

FOR LEASE

FORMER PRODUCTION STUDIO

8950 Ellis Avenue, Los Angeles, CA 90034



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-2,400 SF
Rental Rate : \$2.95 PSF NNN
Parking : 4 Spaces/\$150 Per Space – *Call About Bonus Parking*

PROPERTY HIGHLIGHTS

- Former Production Studio With Potential For a Variety of Creative Uses
- Industrial/Creative/Flex Space With 23' x 24' Shooting Stage Featuring 24' Ceiling Height (Also Suitable as a Creative Workspace)
- Plug 'N Play Film or Video Production, Post-Production, Podcast, or Still Photography Studio
- Interior Features a Mix of Laminate, Carpet + Tile Flooring

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Tenant to Independently Verify*



310.839.3333
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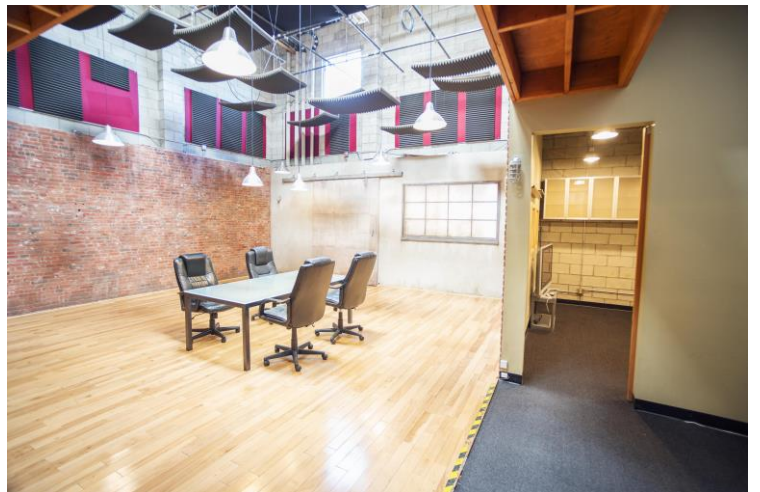
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BUILDING FEATURES

- Gated, Controlled Access Entry
- Unique, Architecturally Distinctive Building
- Secure Parking in Onsite Gated Lot
- Convenient, Ground Level Access With Steel Roll-Up Door



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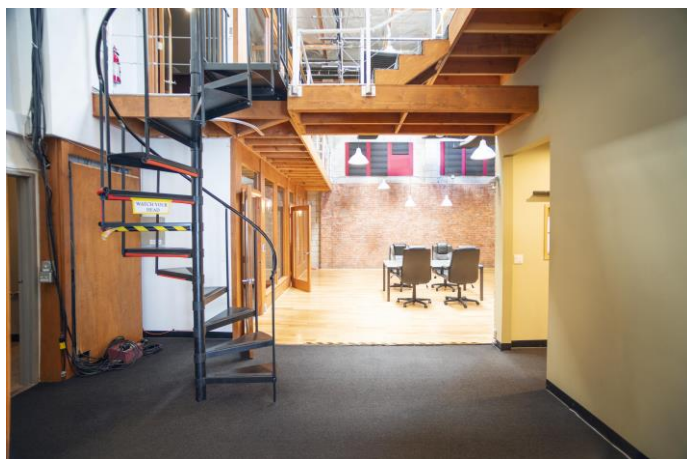
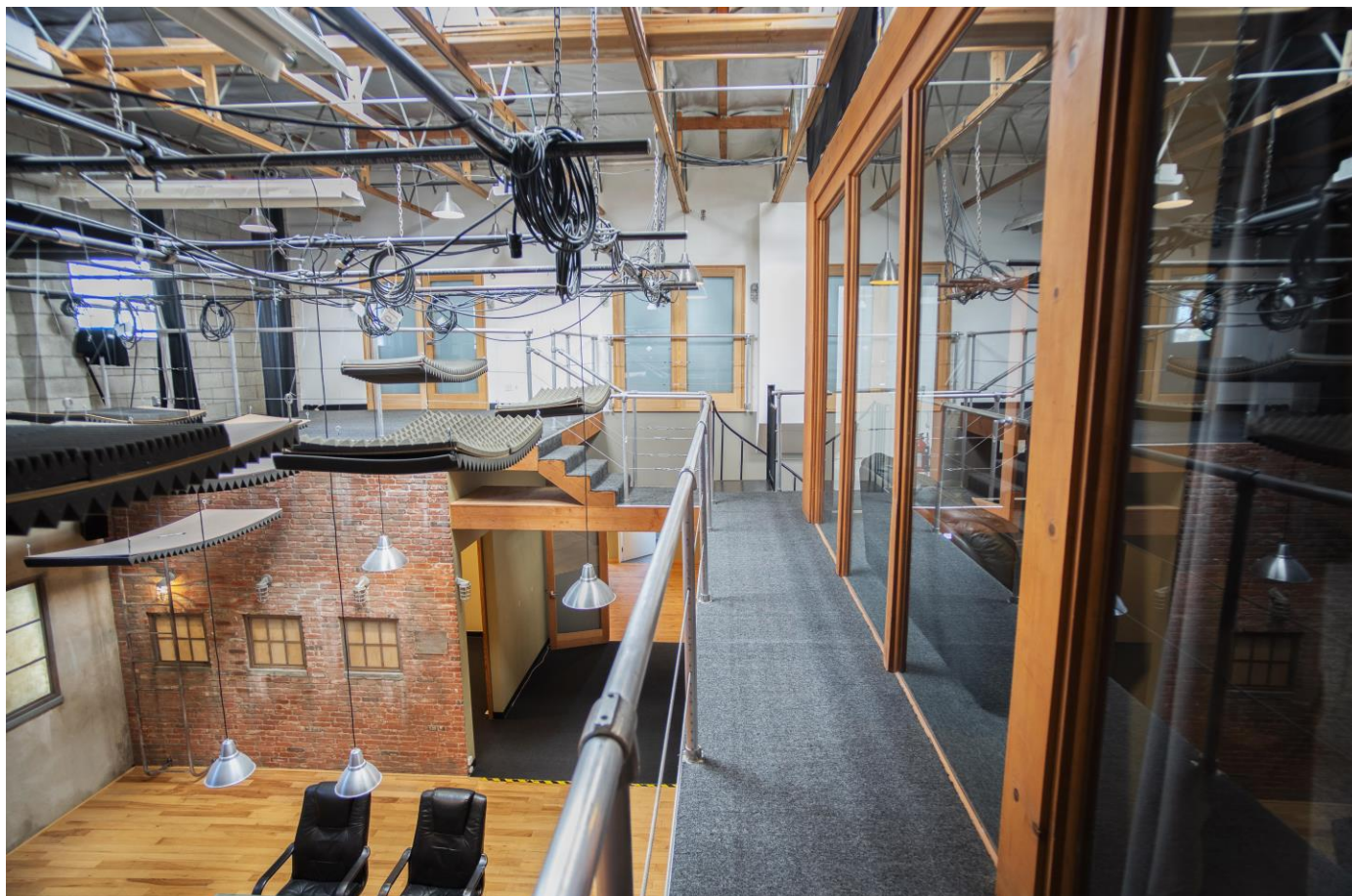
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INTERIOR FEATURES

- Four Private Glass Enclosed Offices or Edit Bays
- One 5' x 7' Sound Recording Booth
- Two Bathrooms
- Lounge With Kitchenette
- Two Dressing Room



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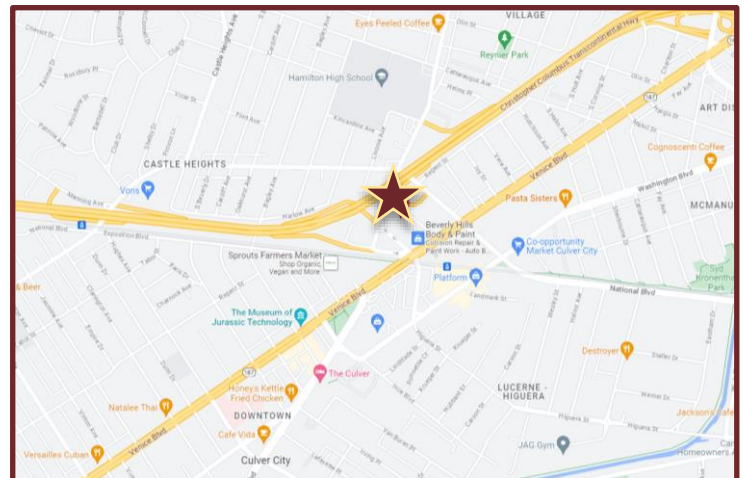


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LOCATION HIGHLIGHTS

- Less Than a Block From The 10 Freeway Access
- 5-Minute Walk to Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minutes Drive to Santa Monica + Beverly Hills
- 25 Minutes Drive to Downtown LA + LAX



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