

Laurel STUDIO CITY Place



FOR LEASE

 SOUTH PARK GROUP

Laurel Place

4070 Laurel Canyon Blvd.
Studio City, CA 91604

Ground Floor

± 200 - 2,160 SF

Rooftop*

± 3,400 RSF

*Can only be leased with Units 2, 3 or 4.

Second Floor

± 1,150 - 3,525 RSF

Potential Uses

Restaurant / Bar / Cafe

Quick Service Window Opportunities

Retail

Fitness / Medical / Spa



Available Space Overview - Ground Floor

SPACE	RSF	FRONTAGE
UNIT 2* (Can be combined with Unit 3)	± 910 RSF	16.5 FT
UNIT 3* (Can be combined with Unit 2)	± 1,045 RSF	16.5 FT
UNIT 4*	± 1,185 RSF	20 FT
UNIT 10 (KIOSK)	± 200 RSF	N/A
*Units 2,3,4 can be leased with rooftop space.		



Available Space Overview - Second Floor

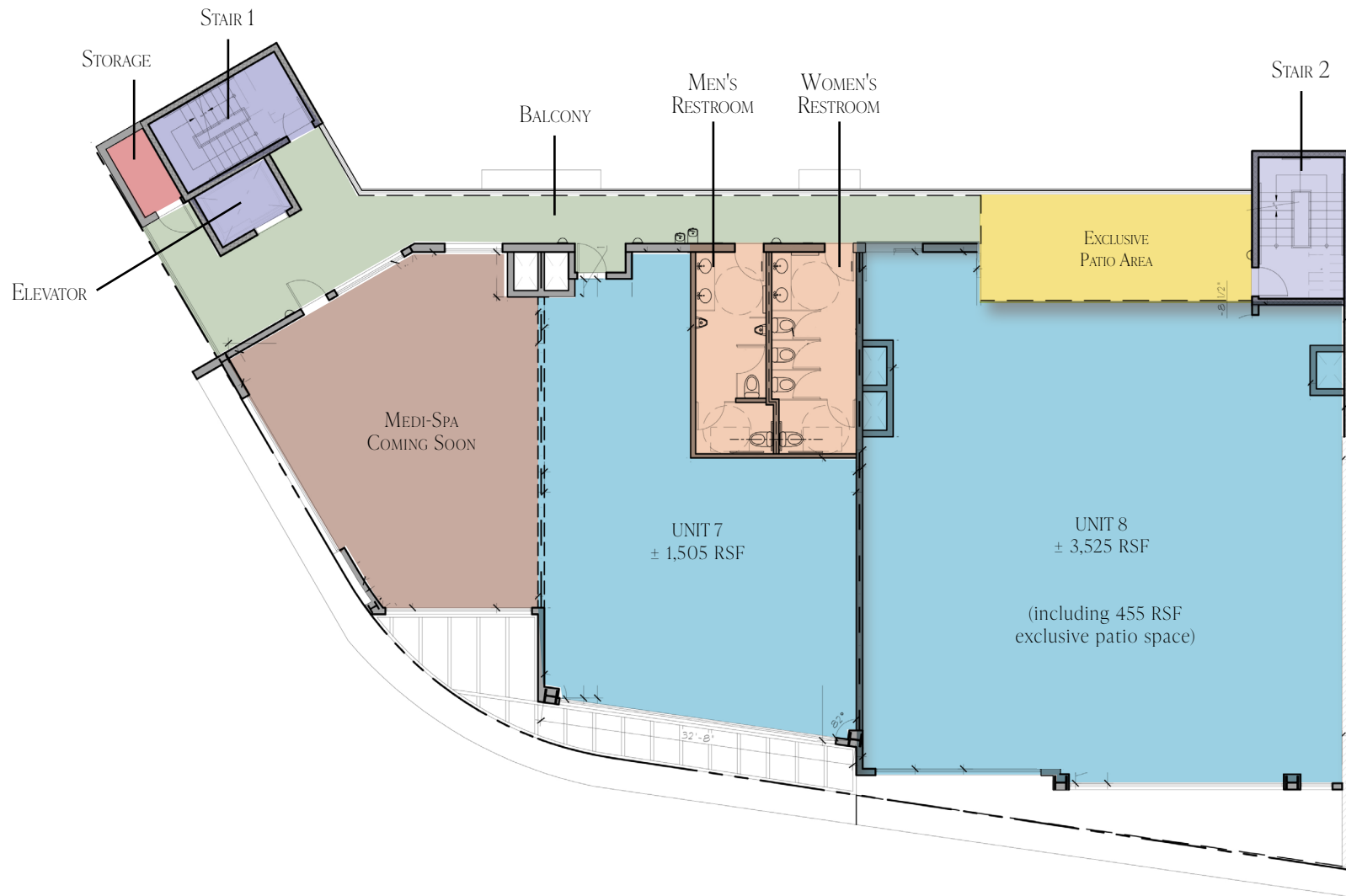
SPACE	RSF	FRONTAGE
UNIT 7	± 1,505 RSF	Second Floor
UNIT 8	± 3,525 RSF	Second Floor
UNIT 9- ROOFTOP	± 3,400 RSF	N/A



Site Plan - Ground Floor

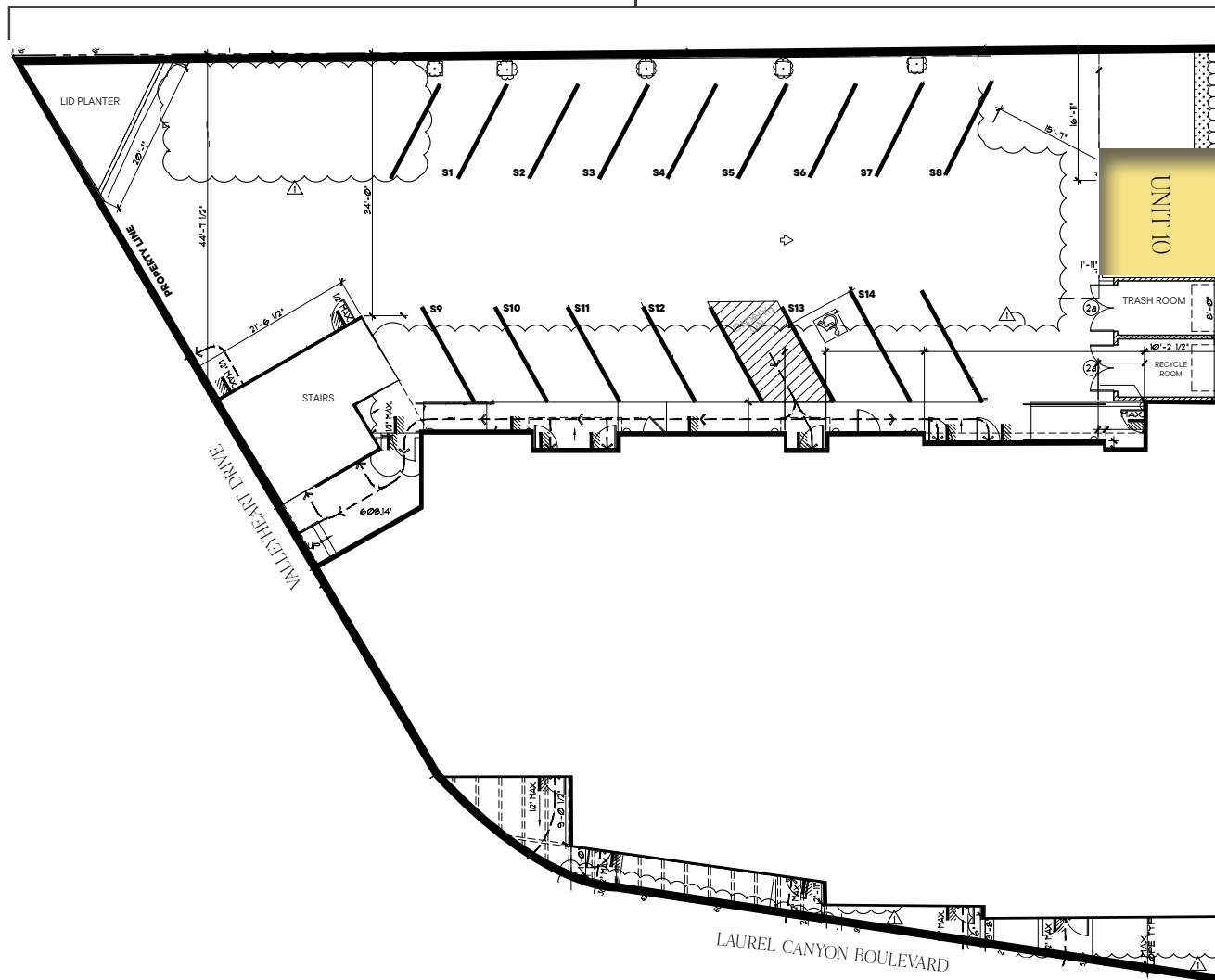


Site Plan - Second Floor





Parking



Ground Floor



Second Floor



Rooftop Deck



Aerial View



Aerial View



Aerial View

- | | |
|--------------------------------|--------------------------------|
| 1. Great White | 14. Matcha |
| 2. Prince street Pizza | 15. Sephora |
| 3. Joan's on Third | 16. Trader Joes |
| 4. Tuning Fork LA | 17. Color Me Mine |
| 5. Studio City Farmer's Market | 18. Blue Bottle |
| 6. Panera Bread | 19. Laurel Tavern |
| 7. Chipotle | 20. Kiwami Sushi |
| 8. Salt & Straw | 21. Lala's Grill |
| 9. Sweetlady Jane | 22. Rok Coffee Tea Studio City |
| 10. Barnes & Noble | 23. LA LA Sushi |
| 11. Wasteland | 24. Granville |
| 12. Free People | 25. Mc Connells |
| 13. CVS | 26. Alfred Coffee |
| | 27. Bacio di Latte |

Known as the "Jewel of the Valley", Studio City serves as a hub between the San Fernando Valley and the Westside. Providing an urban suburban mix feel, the area attracts young professionals and families that benefit from the community-like neighborhood as well as some of the best bars, restaurants and coffee shops in town. The property is in close proximity to some of the trendiest tenants including Erewhon, Whole Foods, Equinox, Next Health, Fred Segal, Reformation, Sugarfish, Uovo Pasta and many more.





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