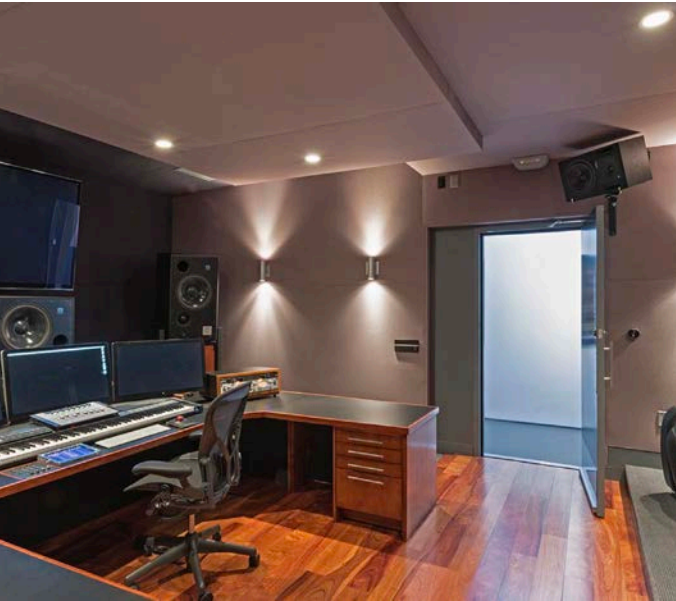
10 On-Site Spaces
\$200/Space/Month







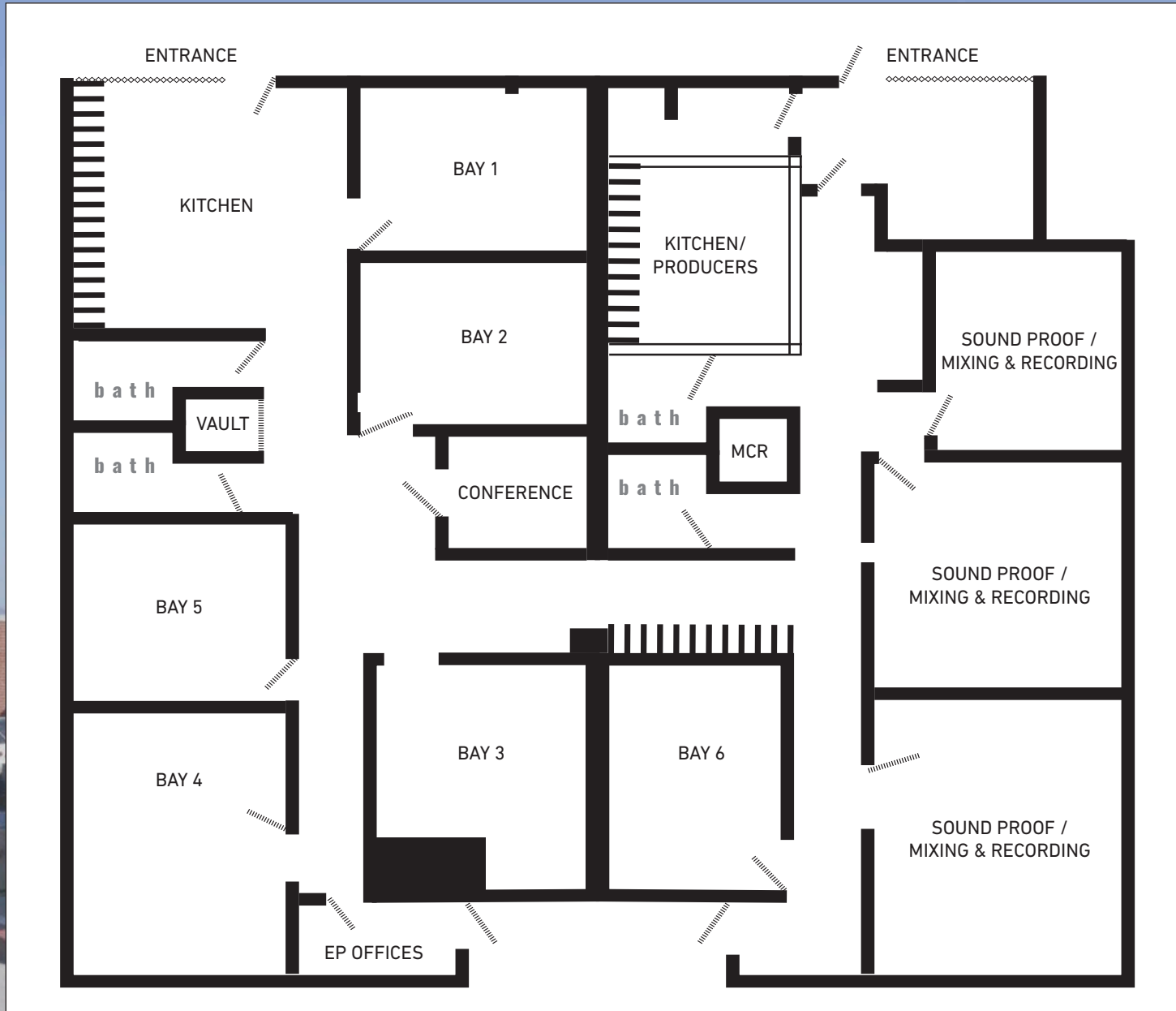
NONZERO\ARCHITECTURE/STUDIO BAUTON DESIGNED RECORDING STUDIO (MOMENTUM STUDIO)



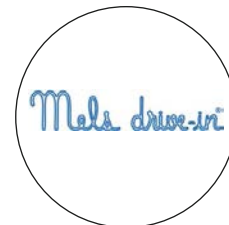
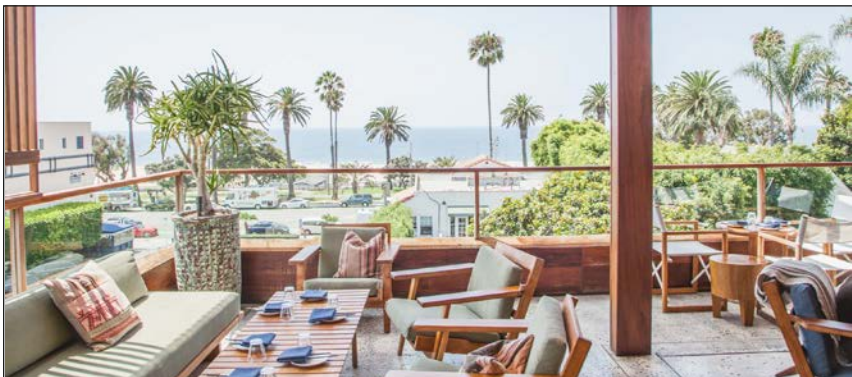
**STATE OF THE ART SOUND PROOF RECORDING / MIXING / WRITING ROOMS
DESIGNED BY NZ ARCHITECTURE / STUDIO BAUTON**

**PLEASE SEE THE FULL SCOPE
OF THE PROJECT HERE**

FLOOR PLAN



AREA AMENITIES



NEARBY MAJOR TENANTS

WEST OLYMPIC CORRIDOR

Bad Robot
Indian Paintbrush
Final Cut
JBC Music
Arsenal FX Color
Digital Nation Entertainment
Cutters
Parks Mac Donald
Planet Blue HQ
Radical Media
Threshold Entertainment

BROADWAY PLACE

General Editorial
TigerConnect
Cut + Run
Cosmo Street Editorial
Apache

MAD Architects
Rock Paper Scissors
Cross Creek Entertainment

COLORADO CENTER

HULU
HBO
Bird
ShoeDazzle

PENN FACTORY/PENN STATION

GoodRX
Kite Pharma
Redbull North America HQ
Tala
Center for Media & Design

1907 OLYMPIC

COLORADO CORRIDOR

Viacom
Lionsgate
Interscope Records
Illumination
Gameshow Network
Universal Music Group
Starz Entertainment
Simple Practice
Goop
The Honest Company
FIGS
Reddit

WATER GARDEN

Amazon Studios
CBS
AMC Networks
Oracle

BERGAMOT STATION

FIG Gallery
Ikon Limited Fine Art
Montalba Architects
Sulkin Studio Architecture

BERKELEY SM EAST

Blackbear Pictures
Blue Bonsai
Jenni Kayne
Soundbox
Apogee Electronics
Cartel
Yoga Glo

CONTACTS

GEORGE WILSON

310.899.2738
gwilson@leewestla.com
AGT DRE 02090678

DAVID WILSON

310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

BRAD MCCOY

310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



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