

OFFICE SPACE FOR LEASE

VENTURA PLACE



Move-In Ready Spec Suites Available Now

12001 Ventura Place | Studio City, CA

Colliers

Building Highlights



6-story Class A building offering scenic views



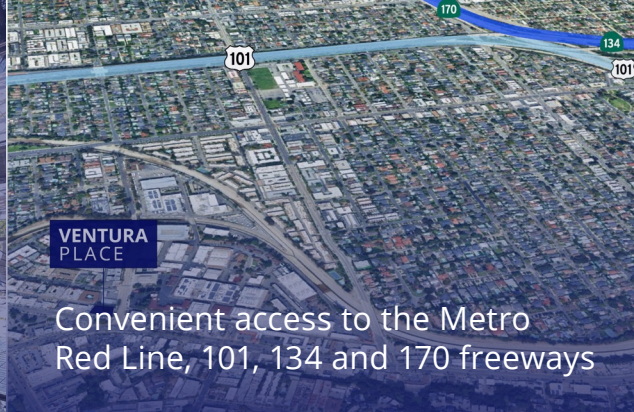
Newly constructed move-in ready spec suites



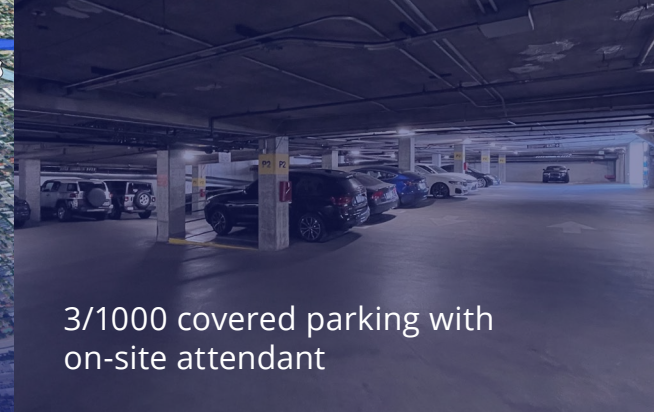
Highly walkable area with abundant dining and retail nearby



Recently renovated & well-maintained common areas



Convenient access to the Metro Red Line, 101, 134 and 170 freeways



3/1000 covered parking with on-site attendant

Lease Terms:

- **Rental Rate:** \$4.35/RSF/Mo, FSG
- **Lease Term:** 3 to 10+ years
- **Timing:** Immediate Availability



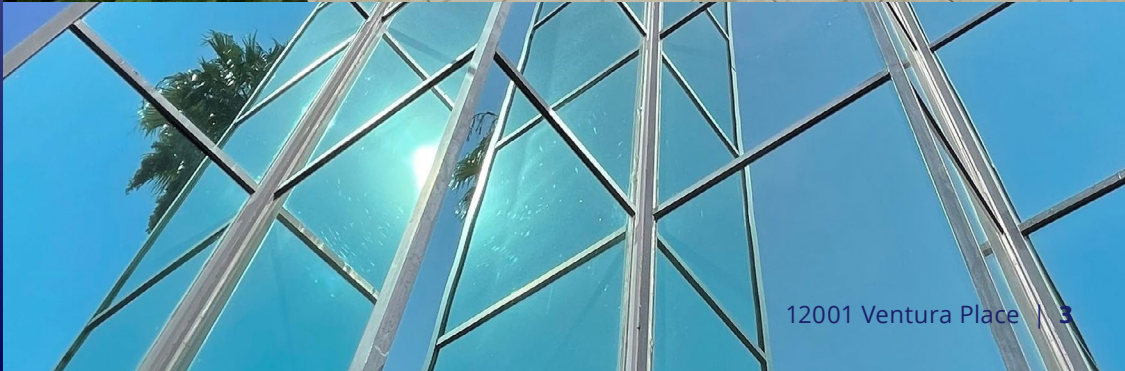
Responsive, on-site property management team

Availabilities

SUITES SORTED BY SQUARE FOOTAGE

SUITE	SIZE (RSF)	AVAILABLE
202	±1,454	Immediately
310	±1,457	Immediately
210	±1,546	Immediately
305	±1,843	Immediately
600 [^]	±11,912	Immediately

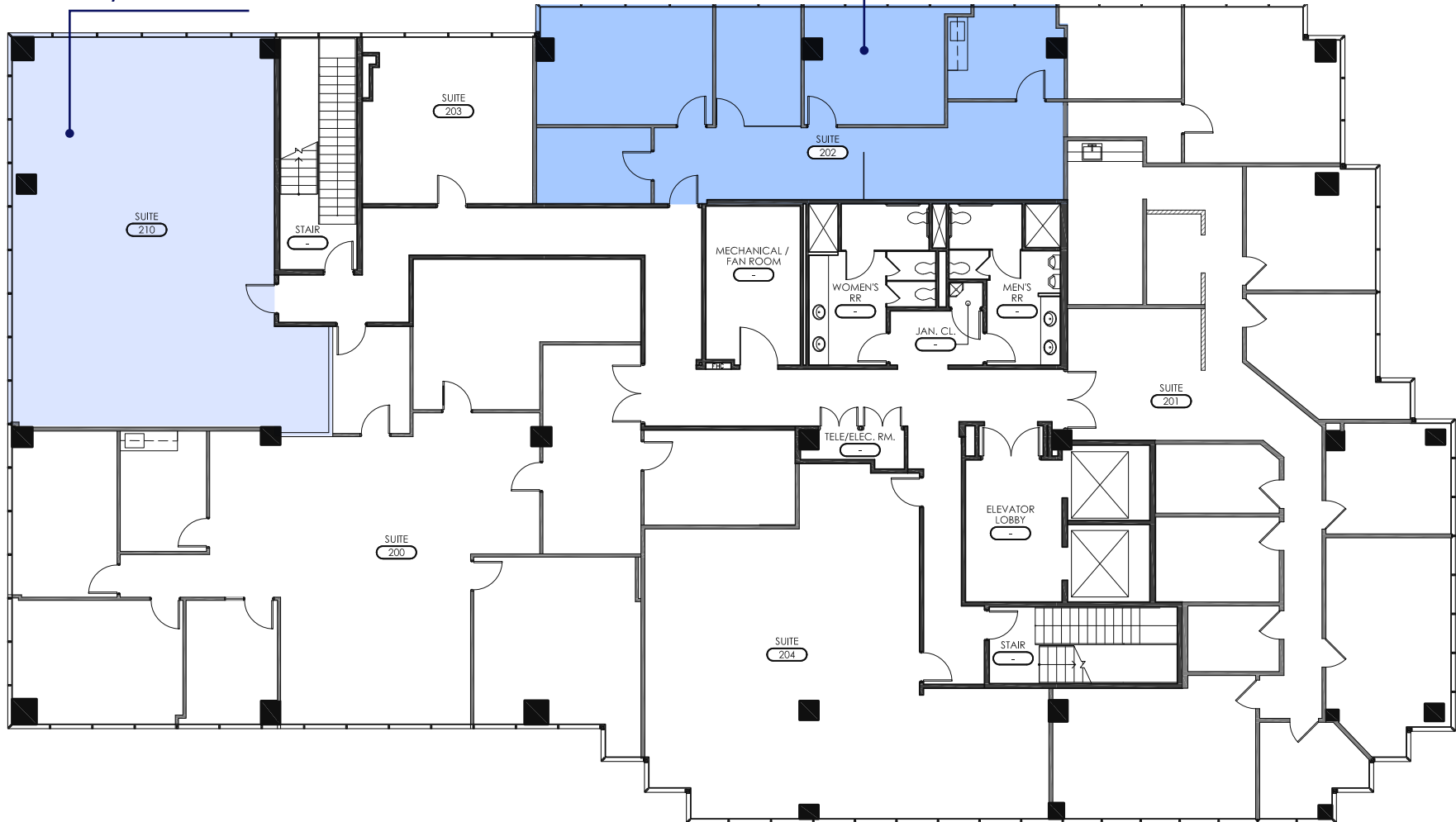
[^] Suite 600 is divisible to 2,394 SF RSF



Second Floor

Suite 210
±1,546 RSF

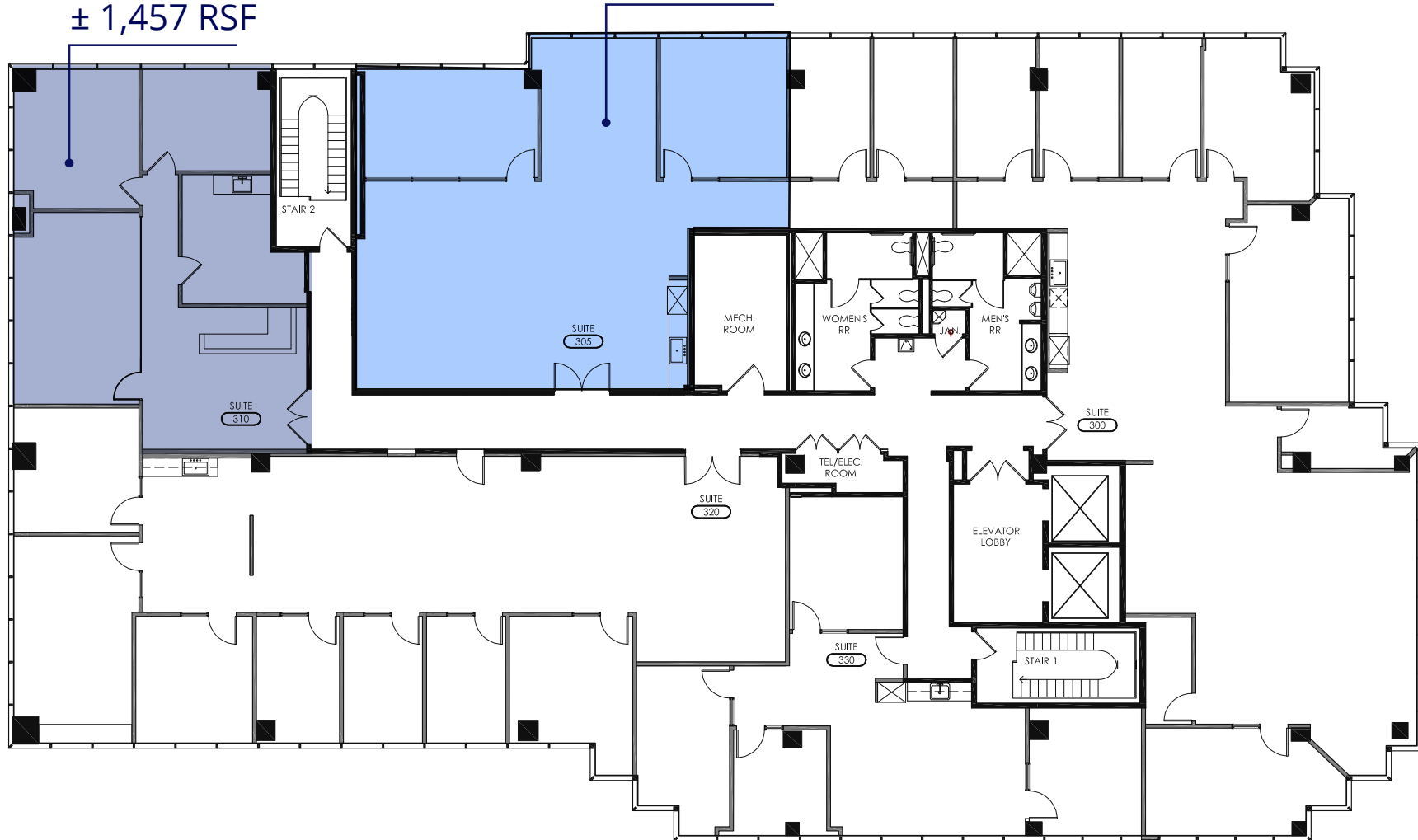
Suite 202
±1,454 RSF



Third Floor

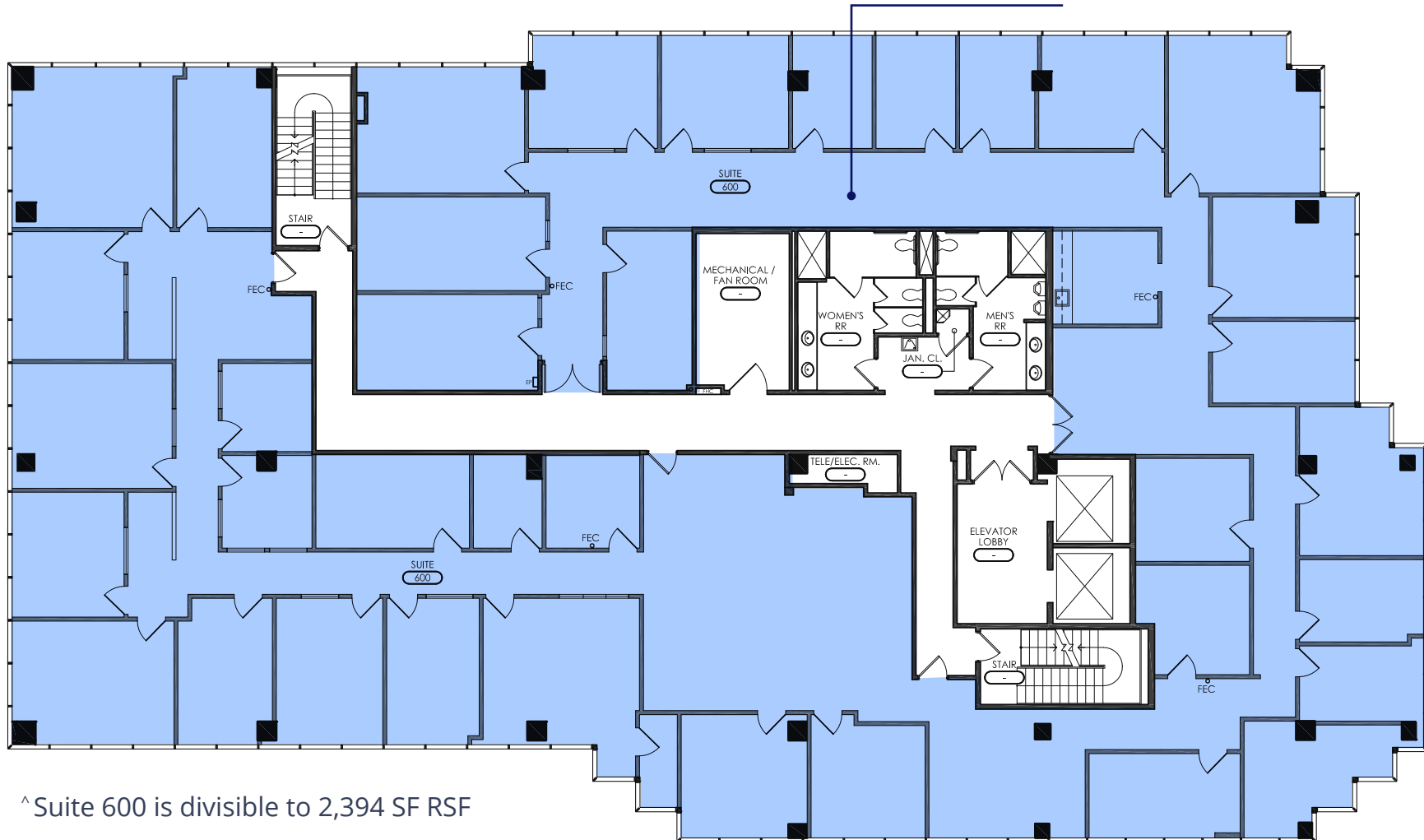
Suite 310
± 1,457 RSF

Suite 305
±1,843 RSF



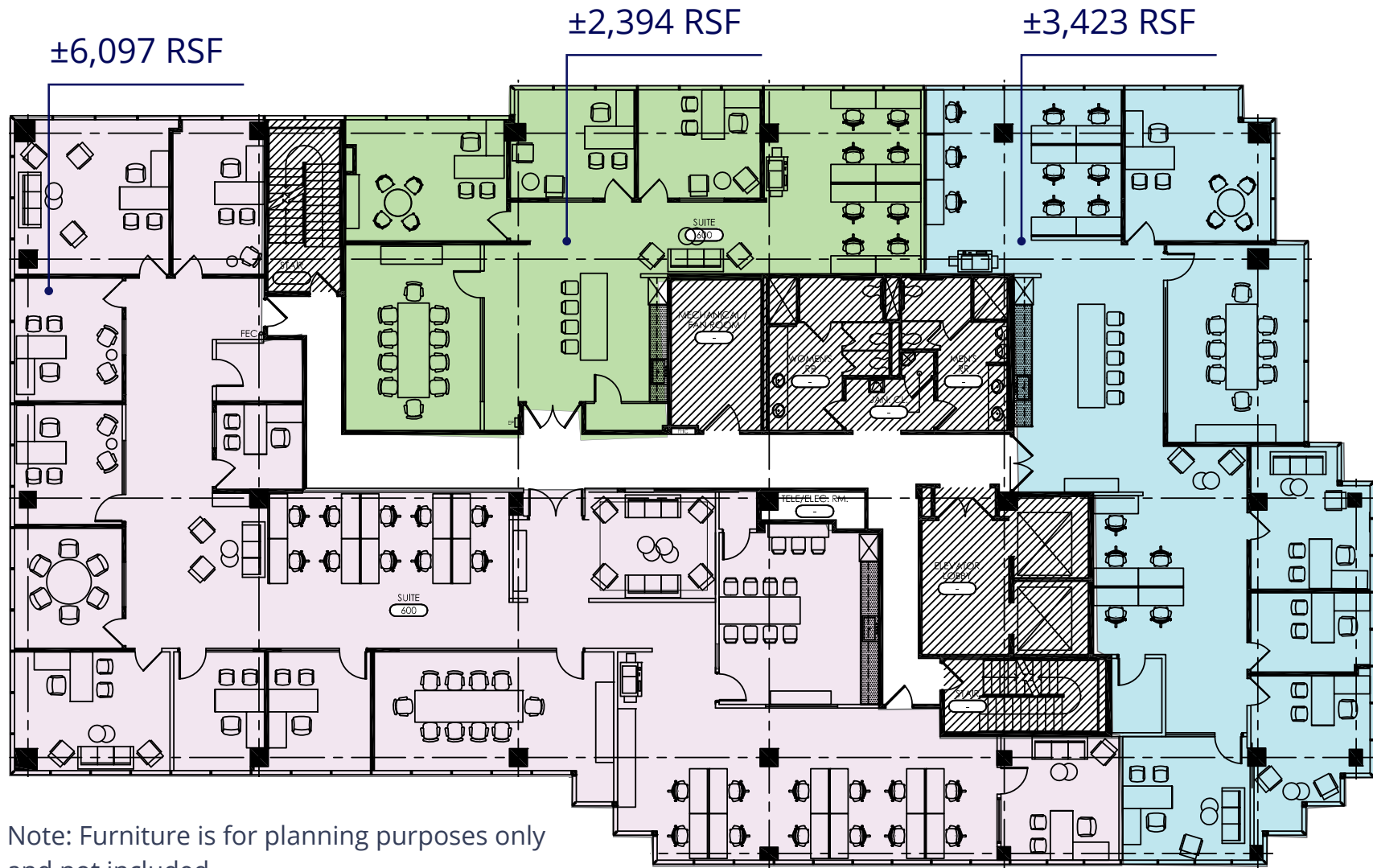
Sixth Floor

Suite 600[^]
±11,912 RSF



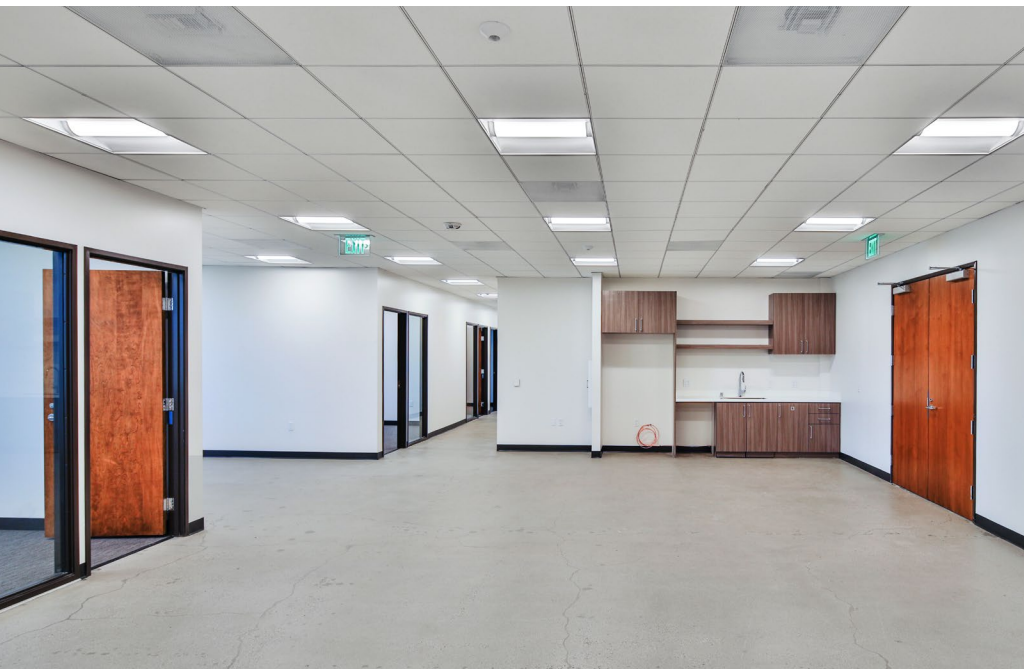
[^]Suite 600 is divisible to 2,394 SF RSF

Sixth Floor - Potential Demising Plan



AVAILABILITIES

Suite 305



Nearby Amenities



Location

Outstanding Studio City location with unbeatable access to the 101 and 405 freeways

Adjacent to Radford Studio Center (CBS Studio Center) and near Universal Studios

Highly walkable area with cafes, restaurants, and shops just steps away (Walkscore: 92)

Close proximity to cultural landmarks like the Hollywood Bowl and Universal CityWalk

Conveniently situated near Bob Hope Airport in Burbank

Surrounding businesses include media companies and tech startups

Convenient reverse commute patterns from West LA and Hollywood



101

Laurel Canyon

Ventura Pl.

Radford Ave.

Ventura Blvd.

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