

INDU  
STRY

OFFICE

# 4040 VINELAND AVE STUDIO CITY

FOR LEASE

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4040 VINELAND AVE STUDIO CITY CA 91604

DETAILS

## SUITE / AVAILABLE RSF

Suite 109	±1,795 RSF	CONTIGUOUS	±3,357 RSF
Suite 108	±4,527 RSF		
Suite 205	±1,764 RSF		
Suite 209	±1,593 RSF		

## OCCUPANCY

Immediate

## RATE

\$2.85 / SF per Mo. / FSG

## TERM

3-5 years

## PARKING

3/1,000 @ \$85 reserved

## Best deal in Studio City

## FEATURES

Flexible package HVAC system  
 Building Signage available  
 Two story atrium lobby  
 Building freshly painted



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.

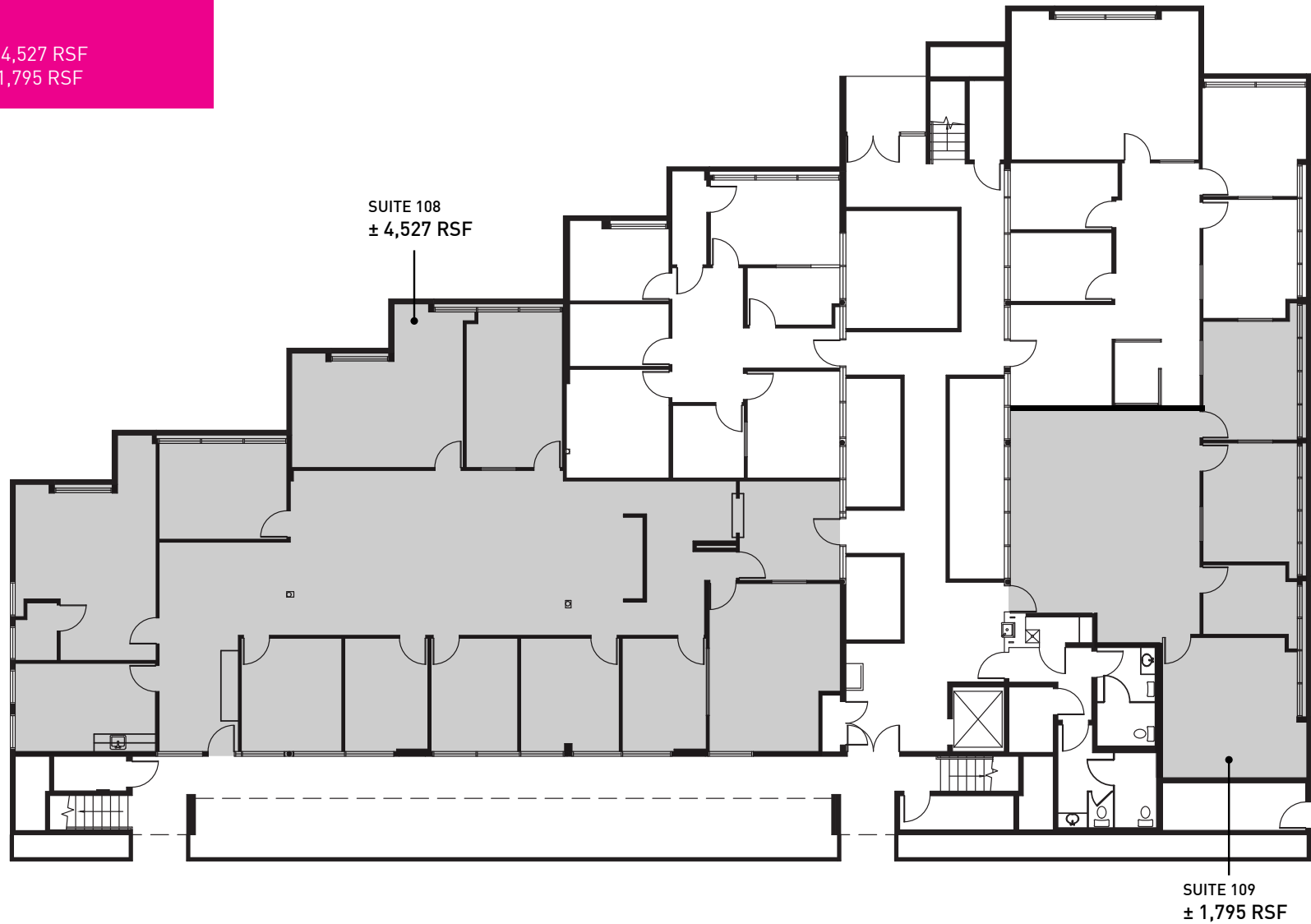
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**1ST FLOOR**

Suite 108 ± 4,527 RSF

Suite 109 ± 1,795 RSF



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

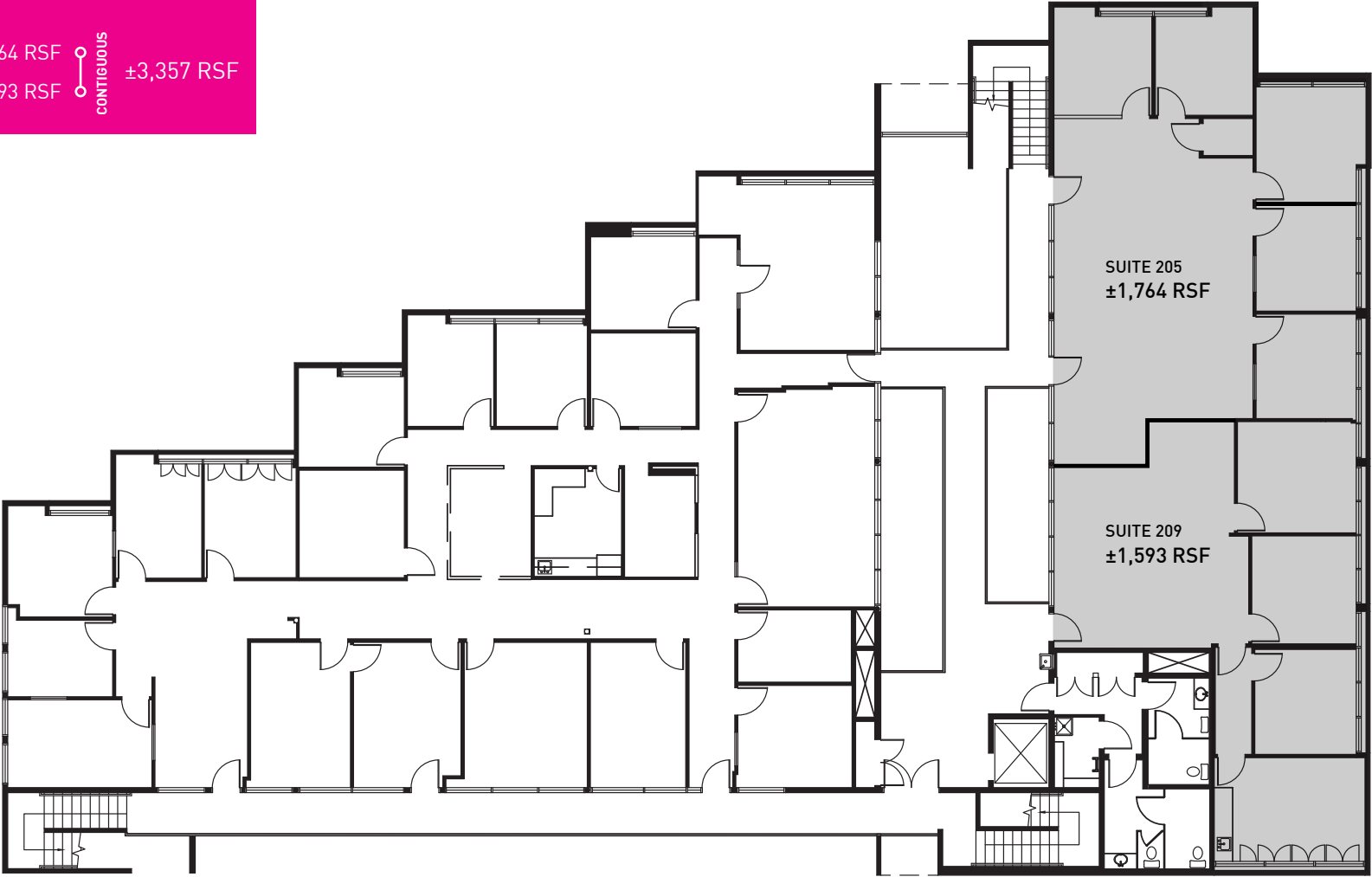
2ND FLOOR

Suite 205-1,764 RSF

Suite 209-1,593 RSF

CONTIGUOUS

±3,357 RSF



NOT TO SCALE.  
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4040 VINELAND AVE STUDIO CITY CA 91604

PROPERTY PHOTOS





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PROPERTY PHOTOS





### About Studio City

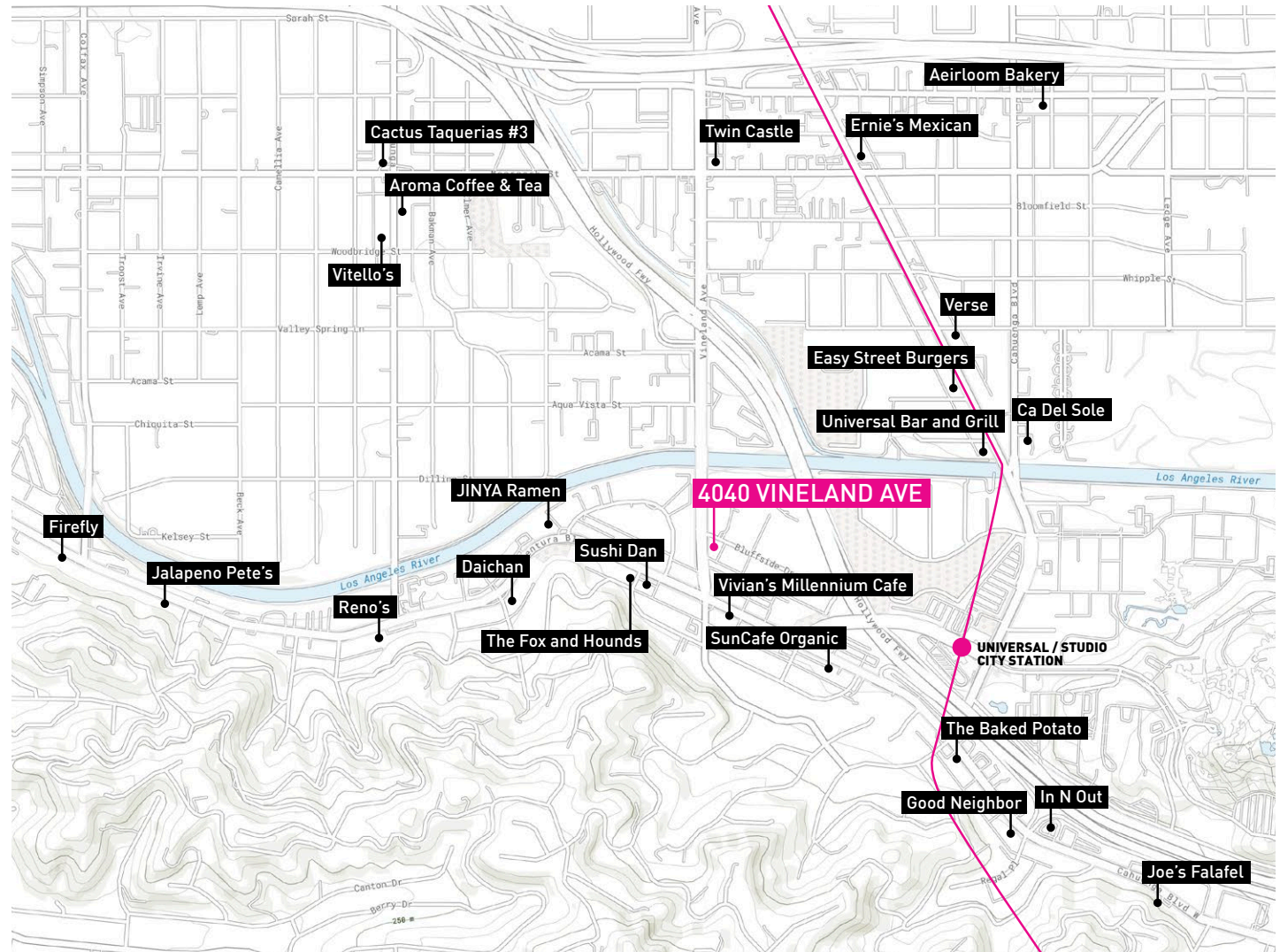
Studio City is a charming neighborhood located in the San Fernando Valley region of Los Angeles. Named after the movie studio lot that was established in the area in the 1920s, Studio City has long been associated with entertainment and the arts. This upscale enclave boasts tree-lined streets, trendy boutiques, gourmet restaurants, and a mix of modern homes and historic properties. The iconic Ventura Boulevard runs through the heart of Studio City, offering a plethora of dining, shopping, and entertainment options. With its proximity to Hollywood and the major studios, it's not uncommon to spot celebrities in the local cafes or parks. The area is also home to Fryman Canyon, which offers hiking trails with panoramic views of the city. Overall, Studio City combines a small-town feel with a touch of Hollywood glamour, making it a desirable place for both residents and visitors.

#### NEARBY

BLOCKS TO 101 AND 134 FWYS  
10 MI TO DTLA  
1.4 MI TO STUDIO CITY  
2.2 MI TO BURBANK MEDIA DIST.  
4.7 MI TO HOLLYWOOD

#### 80/100 WALKSCORE

4 MIN BIKE RIDE TO UNIVERSAL CITY/STUDIO CITY & NORTH HOLLYWOOD METRO STATION



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