

INDU
STRY

CREATIVE OFFICE

3330 CAHUENGA BLVD WEST LOS ANGELES

FOR LEASE

INDUSTRYPARTNERS.COM

310 395 5151

CA BRE No. 01900833

V041521

ROBERT D. ERICKSON

re@industrypartners.com

CA BRE No. 01123601

310 709 9016

BRYAN CARNES

bc@industrypartners.com

CA BRE No. 01908642

310 292 4499

AVAILABLE RSF

Suite 100	±2,464 RSF	
Suite 102	±4,167 RSF	
Suite 200	±21,426 RSF Div. to ±4k RSF	
Suite 301	±6,156 RSF (Divisible)	CONTIGUOUS ±7,689 RSF
Suite 304	±1,533 RSF	
Suite 302	±3,956 RSF	
Suite 303	±1,832 RSF	CONTIGUOUS ±5,788 RSF
Suite 400	±21,626 RSF	
Suite 500	±5,351 RSF	
Suite 501	±2,010 RSF (Sublet Thru 9/27)	

RATE

\$2.95/SF/Mo. FSG

TERM

3-10 Years

OCCUPANCY

Immediate

PARKING

3.5 per 1,000 RSF
 \$115 / space / Mo. unreserved
 \$165 / space / Mo. reserved
 \$230 / space / Mo. tandem

BROKER BONUS

\$1.00/RSF FOR 3+YR LEASES
\$2.00/RSF FOR 5+ YR LEASES

Creative office conversion building centrally located in the heart of entertainment industry

FEATURES

Building Top Signage Branding Opportunity

Common area upgrades complete and creative spec suites are ready for immediate occupancy

Second generation, turn key, full floor, post production space ready for immediate occupancy.

Recording studios available; The 5th floor suites (501 & 510) have two professionally/acoustically designed rooms that are treated to have near flat frequency response down to 50Hz. Said studios include acoustic ceiling tiles and sound absorption materials in the walls and are completely isolated from the rest of the premises.

17' slab-to-slab ceiling height on ground floor

Above standard on-site parking

Adjacent to Hollywood, Studio City, and Burbank

Close to major studios and media firms

Easy access to surrounding amenities, as well as the 101 Freeway and the Universal City Metro Red Line Station

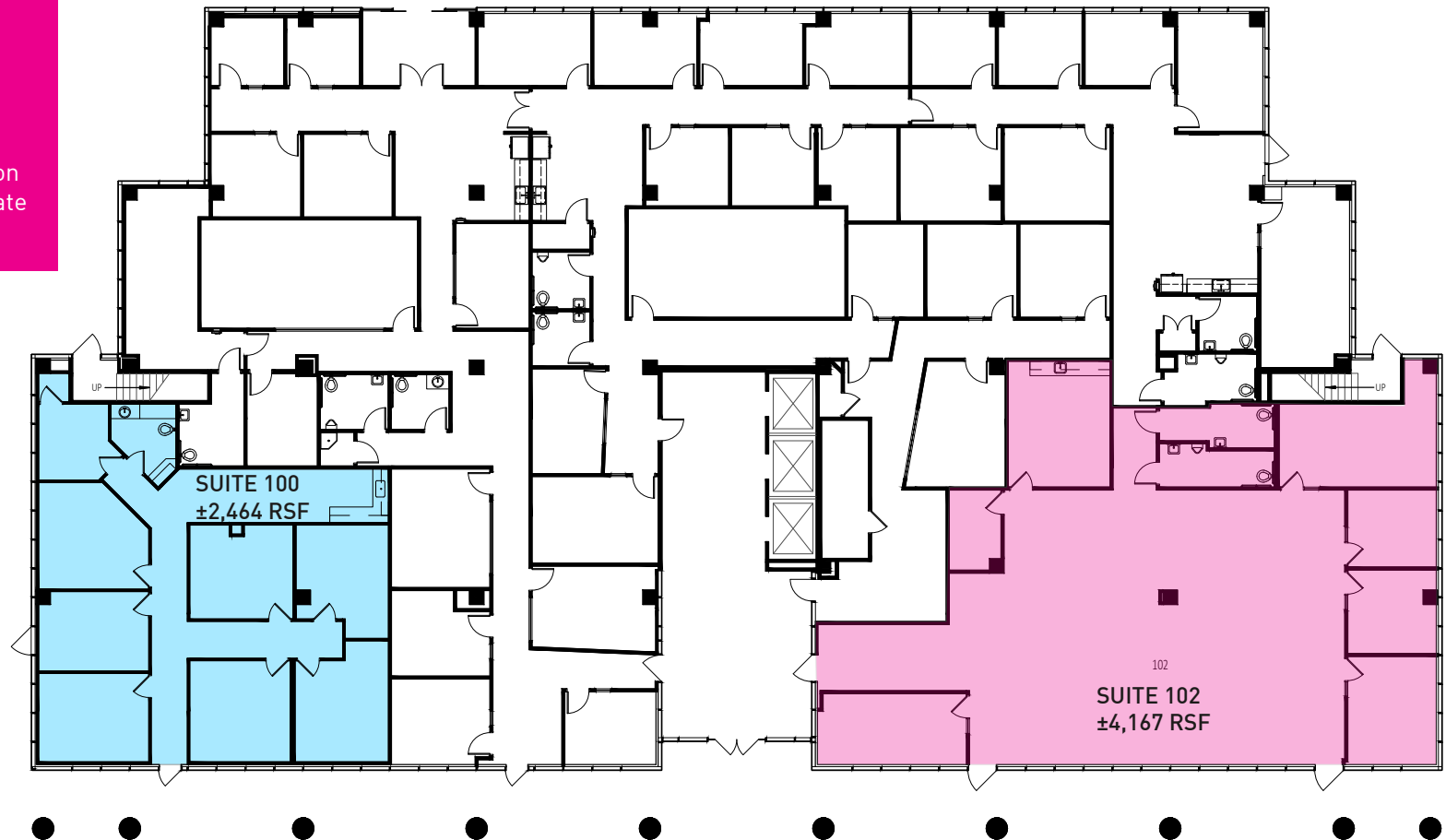


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SUITE 100*
±2,464 RSF*

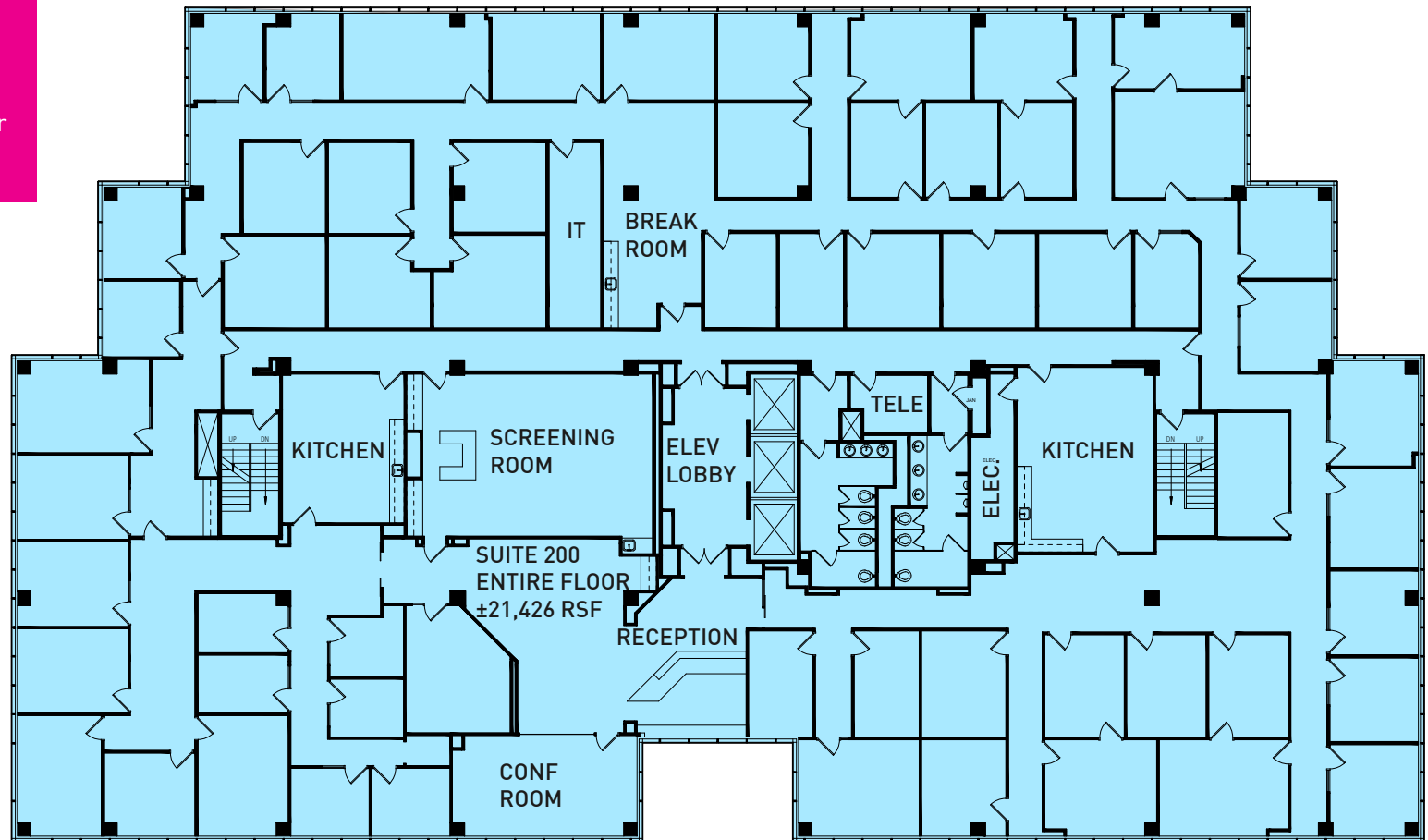
SUITE 102
±4,167 RSF

* Second generation,
turn key, post production
suite ready for immediate
occupancy



SUITE 200*
±21,426 RSF (Divisible)

* Second generation,
full floor, turn key, post
production suite ready for
immediate occupancy



FOR LEASE

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3330 CAHUENGA BLVD WEST LOS ANGELES CA 90068

FLOOR PLAN
THIRD FLOOR

SUITE 301
± 6,156 RSF

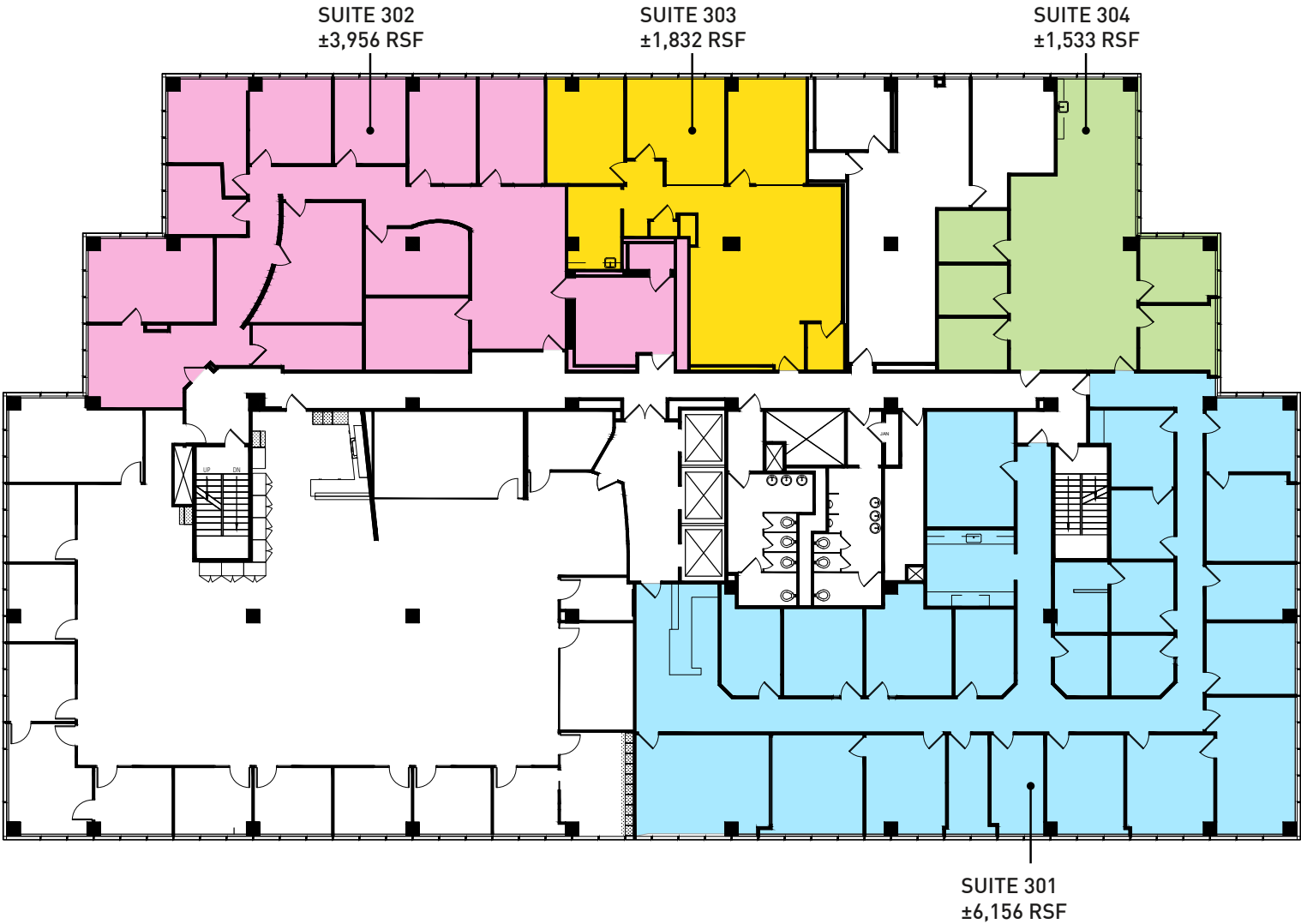
SUITE 304
± 1,533 RSF

301 + 304 TOTAL
± 7,689 RSF

SUITE 302
± 3,956 RSF

SUITE 303
± 1,832 RSF

TOTAL CONTIGUOUS
± 5,788 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



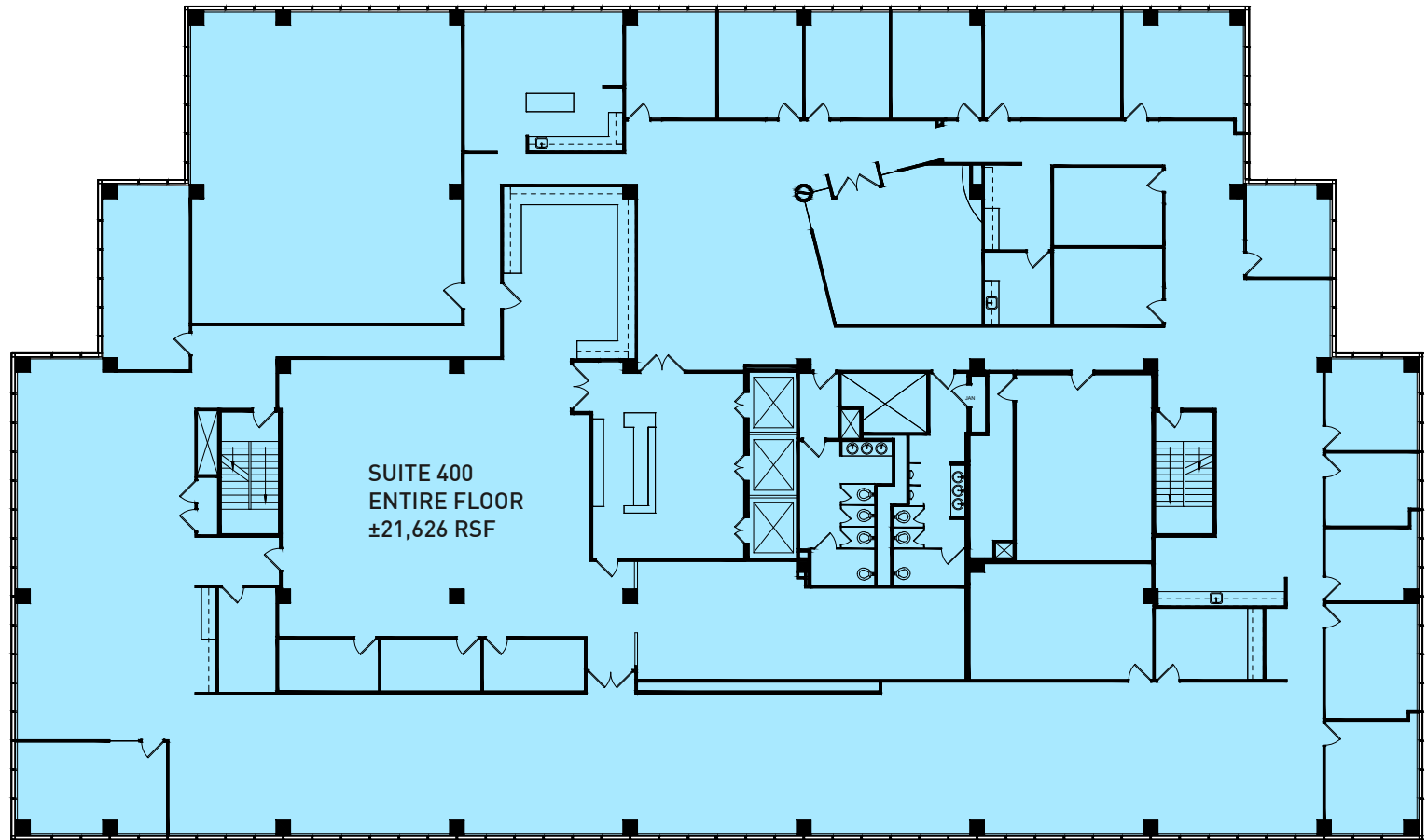
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FLOOR PLAN
FOURTH FLOOR

SUITE 400 (as built plan)
± 21,626 RSF



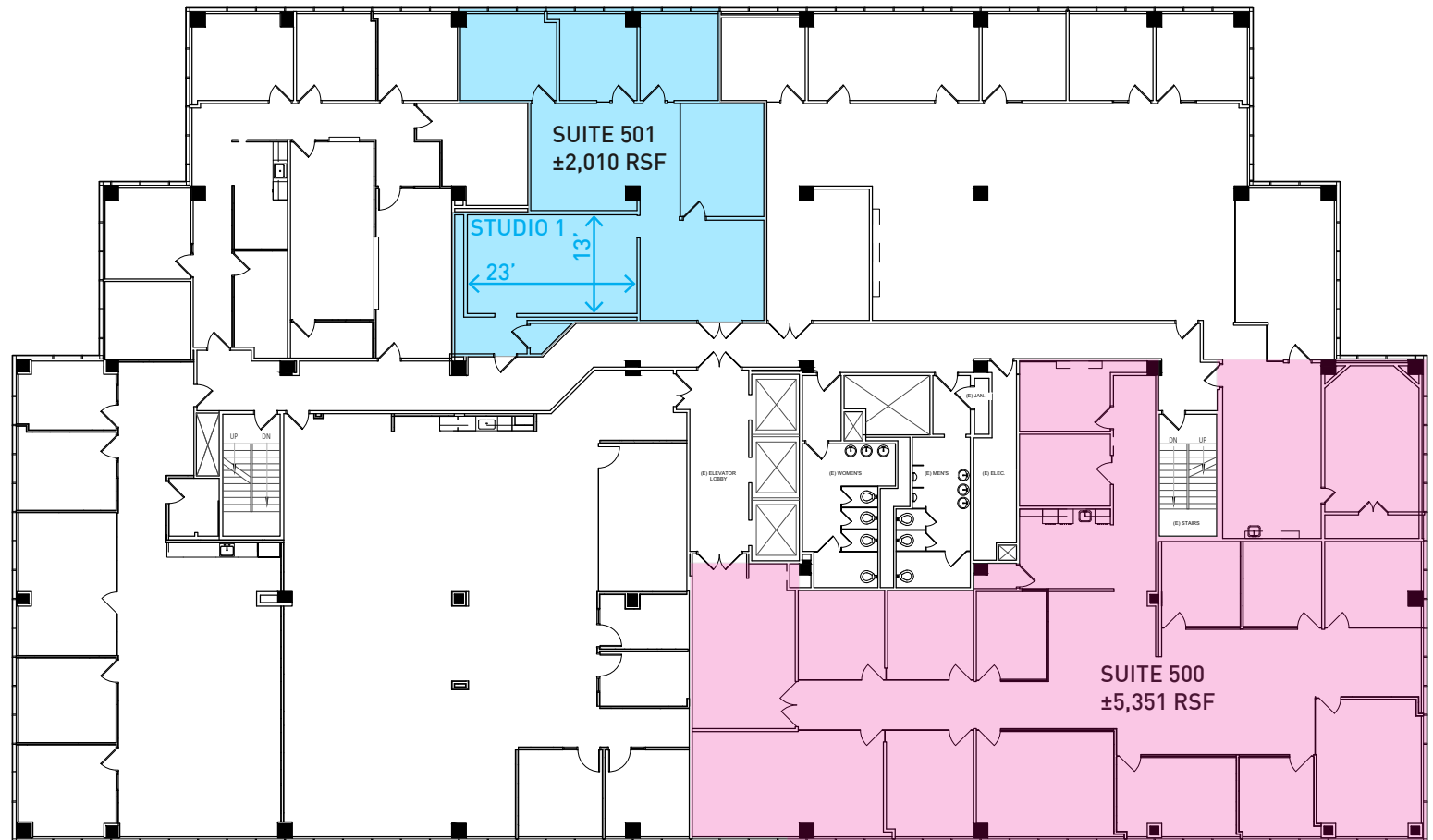
NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



SUITE 500
±5,351 RSF

SUITE 501*
±2,010 RSF*
* Sublet thru 9/30/27

Recording studio available; The 5th floor suite has a professionally/ acoustically designed room that is treated to have near flat frequency response down to 50Hz. Said studios include acoustic ceiling tiles and sound absorption materials in the walls and are completely isolated from the rest of the premises



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FIFTH FLOOR
PHOTOS



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REFERENCE
PHOTOS



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LOBBY & FLOOR LANDINGS
PHOTOS



About the neighborhood

Located just over the hill from the Hollywood hustle, this property rests right next to Studio City, which is a quaint neighborhood with tree-lined residential streets and trendy dining.

The lively Ventura Boulevard offers several classic sushi houses, plus small-plates spots and stylish gas-tropubs. Locals hit Fryman Canyon hiking trails with panoramic Valley views.

The CBS Studio Center dates back to silent film era and gives the neighborhood its name.

DISTANCE (3 MIN) TO NEARBY FWYS
DISTANCE (20 MIN) TO DOWNTOWN LA

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