

11007

FOR LEASE

VENICE BLVD



Avenir Next Arabic

Kirsten Kaiyala

Associate

213-810-3509

kirsten@evicap.com

www.evicap.com

EVE
CAPITAL

11007 Venice Blvd, Los Angeles, CA 90034



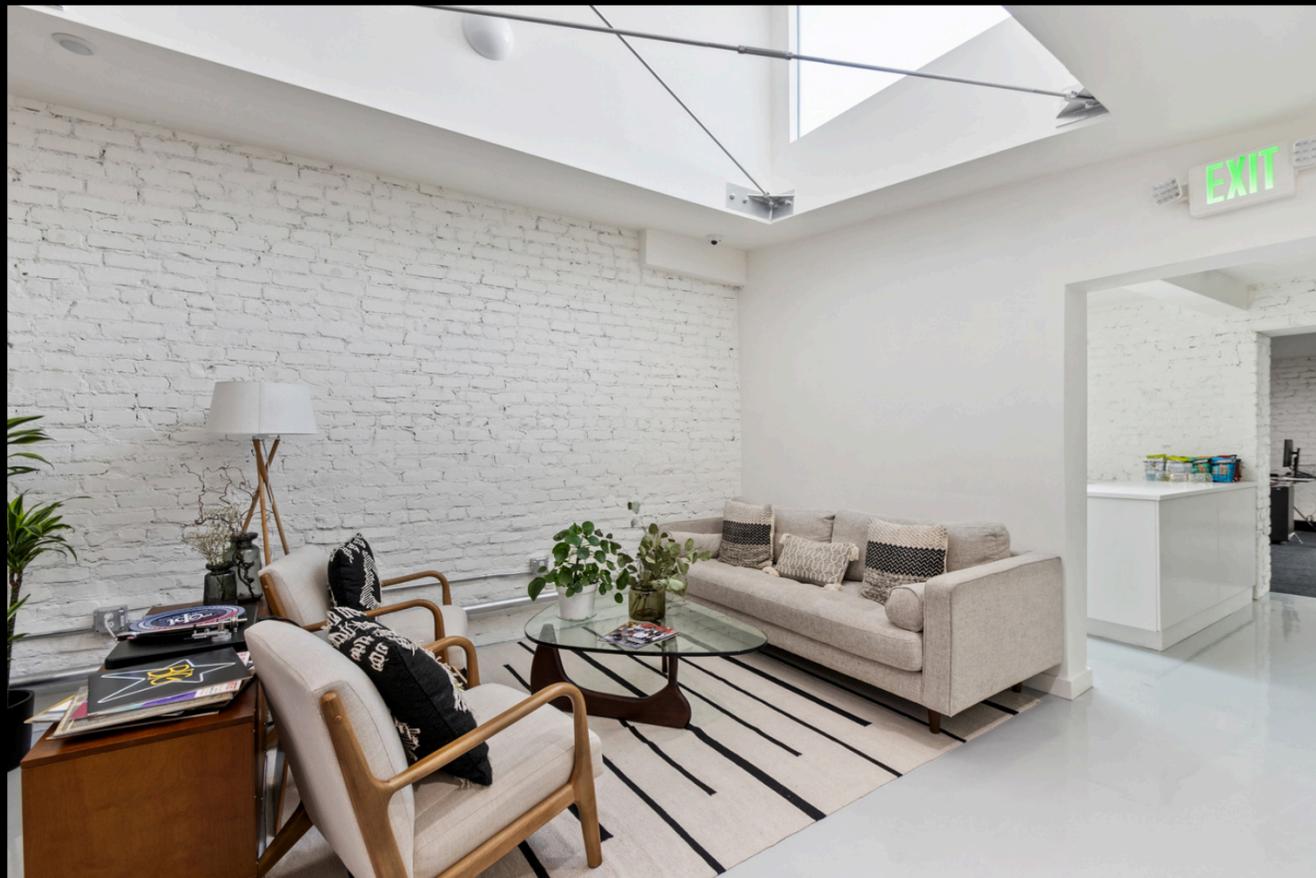
PRICE: \$3.20/SF + NNN

Square Feet: 2,754 SF



Complete head to toe renovation in 2023 to create a first-class production, post production, color grading and finishing studio. Built to produce entire shows from start to finish.

- Two ADA compliant bathrooms, one with shower
- New HVAC, Plumbing, Electrical
- Kitchen, Conference area
- Private phone booth pod
- Entire wall of storage closets
- High ceilings
- Open area for production and admin teams
- Two secure client suites or offices, currently configured:
 - Edit/Mix/Finishing suite
 - Color grading suite
- Suites are built with floated walls to ensure sound dampening in between spaces
- Server room with dedicated HVAC and equipment racks
- Electronic skylight shades
- Security systems with cameras throughout
- All systems are in place to be certified for secure client projects
- Cat 6 and fiber optic wiring in every room
- Dedicated enterprise fiber optic internet, with consumer internet as backup
- High security, including key card access to the machine room, and between the front and back of the building



EVE CAPITAL

Website

www.evecap.com

Email

kirsten@evecap.com

Contact number

213-810-3509

