

330 S ALAMEDA ST
LOS ANGELES • CA 90013

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

THE ARTS DISTRICT

**ONE OF A KIND PRODUCTION STUDIO, PREMIER MOTION CAPTURE
HIGH-TECH PRODUCTION + VIRTUAL PRODUCTION FACILITY**

**UNIQUE MULTI-PURPOSE FACILITY, 17 SEAT SCREENING ROOM,
POTENTIAL FOR 70 ± CAR PARKING, 1200 AMPS POWER
SHORT OR LONG TERM LEASE POSSIBLE**

**±31,546 SF BLDG
ON ±55,408 SF LAND**

SCAN / CLICK HERE TO VIEW
MATTERPORT



330 S ALAMEDA ST

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330 S Alameda is a premier Motion Capture High-Tech Production + Virtual Production facility Located in Downtown Los Angeles' Art District.

The Building has full HVAC.

The facility was built out over the last 7 years by a Fortune 500 Entertainment company.

Several Major Motion Pictures have been made at this location.



PRICING SUMMARY

For Lease: \$3.70 PSF/Mo NNN

Sale may be Possible. Unpriced. Submit Offer

MIKE D. SMITH

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JIM HALFERTY

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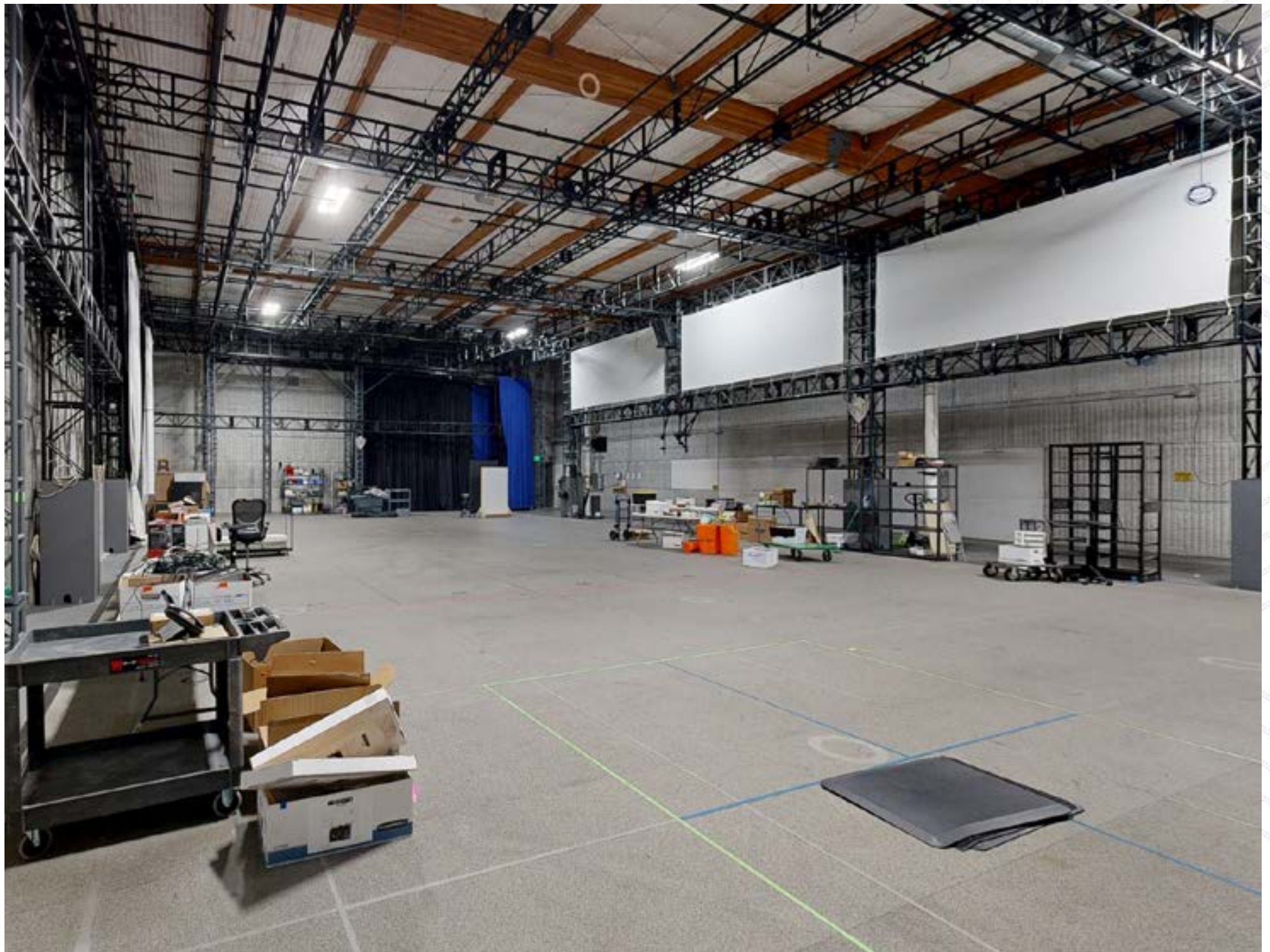
Colisted with:

GEOFFREY ANENBERG

Normal Properties | LIC NO 01831214

323.243.2821

geoffrey@normal-properties.com



PRODUCTION

- ▶ Stage One Contains a MOCAP Camera Grid Truss for Lighting and Motion Tracking Cameras
- ▶ Insulated Sound Proofing to the Highest Industry Standards
- ▶ Capture Volume 45' x 85'
- ▶ Live Action Shooting 50' x 90'
- ▶ 20' to Lighting
- ▶ 270 Degree Curtains Black/White/Green/Blue
- ▶ Stage Two - The Floor Plan is Easily Expandable to Accommodate a Second Stage - Including Potential for a Large Dimension LED Wall
- ▶ Capture Volume 65' x 35'
- ▶ Capture Volume Height 25'
- ▶ In-Place Fully Functioning 17-Seat Screening Room

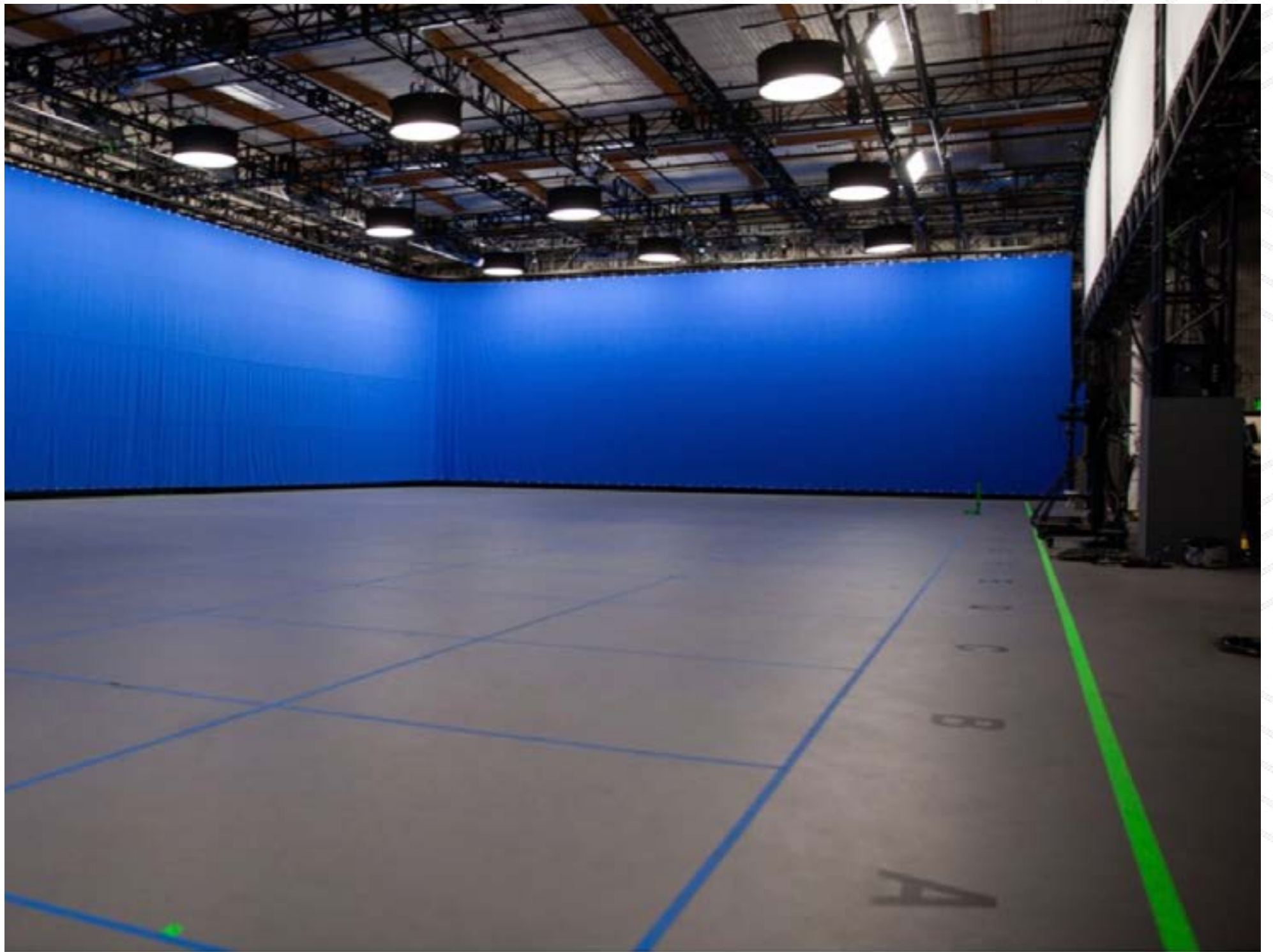
DATA

- ▶ Dedicated 24-Pair Fiber Line from One Wilshire
- ▶ AT&T Fiber and LADWP Fiber Available (Two Connections Possible)
- ▶ Currently Running 10G Service Exponentially Increasable Up and Down Data Throughout
- ▶ Top End Redundant Systems
- ▶ Hardwired and Wireless Networking Throughout the Facility
- ▶ Liebert 25 Hour Back-Up Systems for the Server Rooms and Capacity for Greater Supply
- ▶ 80 Ton Vertir HVAC System to Cool the Server Room

BUILDING

- ▶ ±31,546 SF, 26' Clear, Class-A Tilt-Up Built in 2000
- ▶ First Class Office Configuration, Meeting Rooms, Kitchen/Break Area, Restroom and Changing Facilities
- ▶ 3 Phase, 1200 Amp, 480/277 Volt Power
- ▶ Facility is Nondescript and Private - Set back from both streets
- ▶ Thoughtfully Built for Two Street Loading (See Attached Plan)
- ▶ Well Parked (60 Striped / +70 Possible)
- ▶ 4 Restrooms Plus a Shower and Laundry Room















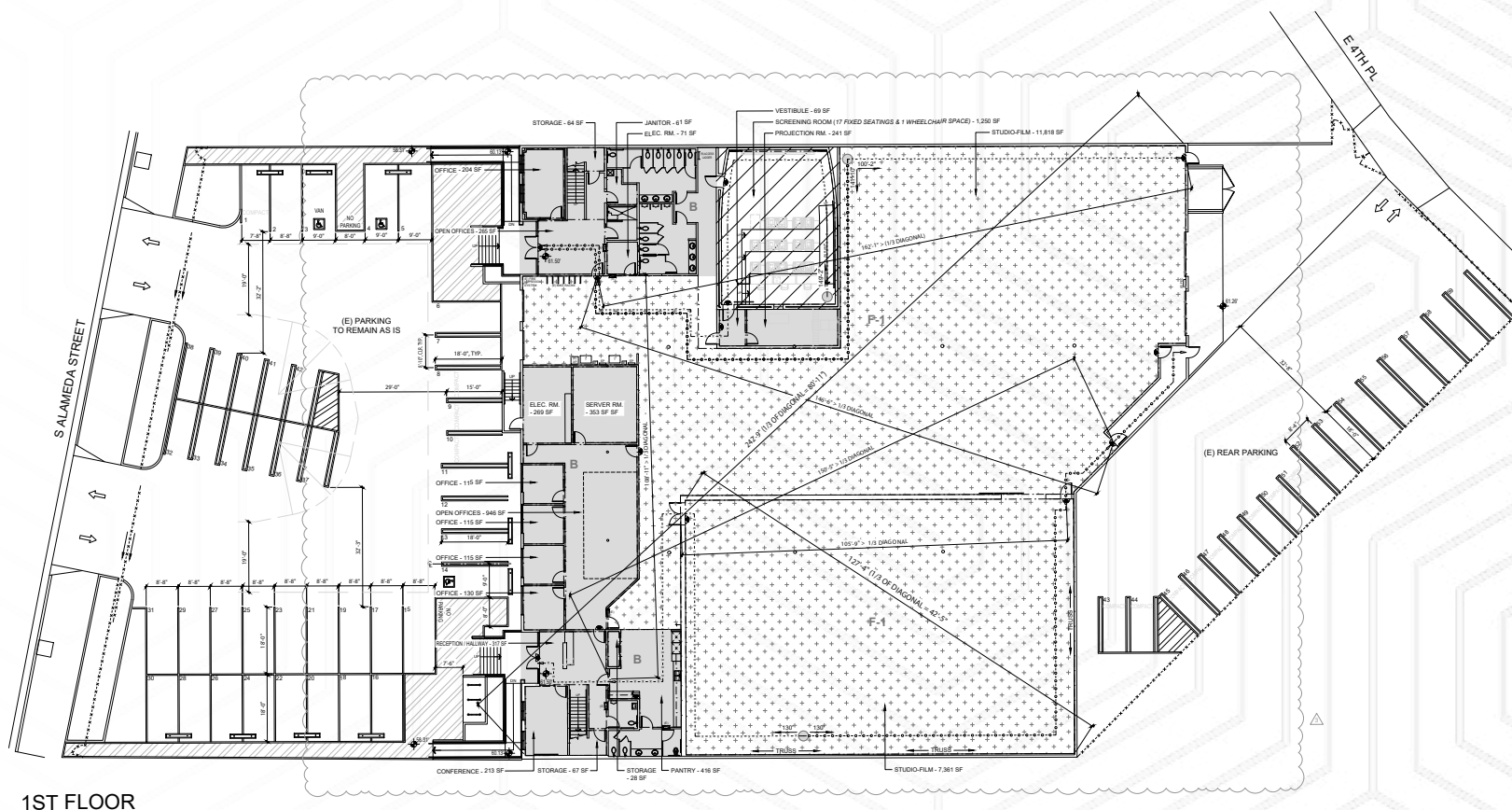






Architectural floor plan of the 11th floor of the New York City Police Department's 100th Precinct. The plan shows various rooms including offices, a conference room, phone rooms, and open offices. Dimensions are provided for several rooms and the overall floor area.

- OFFICE - 178 SF
- OFFICE - 215 SF
- OFFICE - 103 SF
- OFFICE - 113 SF
- OPEN OFFICES - 1,507 SF
- OFFICE - 137 SF
- OFFICE - 134 SF
- OFFICE - 136 SF
- OFFICE - 141 SF
- CONFERENCE - 309 SF
- PHONE ROOMS - 60 SF
- 86'0"
- 52'0"
- 166.5' (113.0' DIAGONAL = 55.1')
- 132'0" x 113'0" DIAGONAL



NOTE: Drawing not to scale. All measurements and sizes are approximate.

LOCATION

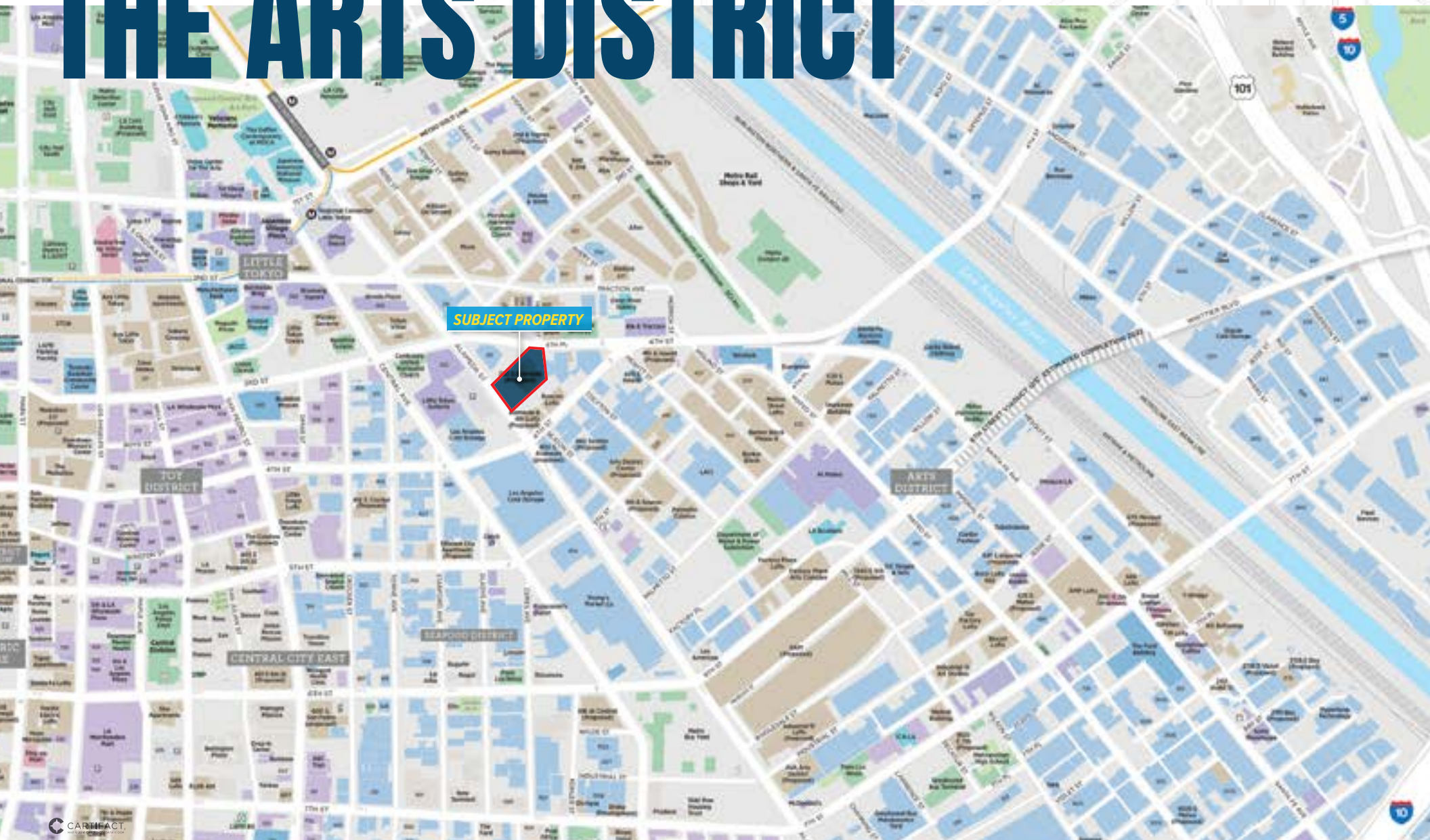
Located in the Center of Arts District and
1 Block from the Metro Regional Connector.

Extremely Walkable to Some of the Best
Amenities in all of Los Angeles.





IN THE HEART OF THE ARTS DISTRICT



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Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.