



Rideback Ranch

Your Dream Media Campus Awaits

1670 Beverly Blvd, Los Angeles, CA 90026

**Only Two
Units Left!**



Highly Designed Creative Office Campus on the Eastside

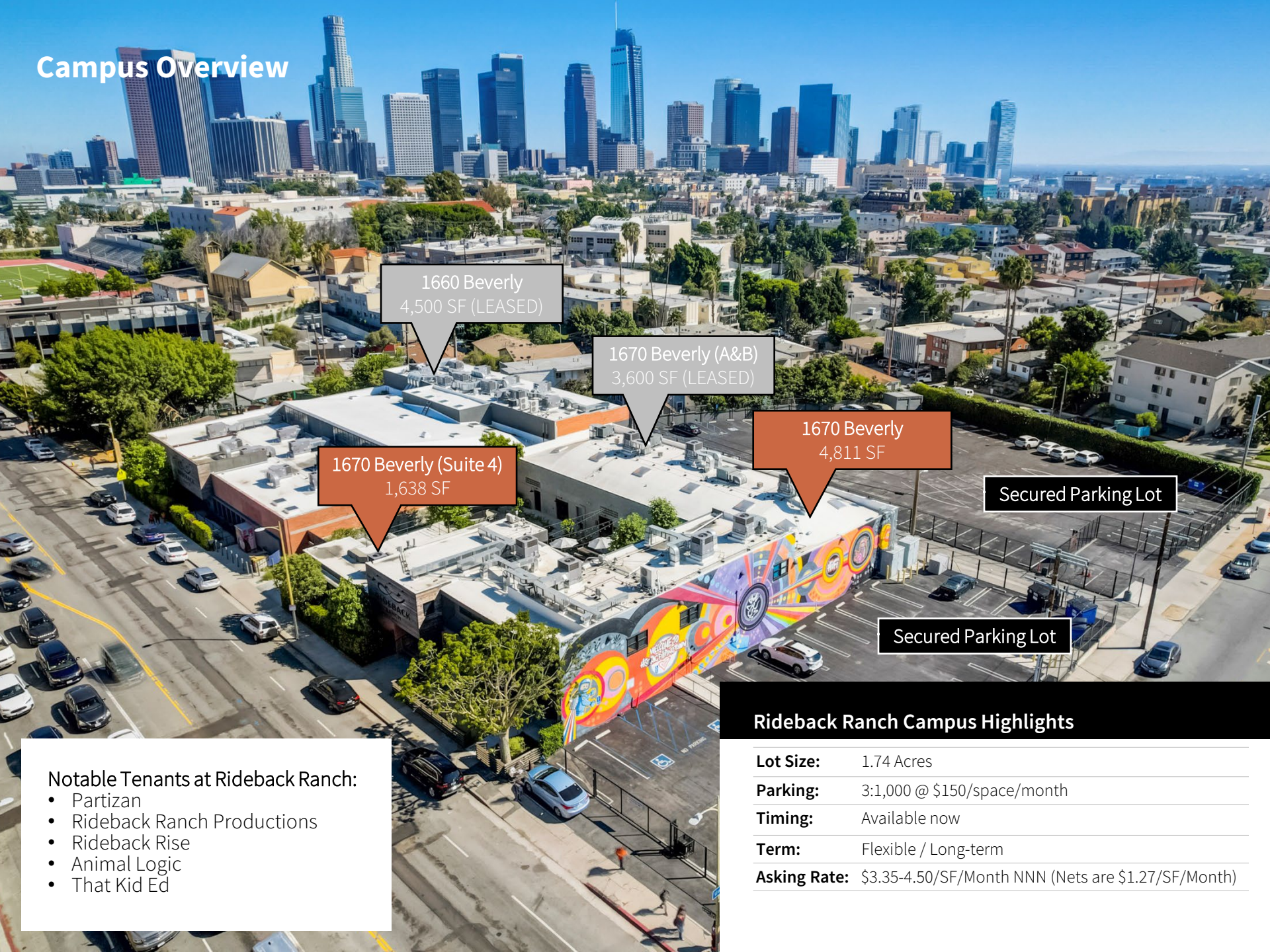
Rare opportunity in the heart of Historic Filipinotown. Low-rise campus features improvements by Boto Design Architects for a variety of media / post-production uses.

- Total of 6,449 SF available now
- Divisible to 1,638 SF, 3,811 SF and 1,000 SF
- Courtyards, personal balconies, key card access, secured parking lot, bow-truss, high ceilings, light-filled, operable windows



PROPERTY VIDEO

Campus Overview



1660 Beverly
4,500 SF (LEASED)

1670 Beverly (A&B)
3,600 SF (LEASED)

1670 Beverly (Suite 4)
1,638 SF

1670 Beverly
4,811 SF

Secured Parking Lot

Secured Parking Lot

Notable Tenants at Rideback Ranch:

- Partizan
- Rideback Ranch Productions
- Rideback Rise
- Animal Logic
- That Kid Ed

Rideback Ranch Campus Highlights

Lot Size:	1.74 Acres
Parking:	3:1,000 @ \$150/space/month
Timing:	Available now
Term:	Flexible / Long-term
Asking Rate:	\$3.35-4.50/SF/Month NNN (Nets are \$1.27/SF/Month)

1670 Beverly



Property Highlights

Address: 1670 Beverly

Size: 4,811 SF (divisible to 1,000 SF & 3,811 SF)

Features: Private outdoor patios, highly built out creative office space with bow-truss ceilings, skylights, kitchenette, editing rooms and private restrooms.

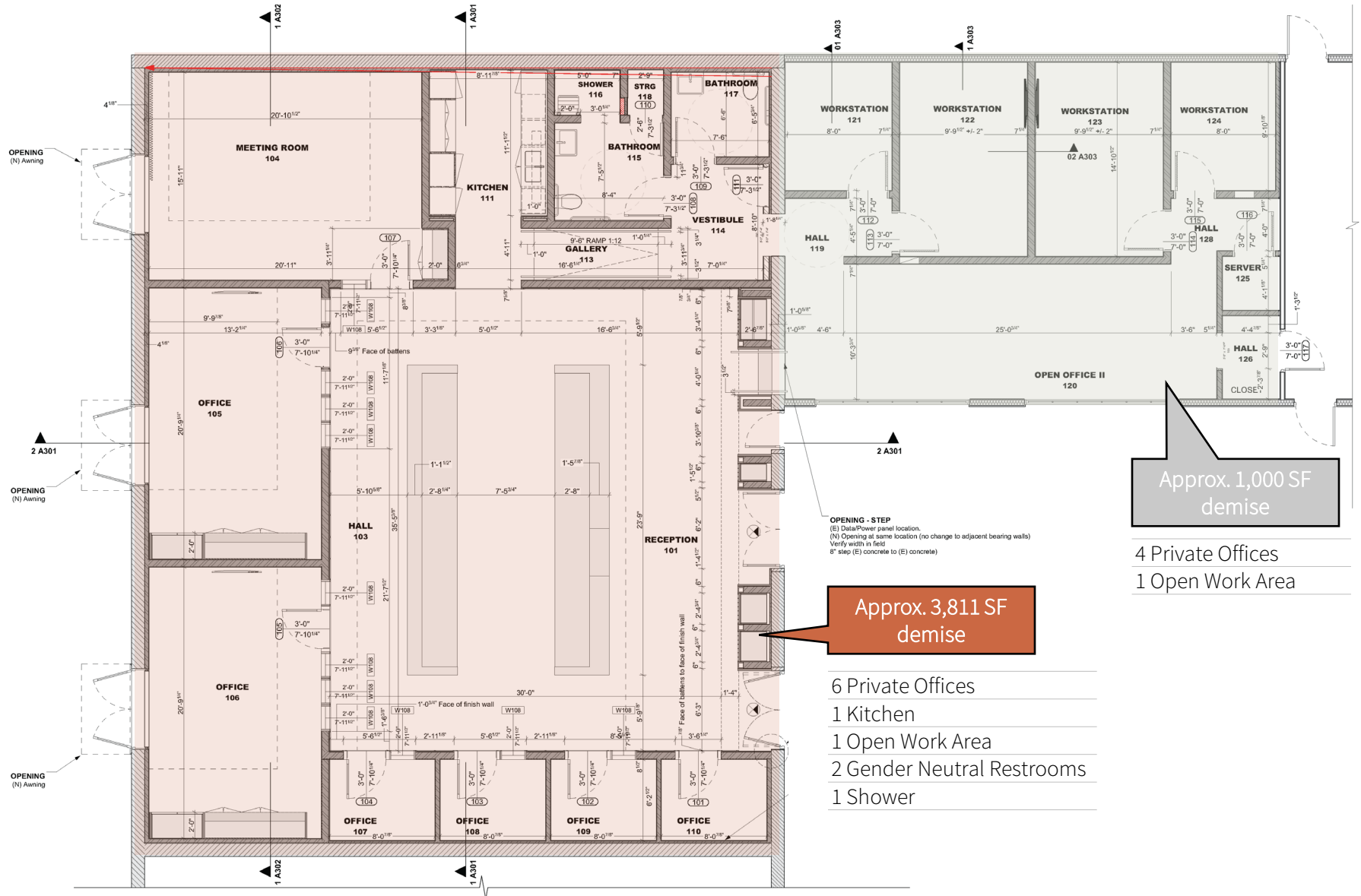


1670 Beverly



1670 Beverly

Floor Plan



Approx. 1,000 SF
demise

4 Private Offices
1 Open Work Area

Approx. 3,811 SF
demise

6 Private Offices
1 Kitchen
1 Open Work Area
2 Gender Neutral Restrooms
1 Shower

1670 Beverly (Suite 4)



Property Highlights

Address: 1670 Beverly (Suite 4)

Size: 1,638 SF

Features: As seen in *Architectural Digest*, the perfect blend of residential features in a creative office space. Features private restroom, hardwood floors, a full working kitchen with Viking stove, shower, and entrance off courtyard.

TAKE A PEEK INSIDE



Nearby Amenities

Melrose Hill

Silver Lake

Elysian Park

Alfred Coffee

Night + Market Song

Dayglow

Melody Sqirl

Los Globos

Cafe Tropical

Cafecito Organico

Silverlake Ramen
Osen Izakaya
WOOD
Moon Juice

Freedman's

Andante Coffee

Mohawk Bend

Brite Spot

Pharo's

Pizza Buona

Taix

The Semi-Tropic

Masa

Lassen's

Ostrich Farm

Little Joy

Short Stop

Konbi

Los Molcajetes

HiFi (Historic Filipino Town)

Echo Park

Honey Hi
Woodcat
Sunset Beer

The Park
Button Mash
Ototo

Valerie Confections

Ragtop Fern BBQ

Doubting Thomas

Bahay Kuho

Gigi's Cafe Cubano

Eightfold Coffee

Guisado

Bar Henry

Wilshire Center

Crawfords

BLUMHOUSE PRODUCTIONS

Brooklyn Bagel Bakery

Bootleg Theater

El Burrito Panzon

Subway

Tribal Cafe

1642 Bar

Clark Street Bread

Laveta

K Bakery

Luck Thai Cuisine

Starbucks

Boba Guys

Goodfight

HiFi Kitchen

ARRAY



RIDEBACK RANCH

MacArthur Park

Westlake

Downtown Los Angeles

Rideback Ranch Campus



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