



CINEMATIC ARTS & SOUND

10,000 sf Film & Official Dolby Sound Studio Complex, 1 Block to the Ocean, Steps from Amtrak





PRO ACOUSTICS

STUDIOS A / B / C / SOUND STAGE/ DOLBY THEATER / ISO-1 / ISO-2 / LIVE ROOM

- IAC Acoustic Noise-Lock Steel Doors (11) Peer Windows (7)
- Acoustic Dampened Ceilings, Walls and Sound Barriers
- Acoustic Raised / Treated Floors w/ add'l Sound by Technifoam
- Acoustic Climate Control - Sound Proofing
- Acoustic & Thermal Sound Treatment by Integrity Construction Gaskets
- Acoustics by Mason Ind, Super Soundproofing, & Acoustical Solutions
- Audio Sound Transmission Reports by Riverbank Acoustical Labs, Kinetic Noise Control
- Audio Savvy - 3 Phase Electrical System & Re-wired LED Lighting Complex

LOBBY / RECEPTION

- Mid Century Reception Desk
- Mid Century Modern Chairs (1)
- Vintage Optigan Piano
- Black Leather Love Seat
- Painting - Lost Angeles
- Chinese Antique Cabinet
- Vintage Cameras Collection
- HP Laser Printer

FOYER / ENTRANCE

- Outdoor Fountain & Japanese Garden
- Mid Century Modern Chairs (2)
- Vintage Optigan Piano
- Black Leather Couch
- Wooden Coffee Table
- New World West Glass / Metal Door 7' x 3'
- Polished, Stained Architectural Gold, Brown Concrete Floors

FULL KITCHEN

- Refrigerator, Freezer, Microwave, Oven, Juicer, Blender, Keurig
- Polished, Stained Architectural Gold, Brown Concrete Floors
- Fire Extinguisher

RESTROOMS (HANDICAP)

- Gender-Neutral Restrooms (2)
- Electric Hand Dryers (2)
- Paper Towel Bins (2)
- Dual Flush Toilets (2) First Aid Kit (1)



OFFICE - 1 PRODUCTION / ADMIN

- Modern Office Desks (4) Workspaces, Office Chairs (4)
- Natural Light - Window Shade and Blinds 3' x 8'
- New World West Glass / Metal Door 7' x 3'
- New World West Glass/ Metal Window, Blinds 10.5 x 6.5'
- Polished, Stained Architectural Gold, Brown Concrete Floors
- Ethernet + WiFi, LED Lights
- Thermostat

OFFICE - 2 PRODUCTION / BULLPEN

- Modern Office Desks (4), Office Chairs (4)
- New World West Glass / Metal Door 7' x 3'
- New World West Glass/ Metal Window, Blinds 10.5 x 6.5'
- Bluetooth Wireless In-wall (In-Ceiling Stereo Speaker System)
- Polished, Stained Architectural Gold, Brown Concrete Floors
- Ethernet + WiFi, LED Lights

OFFICE - 3 CLASSROOM / CONFERENCE

- Modern Office Desks (4) Workspaces, Office Chairs (4)
- Natural Light - Window Shade and Blinds 3' x 8'
- Polished, Stained Architectural Gold, Brown Concrete Floors
- 3-Tier Floor Shelf (Grey Wood Flooring)
- Lectern Professor's Podium
- Ethernet + WiFi, LED & Dimmable Lighting
- Projector 1080p HD w/ Inlay HDMI & Ceiling Mount
- Bluetooth Wireless In-wall (In-Ceiling Stereo Speaker System)

OFFICE - 4 ENGINEERING

- Modern Office Desks (4) Workspaces, Office Chairs (4)
- Modern - Door (Wireless Secure Locking) 3' x 7'
- Polished, Stained Architectural Gold, Brown Concrete Floors
- Ethernet + WiFi, LED Lights

STORAGE CLOSET / VAULT

- Shelves, High Ceilings, Air Controlled
- Programable Keypad Lock



STUDIO A / DOLBY 9.1.6 THEATER

- Theater Dolby Atmos 9.1.6 Mix, Master
- Seating for 16, up to 25
- Sound Proof IAC Sound-lock Door
- Sound Proof IAC Windows to Foley, Sound Stage
- Sound Clouds IAC w/ RGB LED
- Sound Dampened IAC Ceilings
- Sound Grade IAC Peer Windows
- Sound Treated IAC Walls
- Sound Lifted Floors
- Sound Proof Climate CTL
- Alexa Temperature CTL
- Alexa Dimmable Lighting CTL

STUDIO B / ISO-2

- Control Room, Studio Live Rm + Iso Booth 2
- Tree Audio Roots Jr Pre's custom VU's (16 ch's)
- Apple TC, Focusrite 2802 Control Audient ASP2802
- Neumann U47, U67, U87,
- Sony Custom Mics, Shure, RE20, (see list)
- Fender Twin Reverb, Dual Showman 1967
- Deluxe 1966, Twin Reverb 1965 (see list)
- Samsung 48" 4k LCD Smart TV
- Antelope Orion 32+ 3rd Gen
- Universal Audio UAD-2 Satellite
- Custom Audio Desk by D. Locki
- Monitors (2) Yamaha NS10 - nearfield
- Monitors (2) Digidesign RM1 - mid-field
- Moniotrs (1) JBL LSR4328P - sub
- 5.1 Dolby Surround Sound
- SPL 2489 SMC Surround Monitor CTL
- Aviom Hearbacks (6)
- Patch-bays



STUDIO C / ISO-1

- Control Room, Iso Booth 1:
- Argosy Desk w/ Avid C24 - 24 Track
- Neumann U87, Sony Mics, Shure, RE20... (see list)
- 5.1 Dolby Surround Sound
- SPL 2489 SMC Surround Monitor CTL
- Aviom Hearbacks (6)
- Antelope Orion 32+ 3rd Gen
- Focusrite 2802 Control Audient ASP2802
- Universal Audio UAD-2 Satellite
- Yamaha NS10 (2)
- Digidesign RM1 Nearfields (2)
- JBL LSR4328P (2)
- Patch-bays

STUDIO D / LIVE ROOM / ISO-2

- Fully sound treated, w/ drum & basic mic kit
- Isolated Vocal Booth, 8-ch discrete personal monitor mix
- Yamaha Stage Custom Birch Studio Drum Kit (5 pc)
- Atlas Mic Stands (10)
- Yamaha MotifX Keys
- Optigan Piano 1960's
- Hofner Beatles Bass *Japan
- Les Paul Standard Epiphone Custom
- De Armond Bigsby Custom
- Ovation CS24 Acoustic
- Hondo II Electric Guitar
- Alvarez 5403 Acoustic
- Fender Electric Jazz Bass
- Ibanez Acoustic Bass AEB5E BK3U-01
- Mandoline Original
- Ukulele Alani
- Black Leather Couch

STUDIO E / FOLEY / PODCAST STUDIO

- Sound treated w/ RCA Console Vintage
- Tape Machine Tascam 388
- 4K TV, Dual Monitors, Couch, Office Chair, Desk



SOUND STAGE / THEATER

- Stage + Cyclorama
- Stage W/ Theater
- Site-lines w/ Dolby Theater
- Cyclorama - 2 Wall
- Lighting Grid (16) 20 Amp
- Industry Standard Power
- Air Control 4 Ton + Mini Split
- 1 Block To Beach & Train
- Peer Window - Theater/ Foley / Client
- Double Pain Glass W/ Acoustic Treated
- Junction Box Audio, Video Interface
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- **ELECTRICAL**
- (16) 20amp Circuits Dedicated (GRID)
- (3) 4-GANG 20 AMP Circuits (N. Wall)
- (1) 8-GANG 30 AMP LUNCH BOX
- W. TWIST LOCK 25'ft RUN
- 3 PHASE, 400 AMP STAGE
- 3 PHASE 400 AMP SUB-PANEL
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- **JUNCTION**
- J-Box (Central Studios)
- Audio 24 Ch
- Audio 4 Ch
- HDSDI 8 Ch
- HEARBACKS Ready
- ETHERNET Home-Runs

LOUNGE / ARCADE / HMU

- Rolling Hair & Makeup Mirror - LED Dimmable
- Defender 1984 Arcade Game by Williams
- Retro Arcade 1980's, 90's 00's All-in-one
- Samsung 48" Wall Mounted HDTV
- Alexa Integration & FireTV
- Vinyl Records & Camera Collection
- Copper Artist Figurine Collection
- Antique Lamp & Retro Love Seat



PRO ENGINEERING

- Certified Avid Pro Tools Engineer
- Certified Dolby Atmos Engineer
- Certified Source Connect Pro
- Apple M1, M2, Trashcan / PC Proficient
- Mix, Mastering & Restoration
- Dub Stage, in Foley, ADR
- Experience in Sound Design and working with AV systems
- Knowledge of Acoustics
- Excellent teamwork and communication skills
- Ability to troubleshoot and problem solve efficiently
- Experience with Dolby Atmos technology and peripherals
- Microphones and Audio Engineering skills

PRO NETWORK / SECURITY

- TrueNAS (2) Servers
- WiFi Extenders, Indoor/ Outdoor
- Ring - Front Door, Front Gate, Pedestrian Gate
- Alexa - Music, Climate, Lighting, Gate
- Audio Bluetooth - Integration Ceilings
- Audio Bluetooth - Wall Panel Control
- Lighting LED Dimmable Fixtures
- Security Alarm In-House w/ App
- Security Cameras & System
- Equipment Safes (3)

STUDIO-X1 STAR TRAILER by the Sea

- Airstream Classic Limited '98 (see details)
- Podcast Ready! Creative Workspace
- Asian Garden, Fountain & Loungers
- Outdoor Water Fountain w/ Alexa Control

STUDIO-X2 STAR TRAILER by the Sea

- Airstream Classic Limited '98 (see details)
- Podcast Ready! Creative Workspace
- Asian Garden, Fountain & Loungers
- Outdoor Water Fountain w/ Alexa Control
- Outdoor Picnic Bench & Gazebo
- Outdoor Fire pit Table



OUTDOOR VENUE by the Sea

- JBL EON 615 Live Powered PA (2 Speakers) + Stands (2)
- JBL EON 610 Live Powered Speaker (3)
- QSC Touchmix 16 (24CH)
- Mackie 1402-VLZ (14CH)
- Live Microphones (5) see list
- Live Mic Stands (5)
- Live Drum Mic Stand (2)
- 6'ft Plastic Tables (4)
- Power Strip (4)
- Cube Taps (4)
- Extension Cords 25'ft (8)

AMENITIES

- Pacific Ocean (5 min. walk)
- Amtrak Train Station (half mile)
- Train Station (a block away) N/S/E/W
- Gated + Street Parking
- Client Lounge w/ Kitchenette
- Smart TV, WiFi + Ethernet
- Telephones + Refrigerator + Freezer
- Ocean Lounge (4 Seats)
- Printer (Laser)
- Handicap Access

SEE FACILITY MAP (NEXT PAGE)



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 (10 YEAR MINIMUM AGREEMENT) listed gear as added options, rooms not included as part of the rental pricing
 ANNUAL RENTAL (NNN)