

CREATIVE OFFICE SPACE FOR LEASE

10960 Ventura Boulevard, Studio City | CA



For more information please contact:

Stacy Vierheilig-Fraser
818.933.0313

svierheilig@lee-re.com

DRE#00986794



CLICK HERE TO WATCH PROPERTY VIDEO



Lee & Associates* - LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates Group of Companies*

15060 Ventura Blvd., Suite 100
Sherman Oaks, CA 91403
P:818.986.9800
www.leelanorth.com

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Available: Entire Building: $\pm 6,200$ SF - $\pm 12,400$ SF

Lease Rate: \$2.60/SF NNN approx. \$0.35

Term: 2-5 Years

Parking: 2/1000 in adjacent lot (gated) and offsite lot (gated)

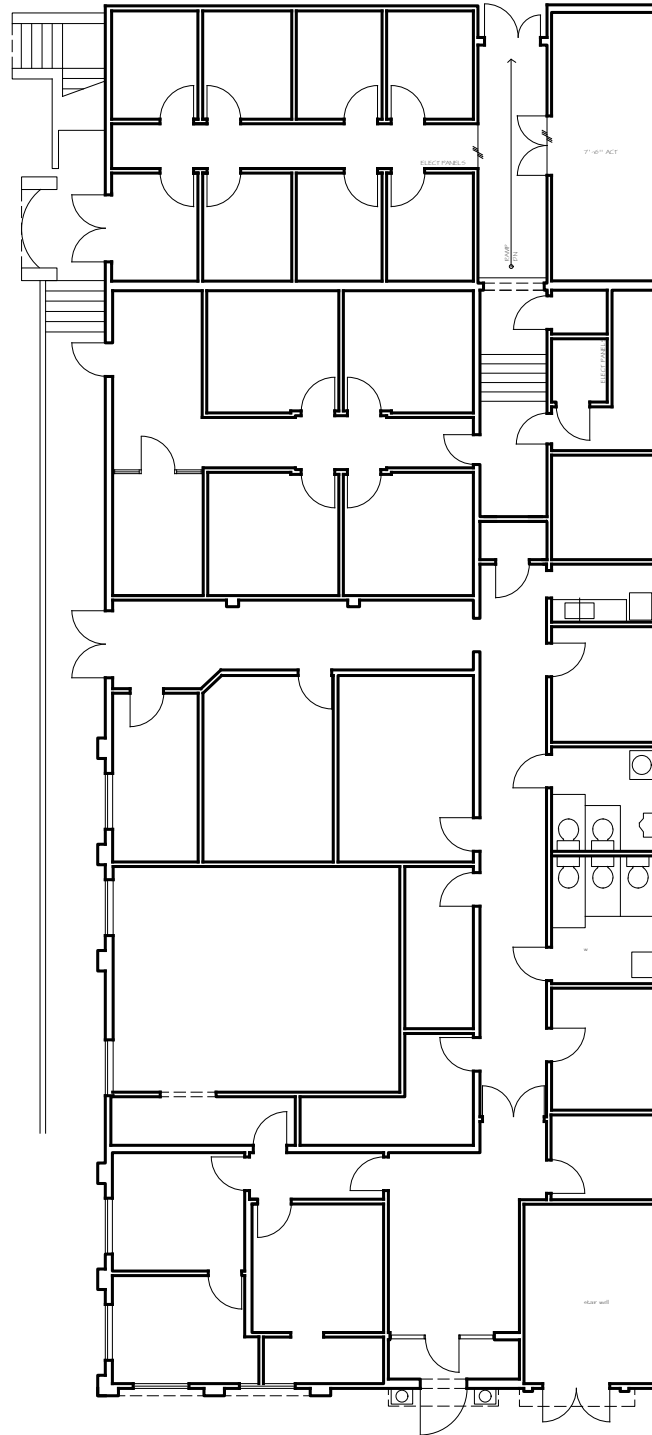
Available: Feb. 1, 2027

- Features:**
- Perfect for entertainment users/production
 - Signage
 - Hardwood Floors | Kitchen
 - Private Restrooms | Private Entrance
 - Drywall Ceilings
 - Lobby Area
 - High Ceilings
 - 100 Up Down Internet GB Satellite Upgradable
 - Dry Erase/Magnetic Walls
 - Screening Room / Theater
 - Edit Bays / Color Correction Rooms
 - Access Control System
 - 2-5 Ton Package Units

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FIRST FLOOR PLAN



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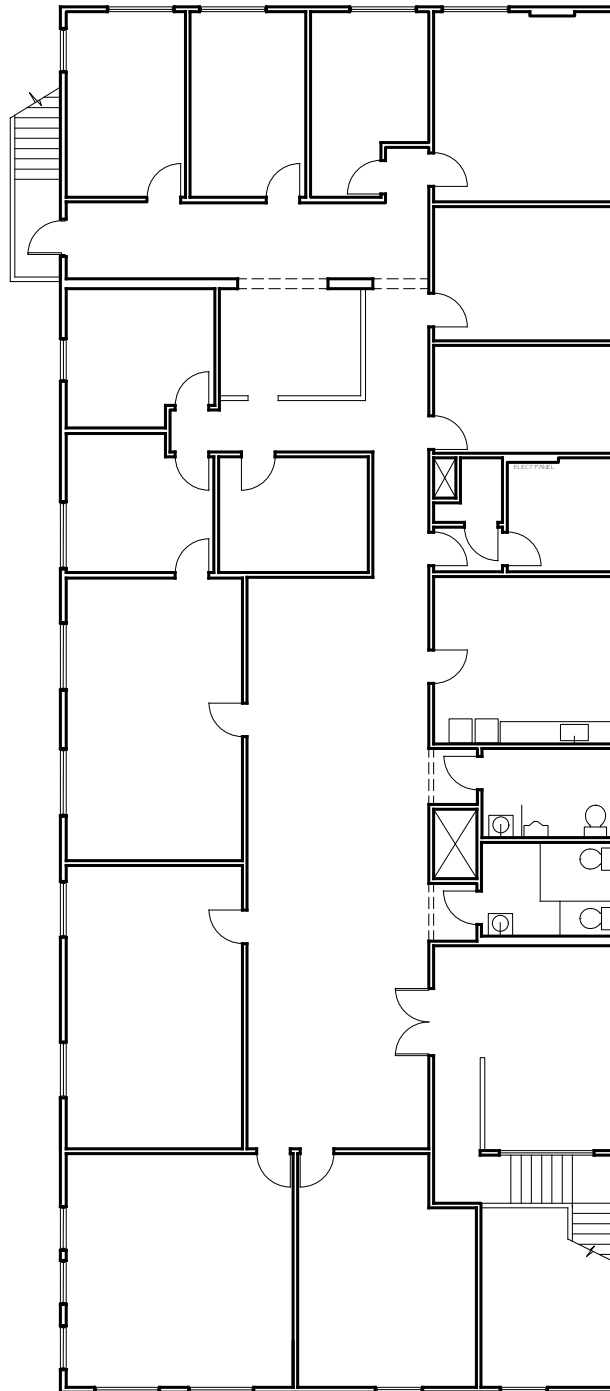


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SECOND FLOOR PLAN



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1ST FLOOR



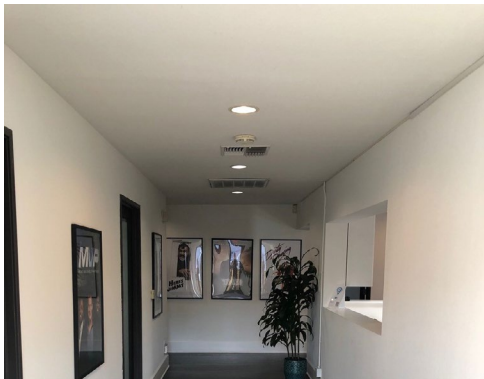
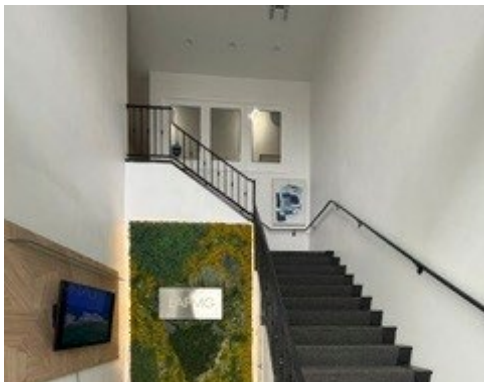
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2ND FLOOR



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The site plan is divided into two main sections: the West Lot and the East Lot, separated by a central Driveway.

West Lot:

- Contains a large rectangular area labeled "Building".
- Below the building is a smaller rectangular area labeled "Would Work".
- Along the bottom boundary of the West Lot is a row of 14 numbered plots (1-14), each labeled "Koops" below it.
- Along the top boundary of the West Lot is a row of 14 numbered plots (1-14), each labeled "CTG" above it.

East Lot:

- Contains a large rectangular area labeled "Psychic Cottage".
- Below the cottage is a smaller rectangular area labeled "Rock Nation".
- Along the bottom boundary of the East Lot is a row of 14 numbered plots (1-14), each labeled "Koops" below it.
- Along the top boundary of the East Lot is a row of 14 numbered plots (1-14), each labeled "CTG" above it.

Driveway:

- Runs vertically through the center of the plan, separating the West Lot from the East Lot.
- Contains a row of 14 numbered plots (1-14), each labeled "Koops" below it.



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