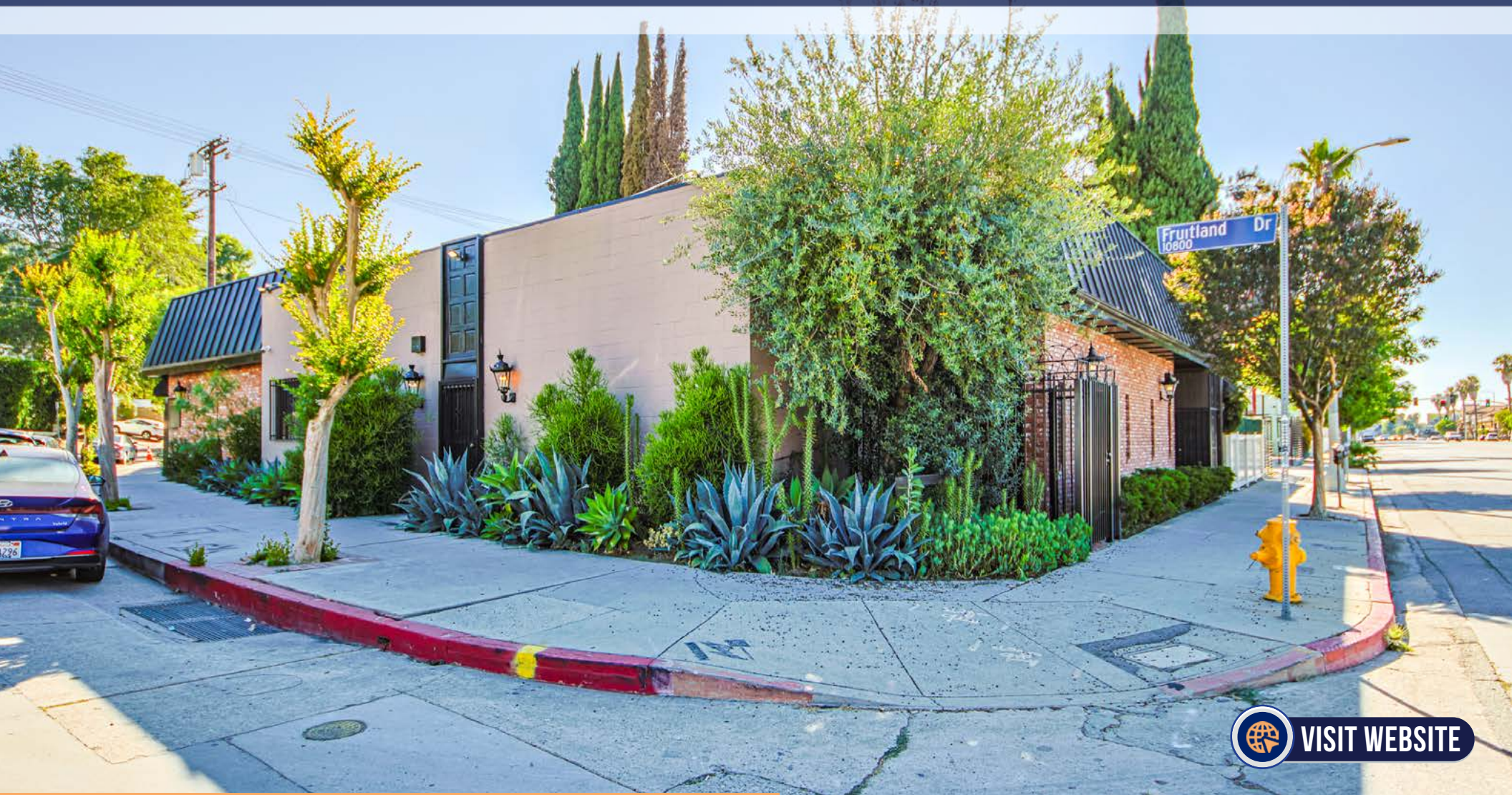


FOR LEASE

10800 VENTURA BLVD - STUDIO
10807 FRUITLAND DRIVE - OFFICE

STUDIO CITY CA 91604



 [VISIT WEBSITE](#)



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STUDIO

- Front Recording Studio/Office
- The rental amount shall include the use of all studio equipment currently available at this location. Contact Listing Agent for a full list of Equipment. *
- State-of-the-Art Studio Equipment *
- Including Intergated Soundproofing + Mixing Rooms
- Extra Office Space plus Break Room

OFFICE

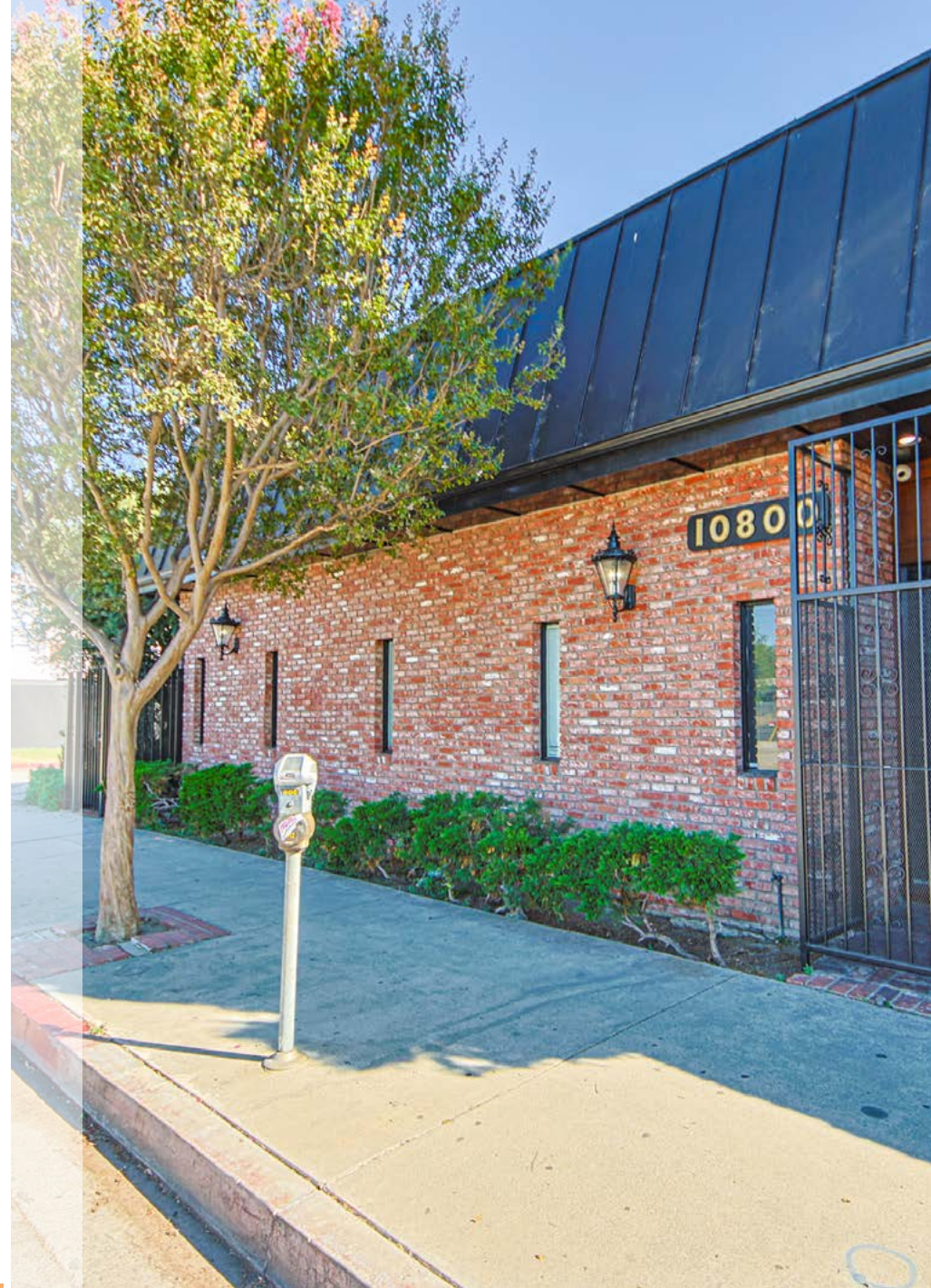
- Additional Office Space Approx
- Can be Leased Together or Separate

THE OFFERING

Premises	Rent	Occupancy	Parking	Terms
Studio + Equipment	\$20,000/ MO MG	Now	2	Negotiable
Office	\$9,000/ MO MG	Now	2	Negotiable

Off Street Free and Metered Parking plus Free Park and Ride across the Streets.

* **Contact Brokers For Full Equipment List.**



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STUDIO PHOTOS



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OFFICE PHOTOS



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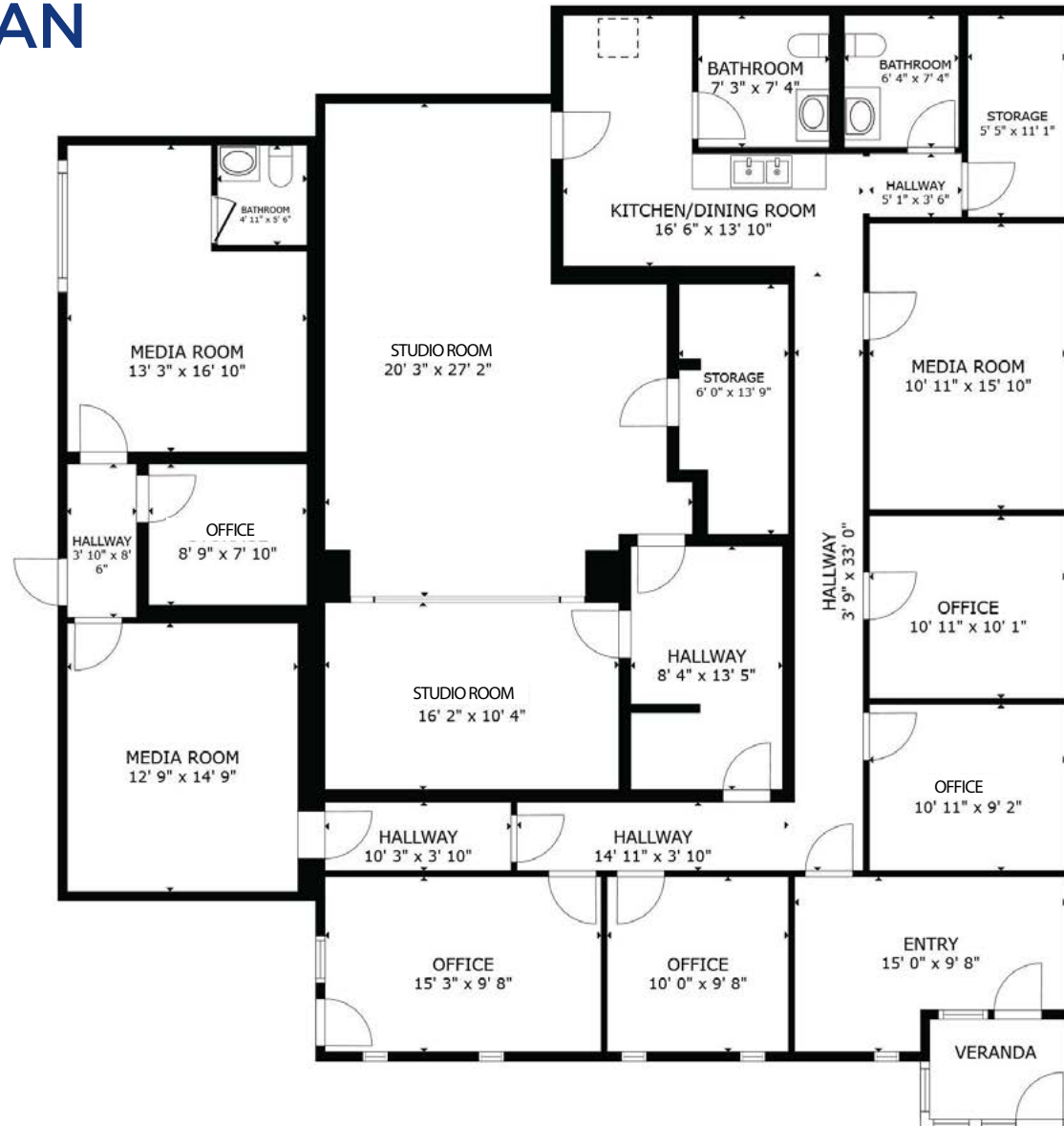
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STUDIO FLOOR PLAN



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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,833 sq.ft.
EXCLUDED AREAS : VERANDA 42 sq.ft.
TOTAL : 2,833 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



OFFICE FLOOR PLAN



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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 2,475 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





134

134

101

101

101

Marshalls
HomeGoods

whata peach

Ralphs

sun cafe

EASY STREET
BURGERS

CA DEL SOLE

Lakeside Golf Club

SHERATON

UNIVERSAL STUDIOS
HOLLYWOOD

Lal Mirch
Indian Restaurant

Hilton

Universal / Studio
City Station

FOX & HOUNDS
PUB & RESTAURANT

Jeje

BLVD
HOTEL & STUDIOS

MC
MILLENNIUM CAFE

10800 VENTURA BLVD - STUDIO
10807 FRUITLAND DRIVE - OFFICE

IN-N-OUT
BURGER

LA FITNESS

Sweet Lily
FRENCH BAKERY CAFE

TILT
HOTEL
Universal/Hollywood



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