

FOR LEASE

3,050 SF 2ND FLOOR OFFICE | PRIME STUDIO CITY

11440 Ventura Blvd., Studio City, CA 91604



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NAI Capital Commercial

15821 Ventura Blvd, Suite #320

Encino, CA 91436

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NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY



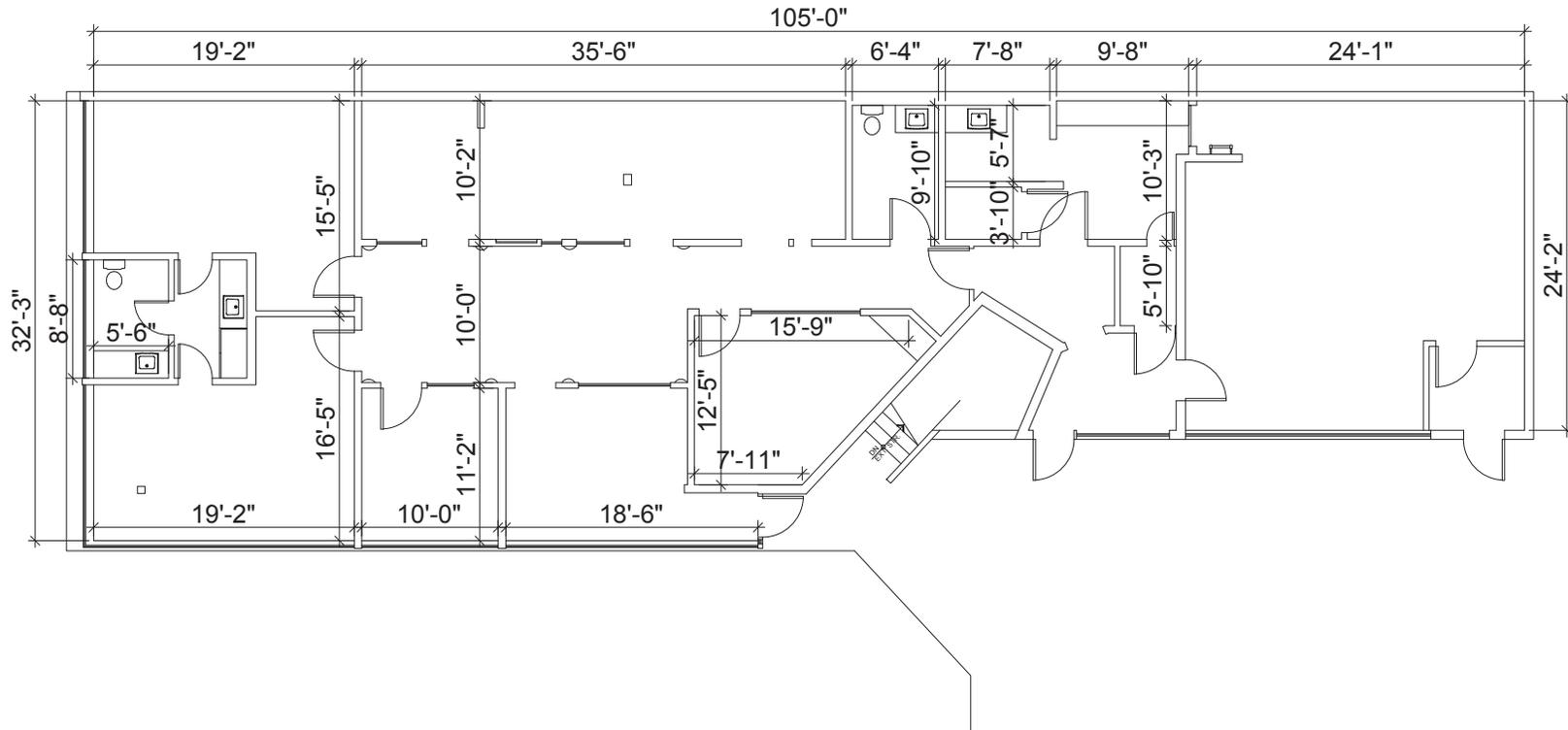
- Creative / Executive / Media Office
- Studio with Green Room including Kitchenette
- Located Walking Distance to CBS Studios
- High Visibility on Ventura Boulevard
- Monumental Signage
- On-Site Parking Attendant
- Immediate Access to Restaurants / Retail Shops

| | |
|---------------------------|--------------------------------|
| Lease Rate: | \$3.75 SF/month (Office Gross) |
| Operating Expense: | \$0.28/month |
| Building Size: | 11,256 SF |
| Available SF: | 3,050 SF |
| Parking: | 3.2 : 1,000 |
| Year Built: | 1987 |
| Lot Size: | 0.35 Acres |
| Traffic Count: | 39,795 Cars Per Day |

INTERIOR PHOTOS



FLOOR PLAN



ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



www.measureupcorp.com

11440 Ventura Blvd, Studio City, CA 91604

Second Level - Floor Plan

Area Chart

| Area | Area |
|------|------|
| | |
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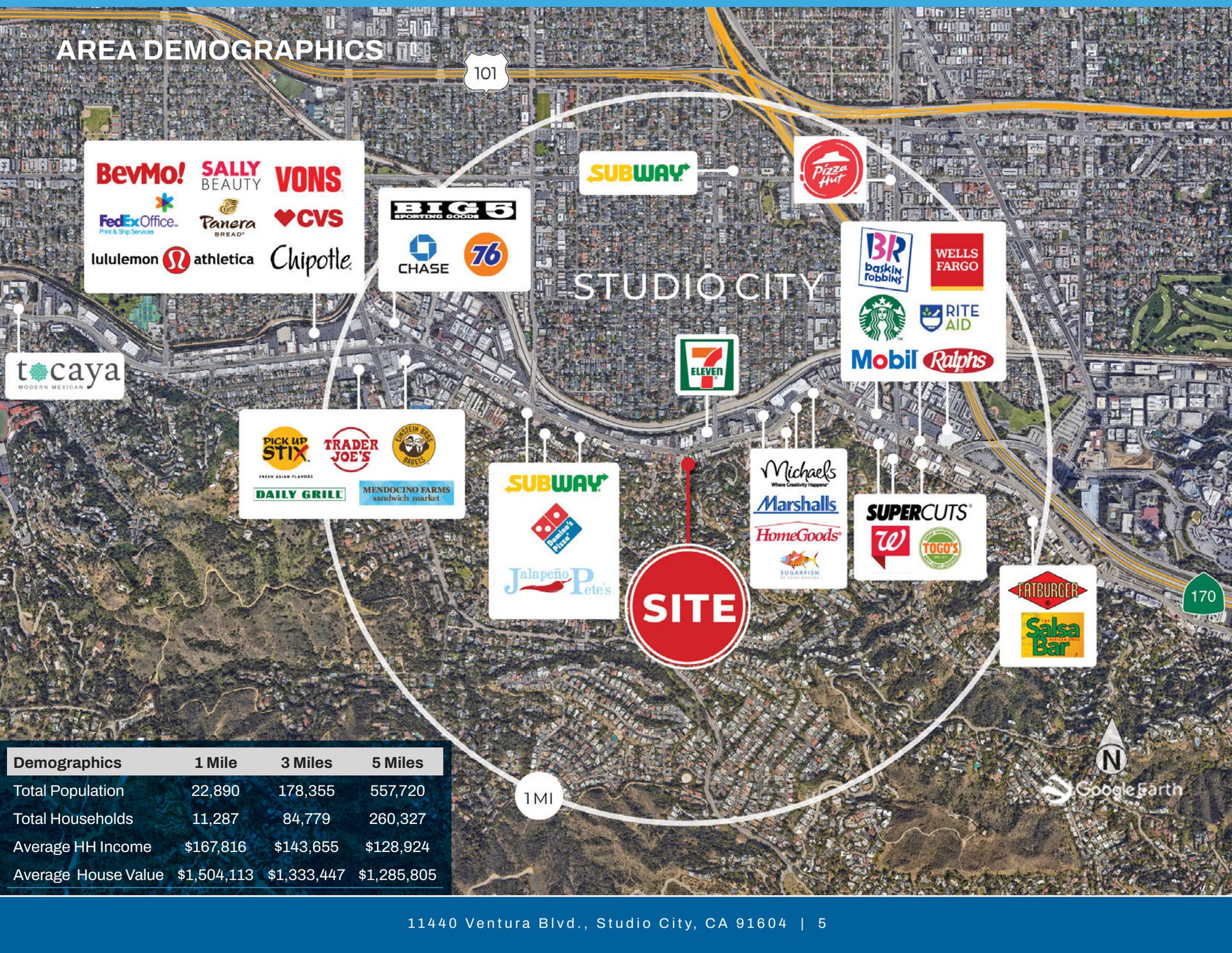
SCALE

1" = 1'-0"

DATE: 09.25.2025
SHEET: 1 OF 1
Drafted By: GK

A01

AREA DEMOGRAPHICS



STUDIO CITY

SITE

1MI

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-------------|-------------|-------------|
| Total Population | 22,890 | 178,355 | 557,720 |
| Total Households | 11,287 | 84,779 | 260,327 |
| Average HH Income | \$167,816 | \$143,655 | \$128,924 |
| Average House Value | \$1,504,113 | \$1,333,447 | \$1,285,805 |

STUDIO CITY



EXCLUSIVELY LISTED BY:

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