

Step into the **spotlight.**

**A state-of-the-art production campus
in Atwater Village.**

4561 Colorado Blvd. | Glendale, CA 90039





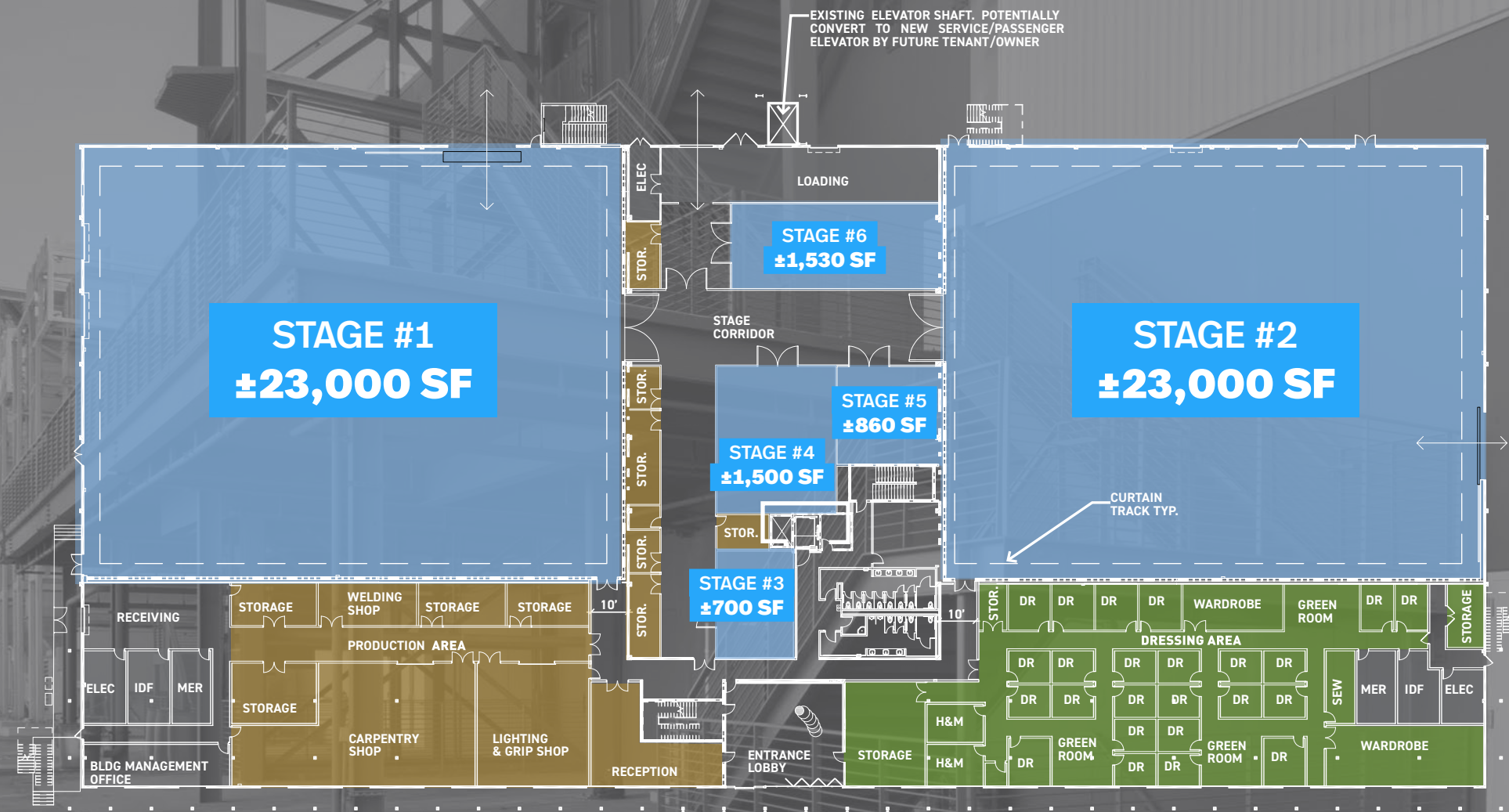
Ready for your close up.

Reframe Studios is the newest state of the art stage and production campus in the media center of Los Angeles.

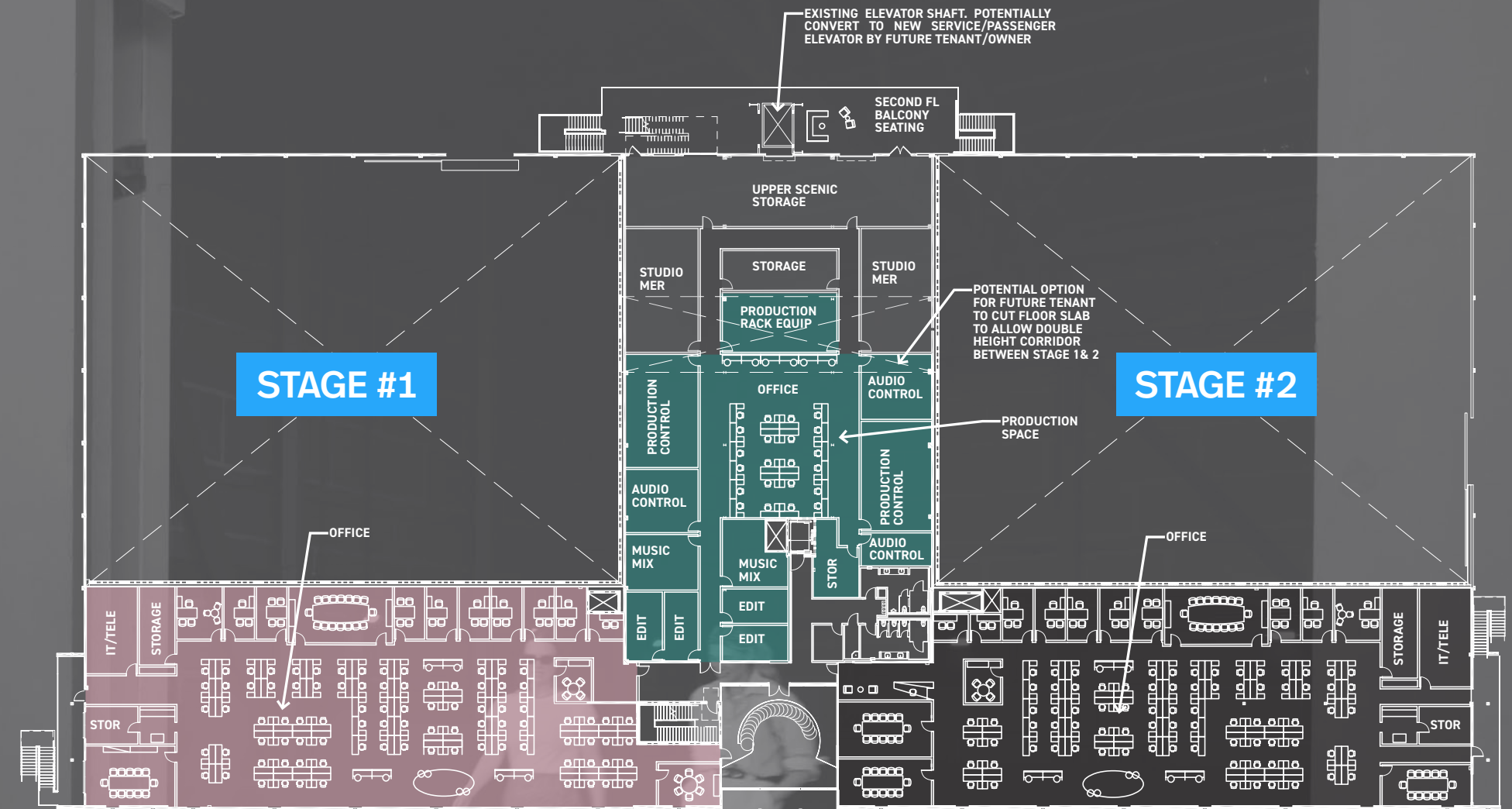
Following an extensive \$37 million renovation, Reframe Studios has transformed into a fully equipped studio lot with powerful infrastructure catering to modern film and production uses. Anchored by two 23,000 SF state-of-the-art stages with adjacent office and support space, Reframe promotes creative synergy and operational efficiency from inception to distribution. Encircled by the biggest players in the entertainment industry, Reframe boasts a central commute for talent and the creative workforce.



Floor Plan Hypothetical Tenant Layout



FIRST FLOOR



SECOND FLOOR

Availabilities

1st Floor	91,175 RSF
2nd Floor	44,185 RSF
Penthouse	2,798 RSF
Lower Level	8,170 RSF
Full Building	146,328 RSF

From top tier infrastructure to high impact design, an environment **built to exceed.**

Perimeter walls and elephant doors rated **STC 55**

20' x 20' elephant doors and at-grade loading
with clearance and circulation for production vehicles.

Engineered truss grid
with up to 115,000 lbs of distributed overhead rigging capacity.

33ft clear stages with LED screen capability

Exterior Freight Elevator
Capable of servicing all 4 Levels (Basement to Penthouse) and newly installed passenger/freight inside.

Standout Features

5000 dedicated Amps plus additional 1000 Amps available
Per stage: 2000 amps (at 120/208V 3-phase) and three 400A company switches.

140 tons of HVAC per stage
Special effect exhaust fans with manual control and "silent air" capable.

Creative Penthouse
perch with views of Griffith Park

Brand new elevator systems

Fenced and Secured

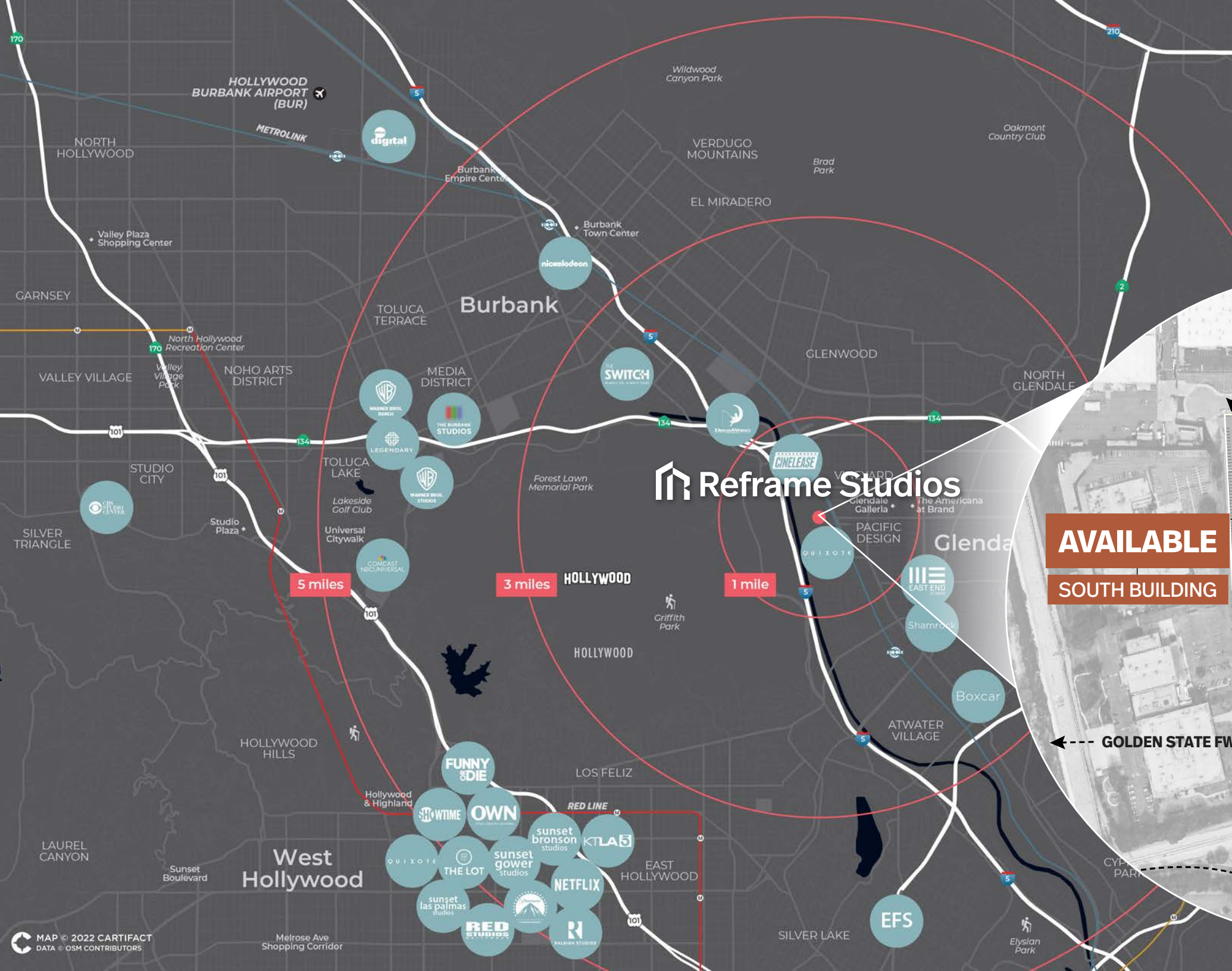
3/1,000 Free Surface Parking & EV Chargers

Environmentally-conscious and sustainable upgrades
like rainwater harvesting for irrigation, low-water native landscaping and infrastructure for future solar.

Signage and Branding Opportunities

Stage 1

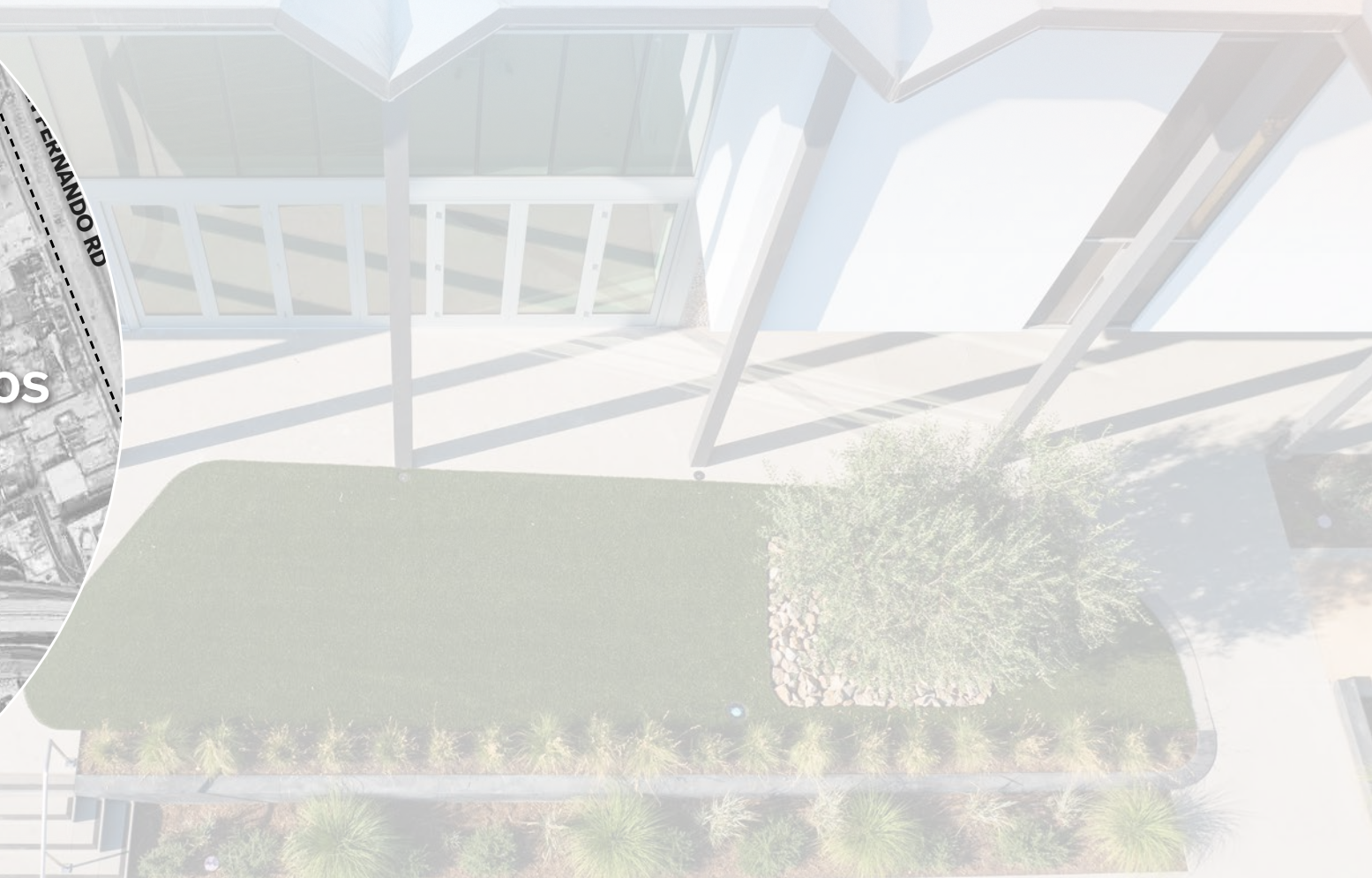
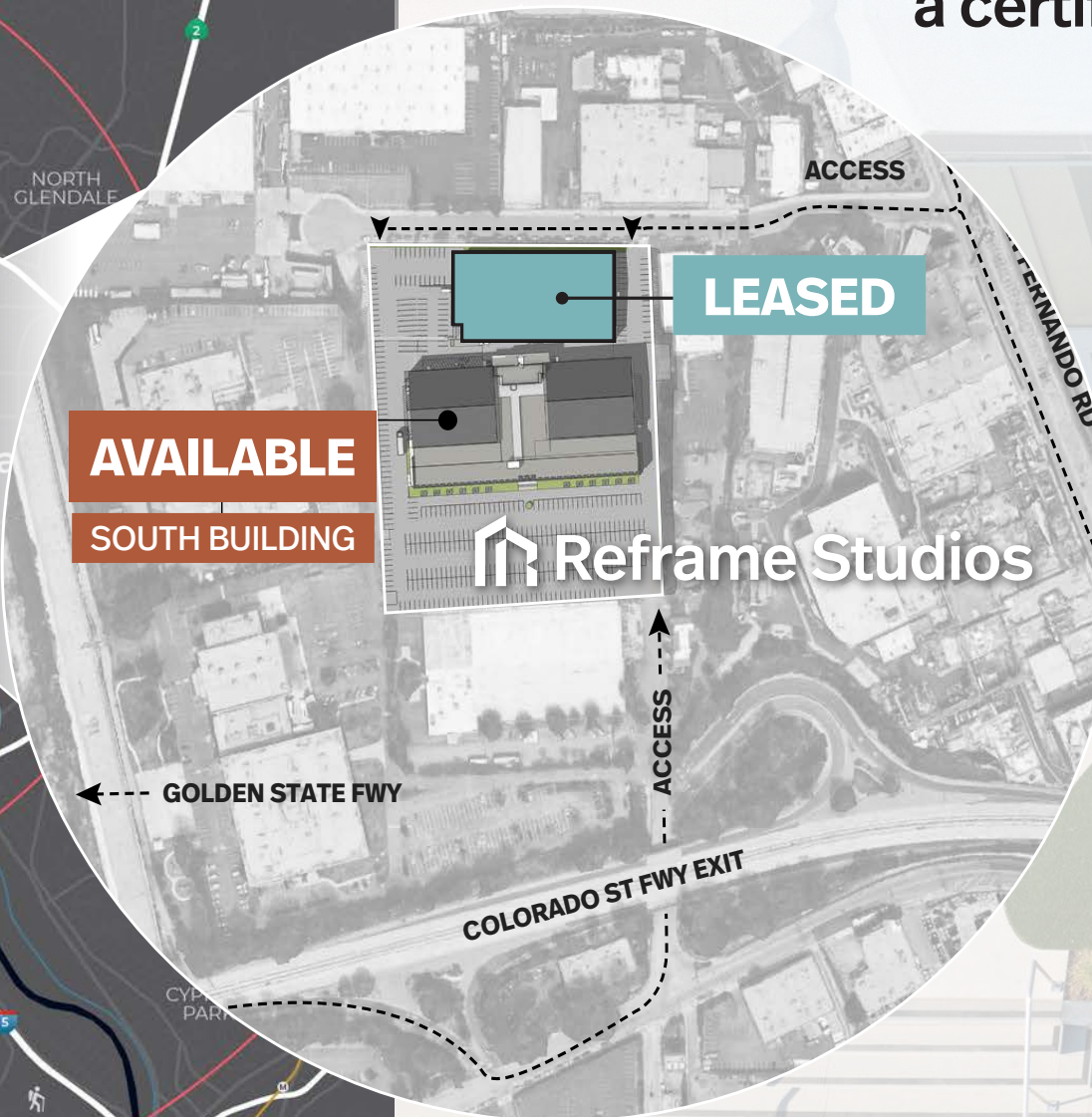
Stage 2



Reframe Studios sits in the epicenter of entertainment, among the industry's most creative and renowned.

Less than 5 minutes to the Burbank Media District, home to the world's biggest film and television studios, a short drive to downtown Glendale for the region's best shopping, and minutes to trendy hotspots from local neighborhoods Atwater Village, Frogtown, Silver Lake and Toluca Lake, Reframe Studios is easily accessible to the creative class. Surrounded by media conglomerates and tech unicorns alike, Reframe is nestled in

a certified entertainment and technology hub.





This is your front row seat

Nestled along the media loop adjacent to the 5 Freeway and directly across from Griffith Park, this area is a thriving hub of studio-related businesses, services, and sound stages. Just around the corner, you'll find an array of filming support services, including grips, lighting, and expendables, all within reach.





**For more information
please contact:**

DOUG MARLOW

Executive Vice President
Lic. 00950434
818.502.6707
doug.marlow@cbre.com

JULIANA SAMPSON

Vice President
Lic. 01894878
818.502.6772
juliana.sampson@cbre.com

NICOLE MIHALKA

Senior Vice President
Lic. 01322414
323.788.3969
nicole.mihalka@cbre.com

www.reframela.com

CBRE

SWIFT
REAL ESTATE PARTNERS

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.