

4975 W PICO BOULEVARD

LOS ANGELES | CALIFORNIA

FULL-SERVICE CREATIVE PRODUCTION CAMPUS IN THE HEART OF LOS ANGELES

±20,442 SF of studio, office, and media-ready
space with rooftop views



NEWMARK

GEOFF LUDWIG

Executive Managing Director
t 310-491-2077
geoff.ludwig@nrmk.com
CA RE Lic. #01232244

CHRISTOPHER BECK

Senior Managing Director
t 213-596-2225
christopher.beck@nrmk.com
CA RE Lic. #01407175

ZACHARY CAINE

Associate Director
t 310-491-2089
zachary.caine@nrmk.com
CA RE Lic. #02062263

Offering Summary

Building Size	20,442 SF*
Asking Sale Price	Inquire with brokers
Asking Rental Rate	\$3.25/SF NNN
Parking	3/1000** (38 striped spaces)

* Per public record

** With valet assist

Property Highlights

- **±7,000 SF of Production Stage Space** – Ideal for broadcast, film, and content creation
- **±10,000 SF of Creative Office/Support Areas** – Includes private offices, open ceiling bullpen, and conference rooms
- **Additional Soundproofed Media Rooms** – Control room, VO booths, and editing bays in place
- **Rooftop Deck with Expansive City Views** – Perfect for events, team breakout space, or filming
- **Private, Secured Access** – Separate entrance off Pico Blvd with covered, gated parking
- **Prime Central Location** – Easy access to Hollywood, West Hollywood, Beverly Hills, and Culver City

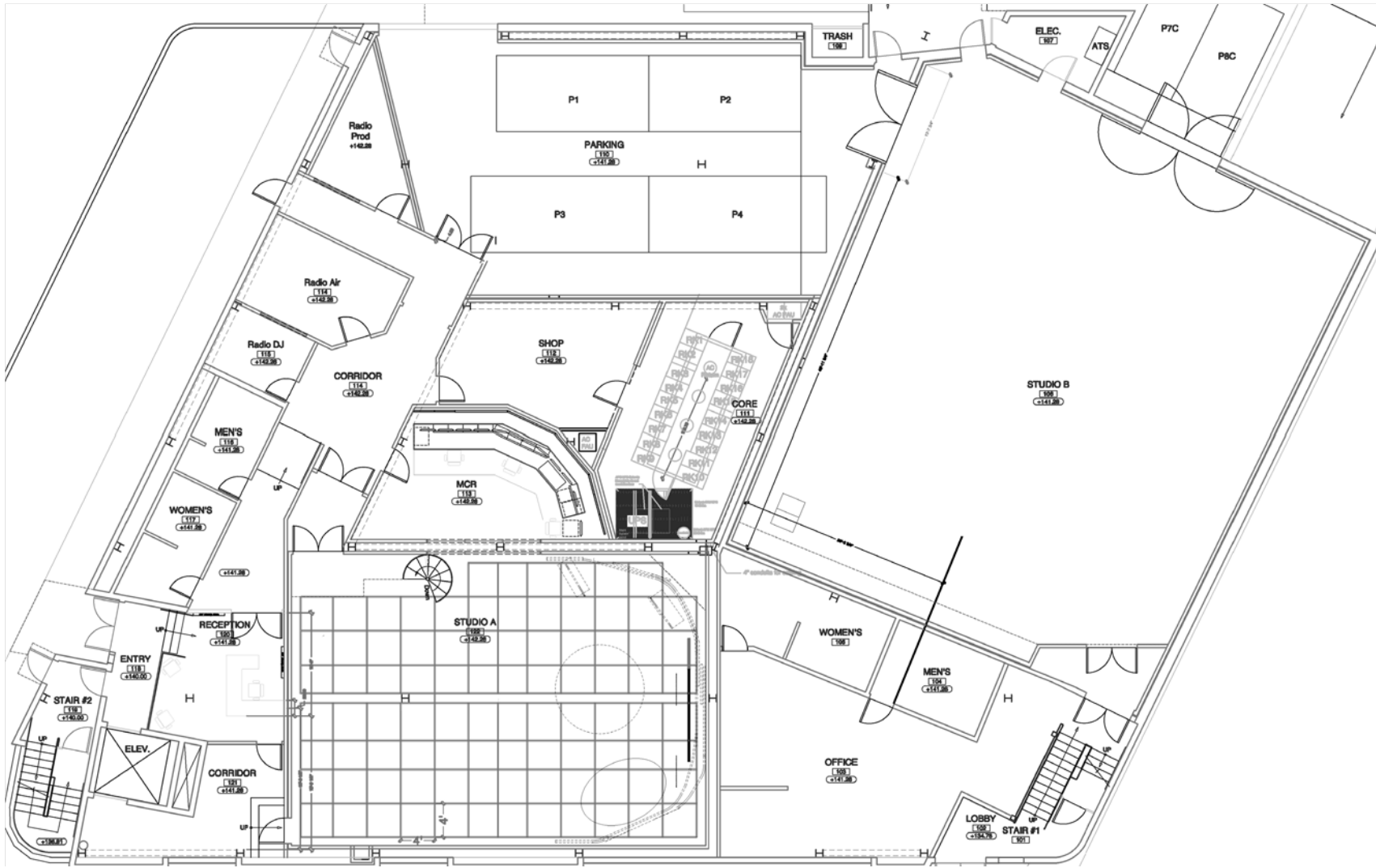


The Center of LA's Creative Studio Network



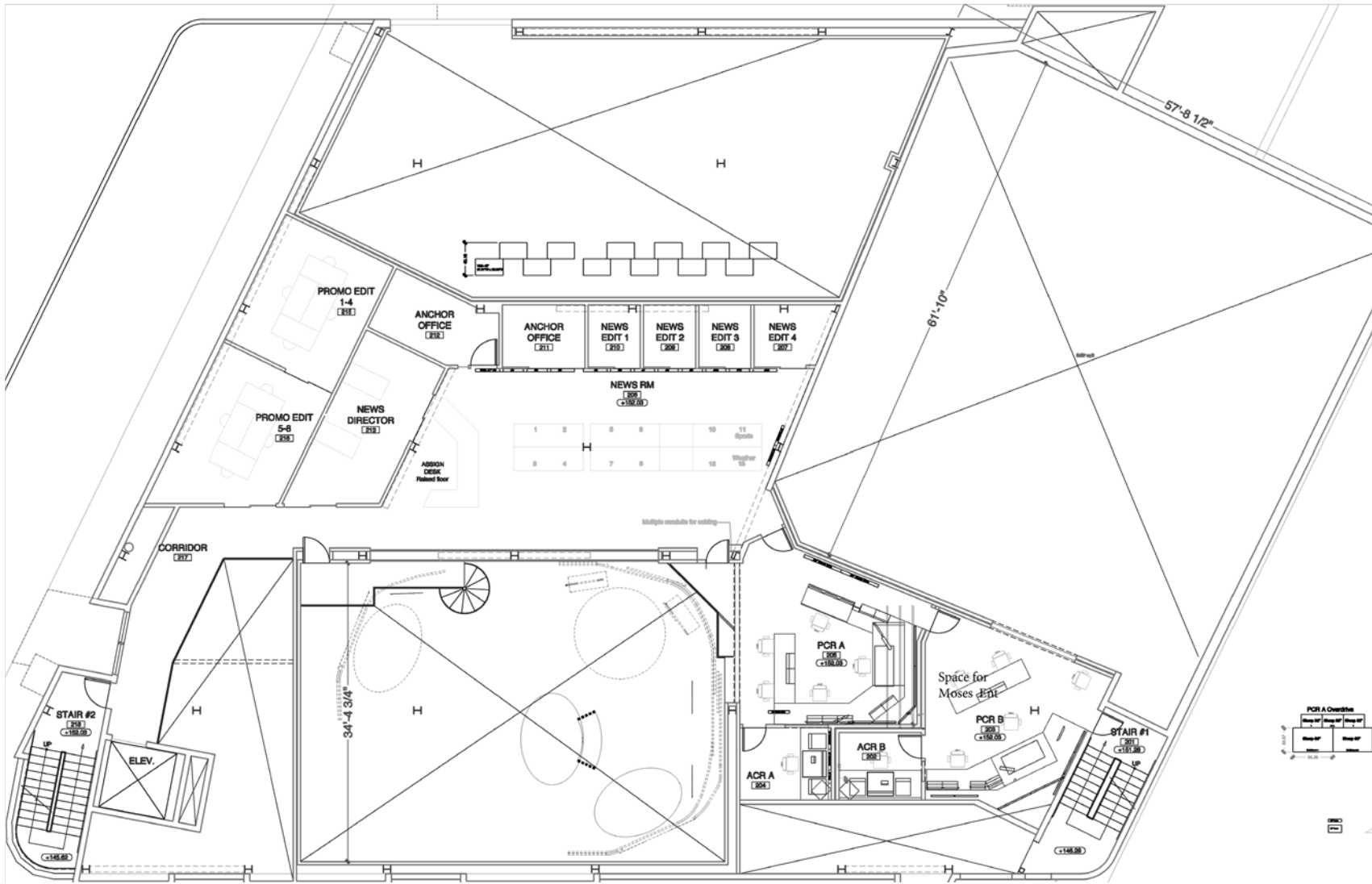
Floor Plans

1st Floor



Floor Plans

2nd Floor



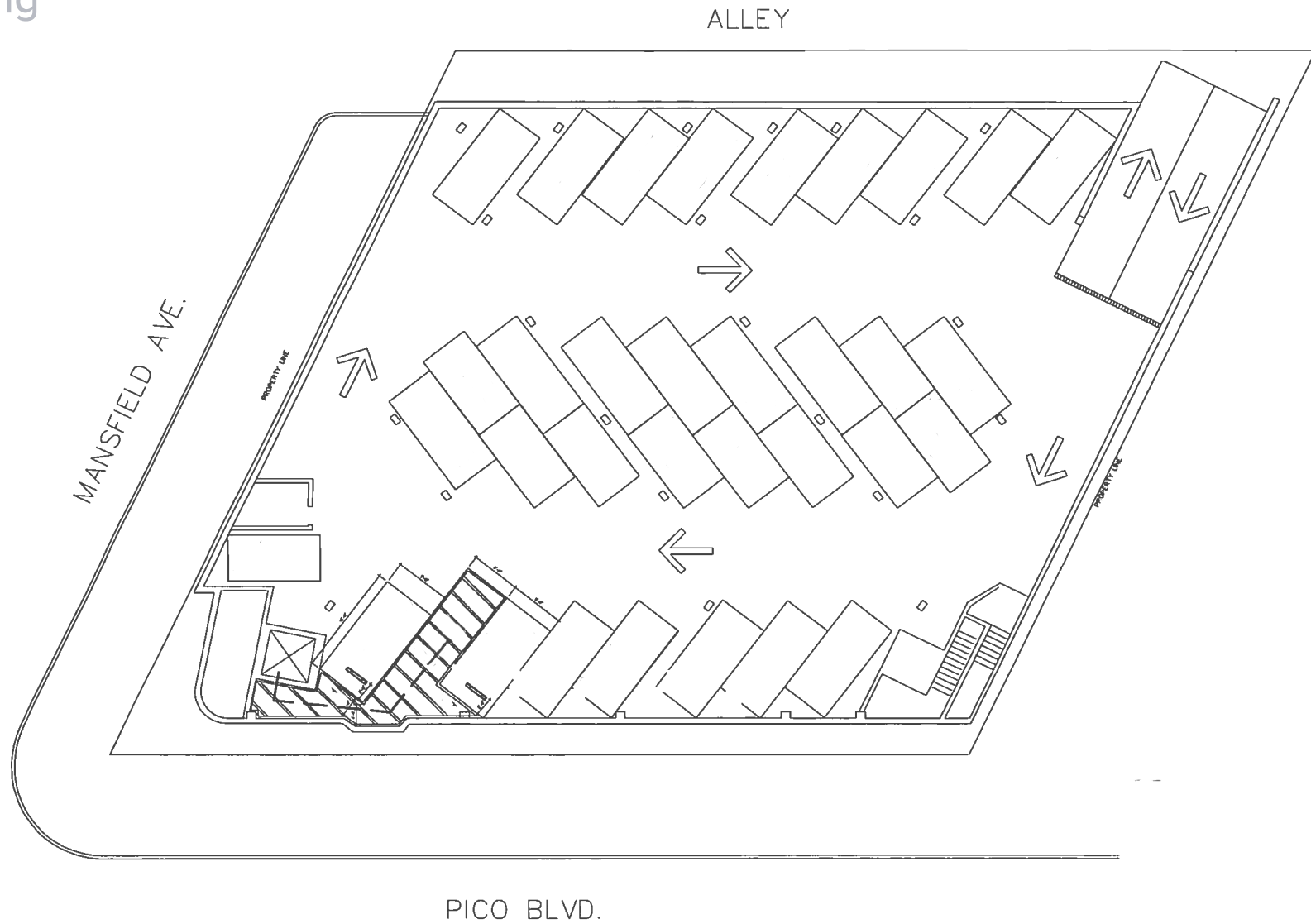
Floor Plans

3rd Floor

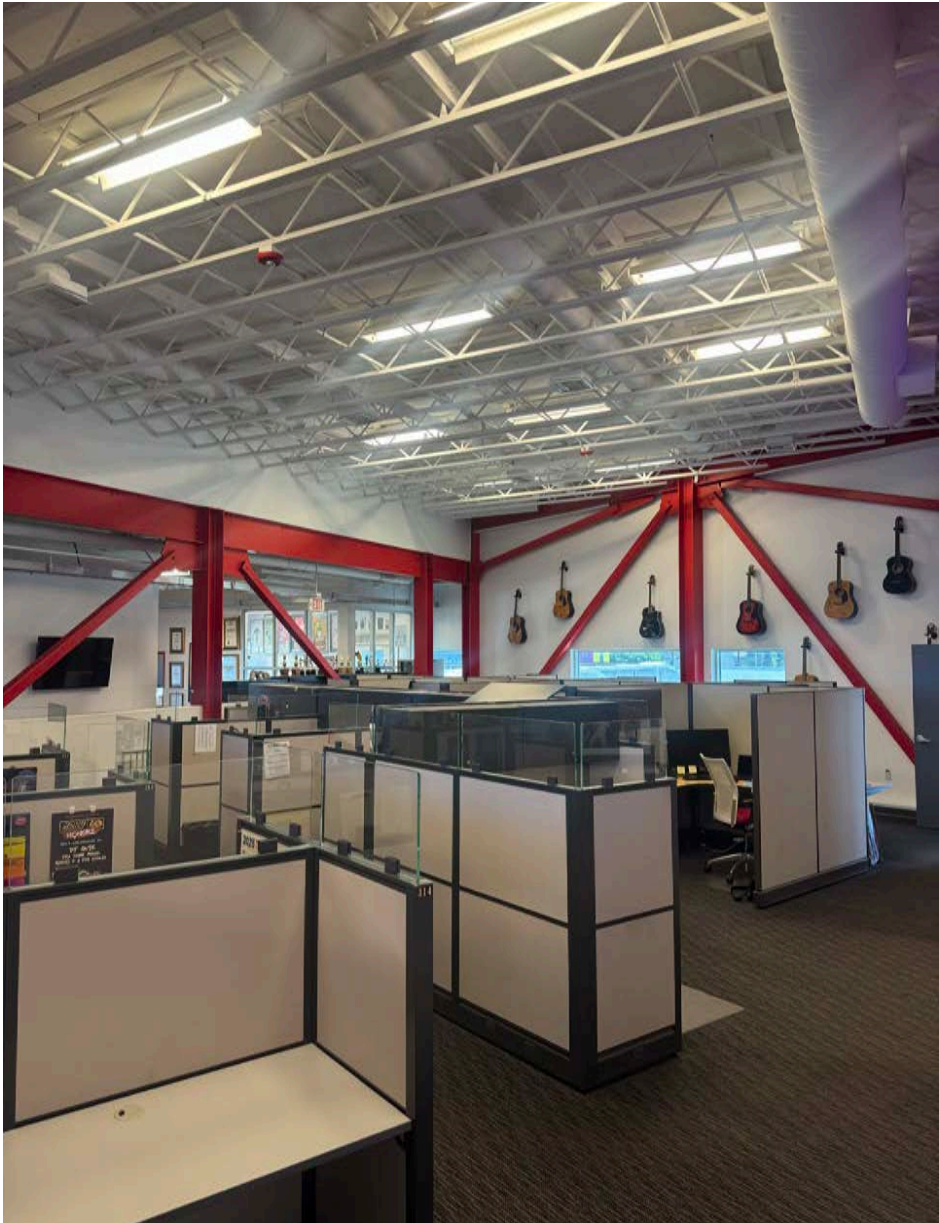


Floor Plans

Parking



Property Photos



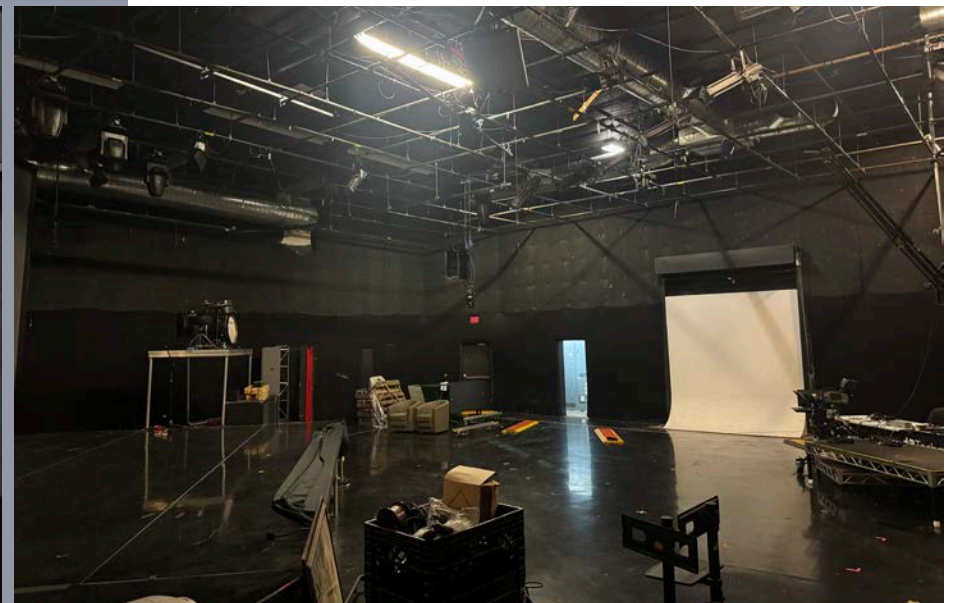
Property Photos



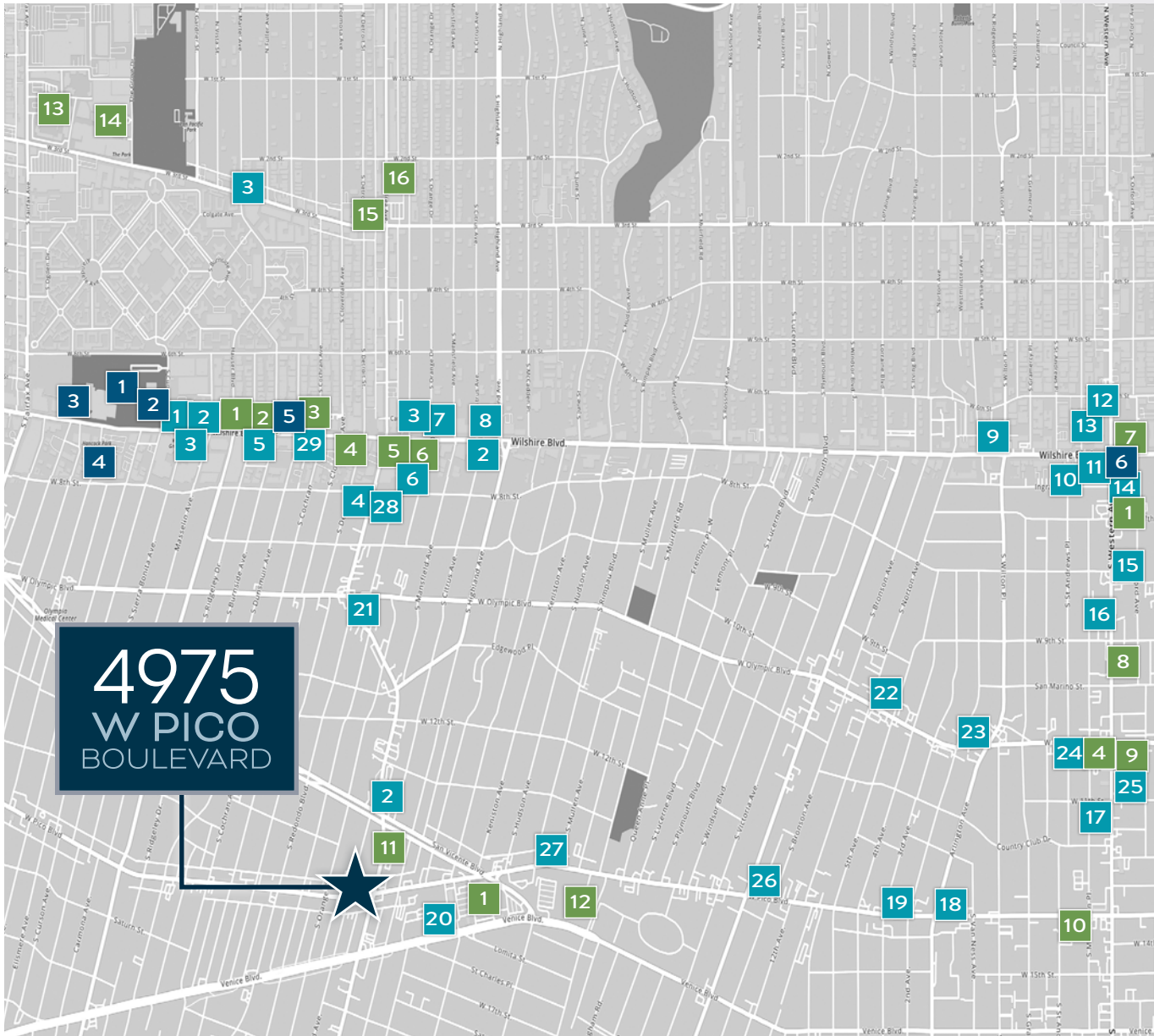
Studio Photos



Studio Photos



Neighboring Amenities



RESTAURANTS

- | | |
|-----------------------------------|-------------------------------------|
| 1 The Counter | 16 BCD Tofu House |
| 2 Starbucks | 17 El Cholo |
| 3 The Coffee Bean & Tea Leaf | 18 Pasta Sisters |
| 4 Sake House Miro | 19 The History Coffee |
| 5 Five Guys | 20 Olive Garden |
| 6 Apollonia's Pizzeria | 21 Trejo's Tacos |
| 7 Genwa Korean BBQ | 22 Sushi HON |
| 8 El Pollo Loco | 23 Chung Kiwa |
| 9 Arado Japanese | 24 Chusun Galbee |
| 10 Document Coffee Bar | 25 Ssam Korean BBQ |
| 11 M Grill Brazilian Churrascaria | 26 Gus's World Famous Fried Chicken |
| 12 Jeong Yuk Jeom Korean BBQ | 27 Oki's Dog |
| 13 Sul & Beans | 28 All Season Brewing Company |
| 14 WaBa Grill | 29 Milk Jar Cookies |
| 15 Iki Ramen | |

RETAIL

- | | |
|------------------------------------|---------------------------------|
| 1 Ralphs | 9 Koreatown Galleria |
| 2 Smart & Final | 10 Dollar Tree |
| 3 Walgreen's | 11 Target |
| 4 Bank of America | 12 Lowe's Home Improvement |
| 5 BevMo! | 13 The Original Farmer's Market |
| 6 Lassen's Natural Food & Vitamins | 14 The Grove |
| 7 CVS | 13 Trader Joe's |
| 8 Koreatown Plaza | 14 Ralphs |

ATTRACTIONS

- | | |
|-------------------------------------|------------------------------|
| 1 LACMA | 4 Petersen Automotive Museum |
| 2 La Brea Tar Pits | 5 El Rey Theatre |
| 3 Academy Museum of Motion Pictures | 6 The Wiltern |

4975
W PICO
BOULEVARD
LOS ANGELES | CALIFORNIA

GEOFF LUDWIG

Executive Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

CHRISTOPHER BECK

Senior Managing Director
t 213-596-2225
christopher.beck@nmrk.com
CA RE Lic. #01407175

ZACHARY CAINE

Associate Director
t 310-491-2089
zachary.caine@nmrk.com
CA RE Lic. #02062263



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

Corporate License #01355491

nmrk.com