

905 LILLIAN WAY
LOS ANGELES, CA 90038

PRIVATE PRODUCTION COMPOUND WITH SOUNDSTAGE AND SCREENING ROOM

RIOS DESIGNED INTERIOR AND EXTERIOR

VIEW VIRTUAL TOUR



**PERFECT FACILITY FOR SOCIAL MEDIA
AND LIVESTREAM PRODUCTION**



PROPERTY SUMMARY

ADDRESS

905 Lillian, Los Angeles, CA 90038 - [View Virtual Tour](#)

RATE

Year 1-2* \$3.25/IG

Year 3-5+ : Negotiable

CAM Charges are an Additional \$0.18/SF per Month

SPACE SIZE

15,759 SF

Divisible to $\pm 6,776$ SF and $\pm 8,983$ SF

PARKING

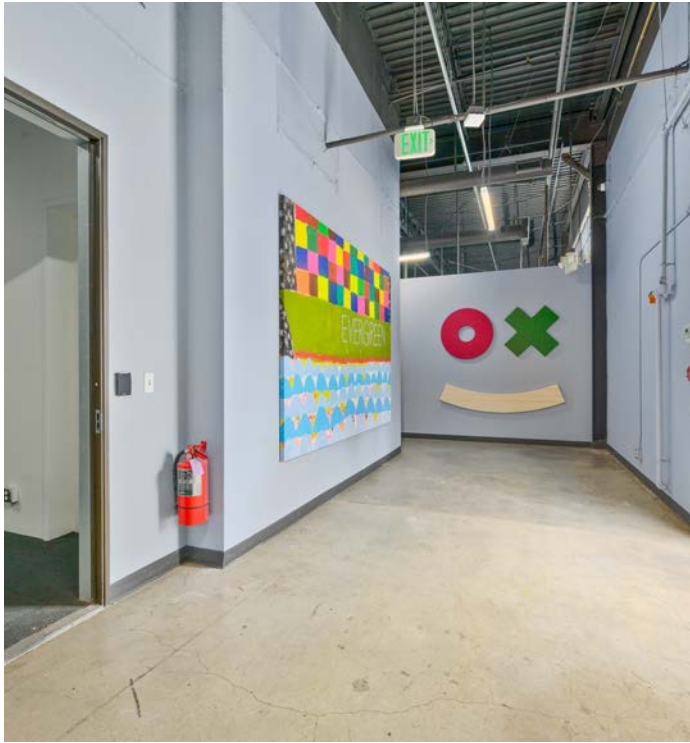
45 Spaces (\$100/Space)

FEATURES

- World-famous design studio and architecture firm RIOS designed all aspects of the facility from the exterior to the interior buildout.
- 1,200 SF soundstage with dock high loading
- Screening room, high ceilings, concrete floors
- Gated parking with private access and multiple entrances
- Edit bays
- Open space
- 1,200a 3ph 277/480 volt power
- Dark fiber connectivity up to 100 Gbps
- Soundproof screening room can be utilized for recording and streaming uses
- Space is serviced by 15 HVAC units
- No Load Factor

*Subject 3% annual increases

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

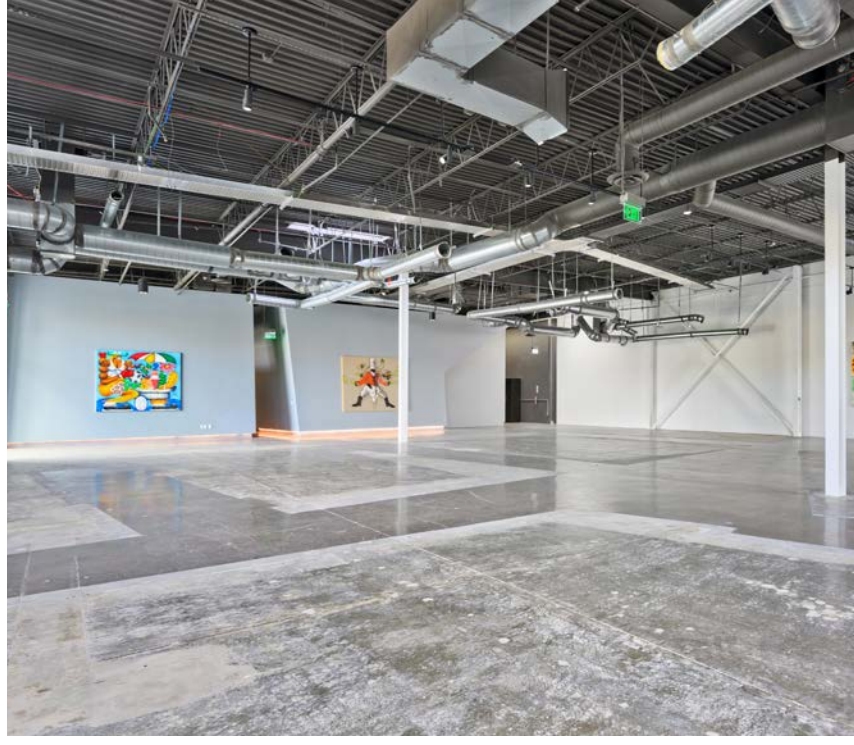
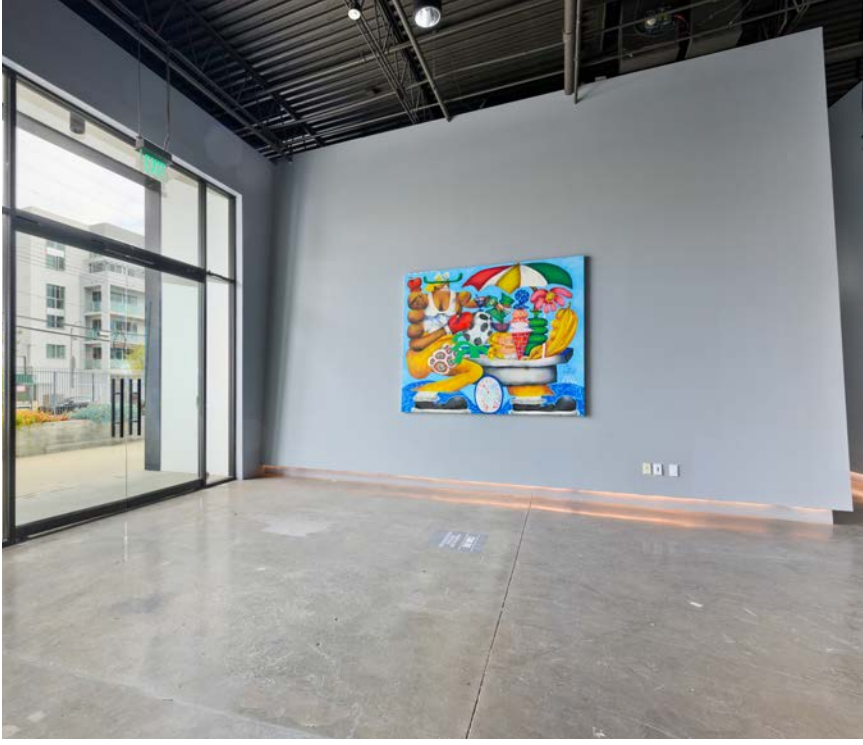


Last User's Configuration











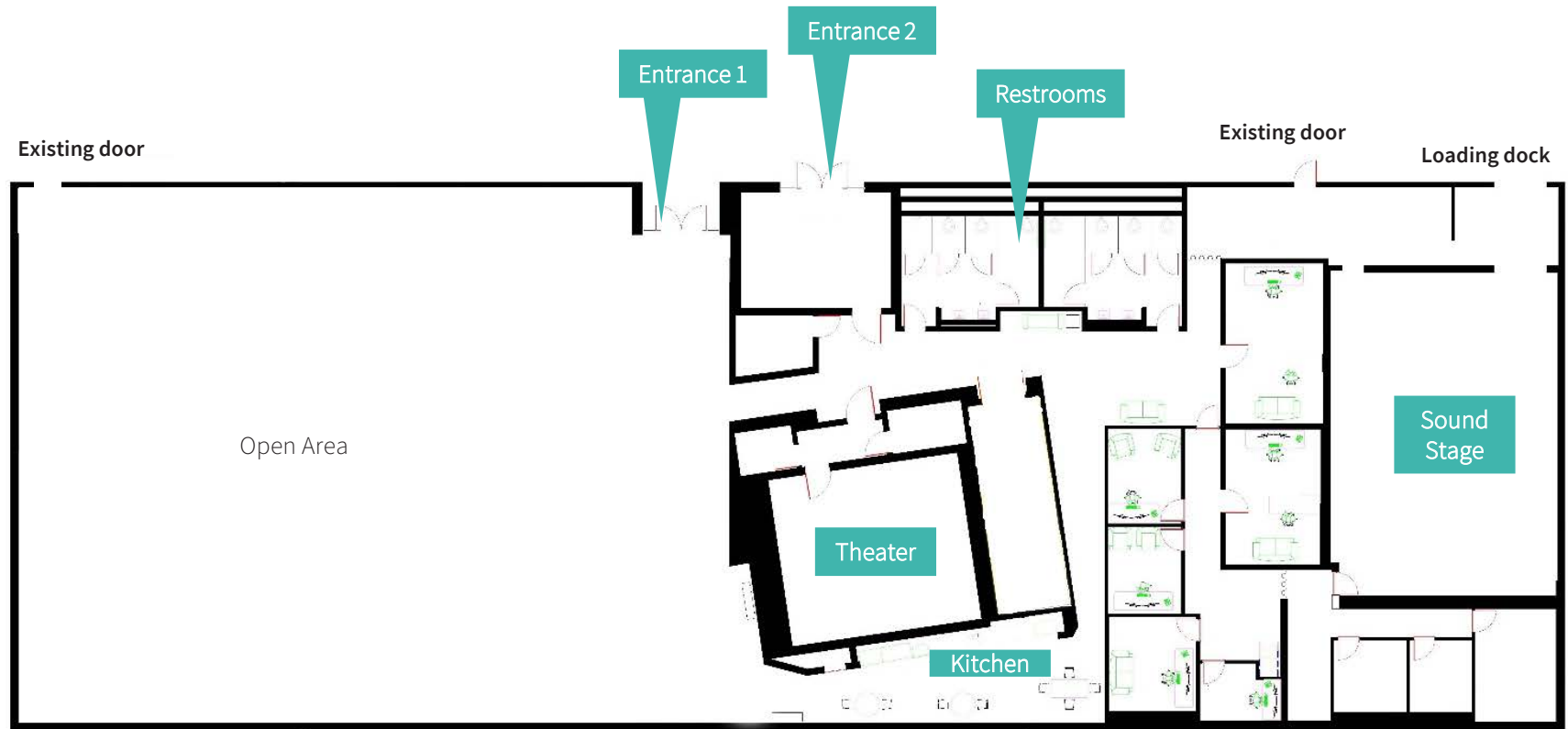
NORTH SUITE (6,776 SF) RENDERINGS

9



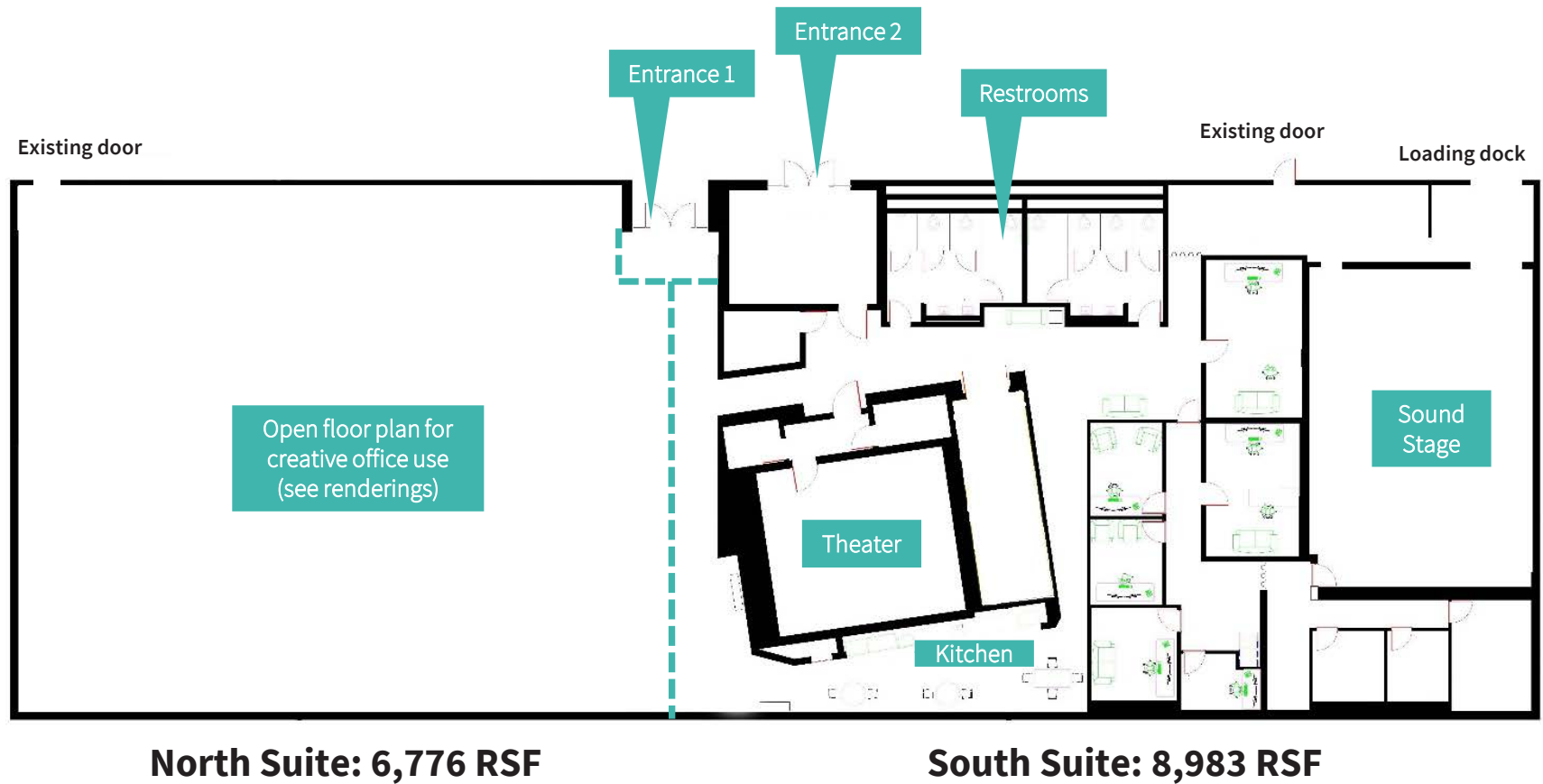
FLOOR PLAN

10



FLOOR PLAN - DIVISIBLE

11



AMENITY MAP

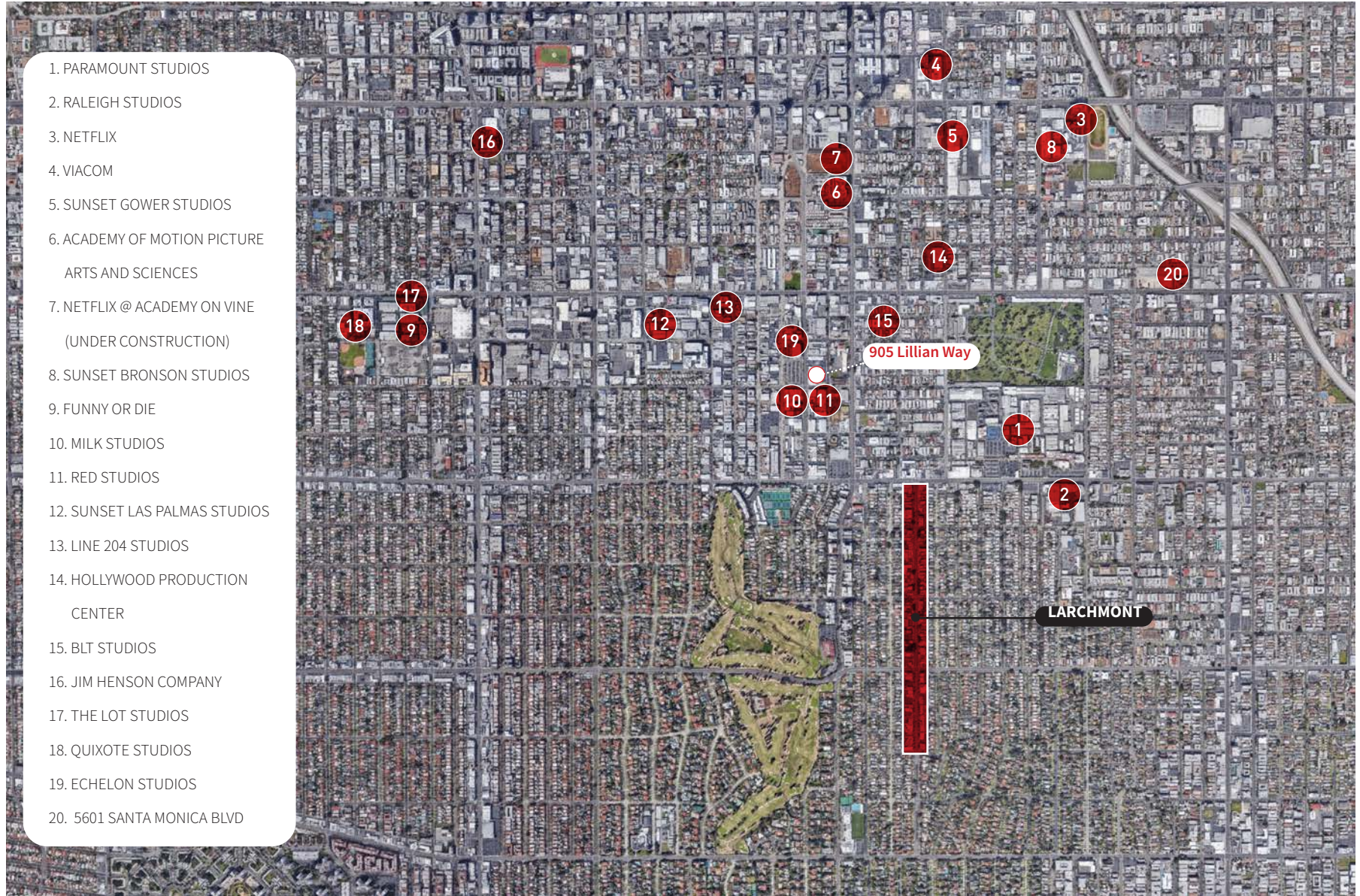
12



STUDIOS MAP

1. PARAMOUNT STUDIOS
2. RALEIGH STUDIOS
3. NETFLIX
4. VIACOM
5. SUNSET GOWER STUDIOS
6. ACADEMY OF MOTION PICTURE
ARTS AND SCIENCES
7. NETFLIX @ ACADEMY ON VINE
(UNDER CONSTRUCTION)
8. SUNSET BRONSON STUDIOS
9. FUNNY OR DIE
10. MILK STUDIOS
11. RED STUDIOS
12. SUNSET LAS PALMAS STUDIOS
13. LINE 204 STUDIOS
14. HOLLYWOOD PRODUCTION
CENTER
15. BLT STUDIOS
16. JIM HENSON COMPANY
17. THE LOT STUDIOS
18. QUIXOTE STUDIOS
19. ECHELON STUDIOS
20. 5601 SANTA MONICA BLVD

13



CONTACTS

905 LILLIAN WAY
LOS ANGELES, CA 90038


Brad McCoy

BKR DRE 01938098
bmccoy@leewestla.com
310 899 2730

David Wilson

BKR DRE 00822760
dwilson@leewestla.com
310 899 2707

Dylan Mahood, CCIM

AGT DRE 02027002
dmahood@leewestla.com
310 899 2706

Conor Halloran

AGT DRE 02085970
challoran@leewestla.com
310 899 2724



A DIVISION OF
LEE & ASSOCIATES

1508 17TH STREET, SANTA MONICA, CA 90404 | WWW.LEEWESTLA.COM
LEE & ASSOCIATES LOS ANGELES WEST, INC. DRE 01222000