

INDU  
STRY

CREATIVE OFFICE  
COMMON AREA RENOVATIONS COMPLETE

4370  
TUJUNGA AVE  
STUDIO CITY

FOR LEASE



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## AVAILABLE RSF

Suite 210A	±834 RSF
Suite 310	±2,148 RSF
Suite 320	±2,148 RSF (Divisible to ±1,275 & ±873 RSF)

## OCCUPANCY

Immediate

## RATE

Negotiable

## TERM

3-5 Years

## PARKING

2 Spaces per 1,000 SF at \$145 per space / mo. valet assisted

## FEATURES

Creative office space with high ceilings

Visible architectural elements such as exposed beams and HVAC ducting

The prestigious Italian restaurant Jon & Vinny's to open by year end next door on Moorpark Street.

Quaint Tujunga Village location with "Very Walkable" score of 88

Excellent retail and support services immediately adjacent to building

Located near Universal City, Burbank, North Hollywood, and minutes to Hollywood

Convenient access to 101, 134 & 170 freeways

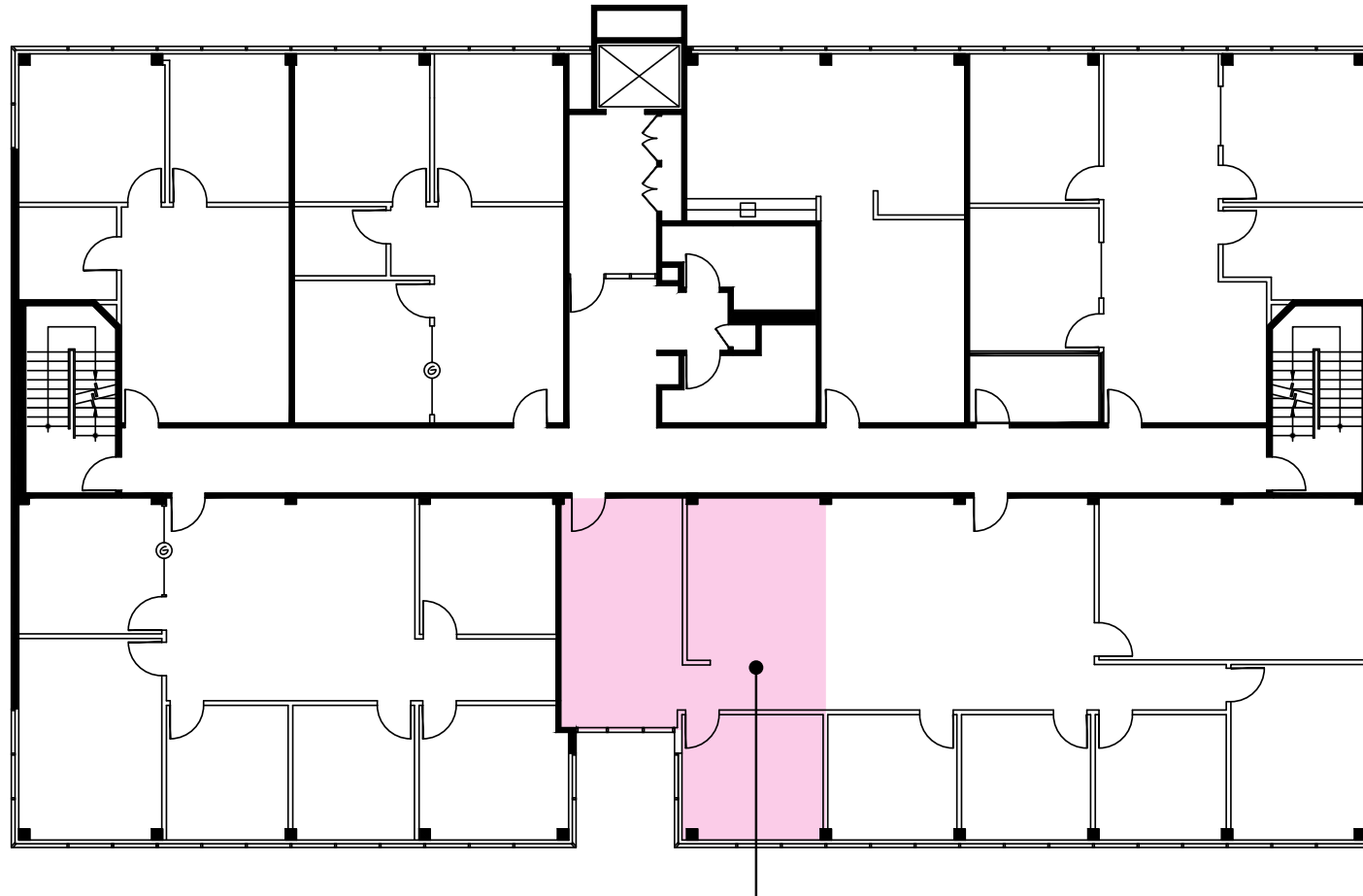


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SECOND FLOOR

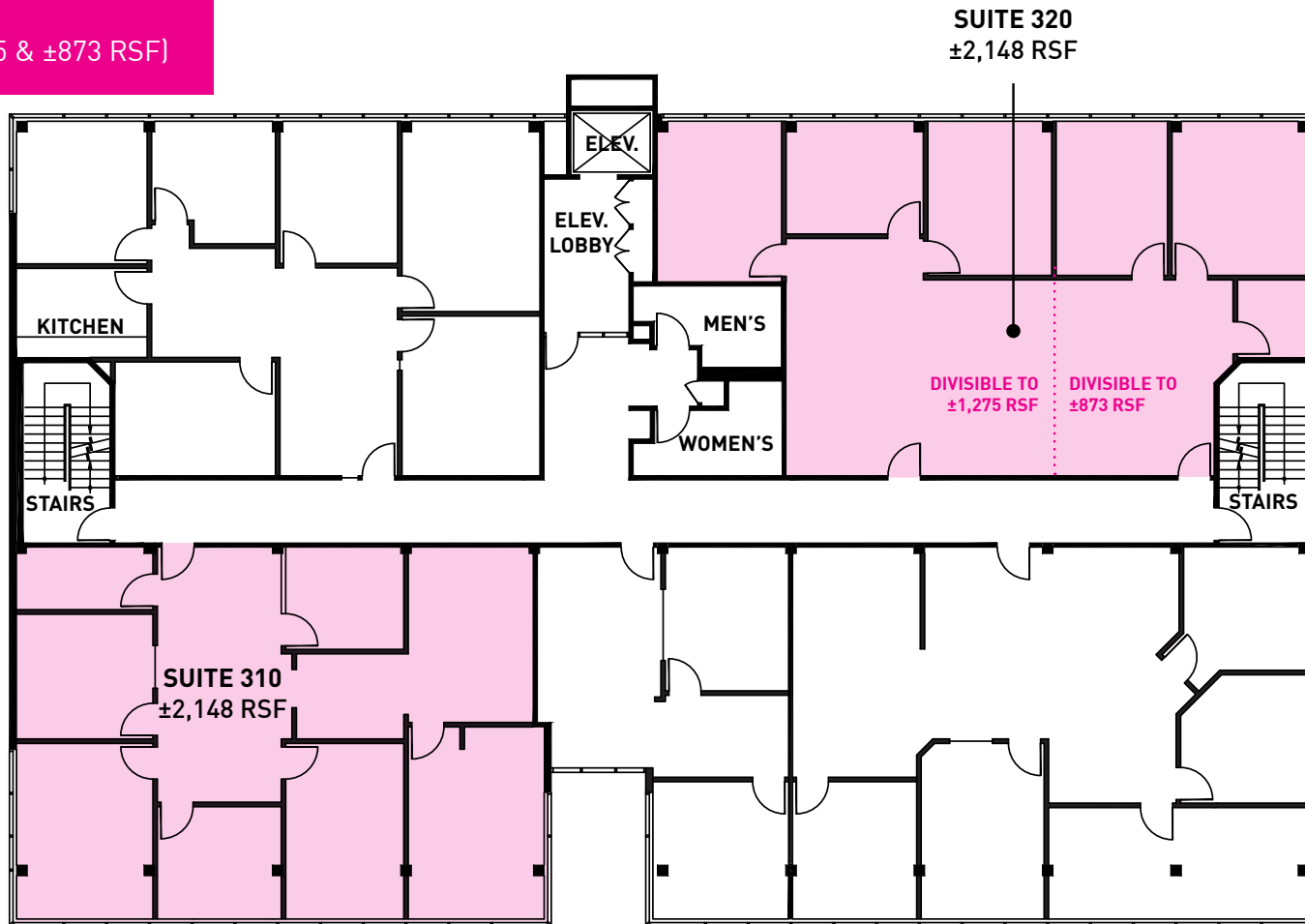
Suite 210A ±834 RSF



SUITE 210A  
±834 RSF

NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

**THIRD FLOOR**  
Suite 310 ±2,148 RSF  
Suite 320 ±2,148 RSF  
(Divisible to ±1,275 & ±873 RSF)



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

FOR LEASE

CREATIVE OFFICE

4370 TUJUNGA AVE STUDIO CITY CA 91604

SUITE 210  
PHOTOS



FOR LEASE

CREATIVE OFFICE

4370 TUJUNGA AVE STUDIO CITY CA 91604

SUITE 320  
PHOTOS





About the Neighborhood

Located near bustling Ventura Blvd. and seemingly a world away, Tujunga Village is nestled between the Colfax Meadows neighborhood and Woodbridge Park. A block-long stretch of Tujunga Avenue between Moorpark and Woodbridge is the heart of the Village, a charming street of mom-and-pop shops that recalls a simpler time. Take a closer look, and beneath the quaint surface are sophisticated boutiques and gourmet offerings that will please even the pickiest palate.

NEARBY

- 2-MIN DRIVE TO 101 FWY
- 7-MIN DRIVE TO UNIVERSAL CITY
- 12-MIN DRIVE TO BURBANK
- 15-MIN DRIVE TO HOLLYWOOD
- 20-MIN DRIVE TO DTLA

88/100 WALKSCORE  
10 MIN BIKE RIDE TO UNIVERSAL CITY/STUDIO CITY METRO STATION

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Jon & Vinny's is a local favorite spot offering delicious Italian-American comfort food, including wood-fired pizzas and handmade pastas.



Aroma Cafe. Cozy cafe with breakfast, sandwich, salad, pastry & coffee options plus backyard patio seating.



Henry's Tacos. Popular, longtime taco stand offering window service, a simple menu & a few outdoor tables.

