

# floorplans

3103-3243 S. LA CIENEGA BLVD. LOS ANGELES, CA 90016

**bLackwelder**



## DISCOVER THE UNEXPECTED

Blackwelder is an adaptive reuse project consisting of 19 existing buildings on a 6.4-acre landmark campus. Designed with the specific needs in mind of creative technology, entertainment, and media companies, the site offers over 160,000 sf of creative office space and features an eclectic range of architectural vernaculars, from purely industrial concrete block masonry and bow-truss roofs to steel frames and corrugated metal.



**Visually  
Distinct**



**Light &  
Bright**



**Transit  
Adjacent**



**Conveniently  
Located**



**Controlled  
Environment**



**Dog  
Friendly**

TROY POLLET | [troy.pollet@cushwake.com](mailto:troy.pollet@cushwake.com) | +1 805 798 4302 | Lic.01830917  
SCOTT MENKUS | [scott.menkus@cushwake.com](mailto:scott.menkus@cushwake.com) | +1 818 414 1793 | Lic. #01476553  
PETER COLLINS | [peter.collins@cushwake.com](mailto:peter.collins@cushwake.com) | +1 323 632 0735 | Lic. #01813645

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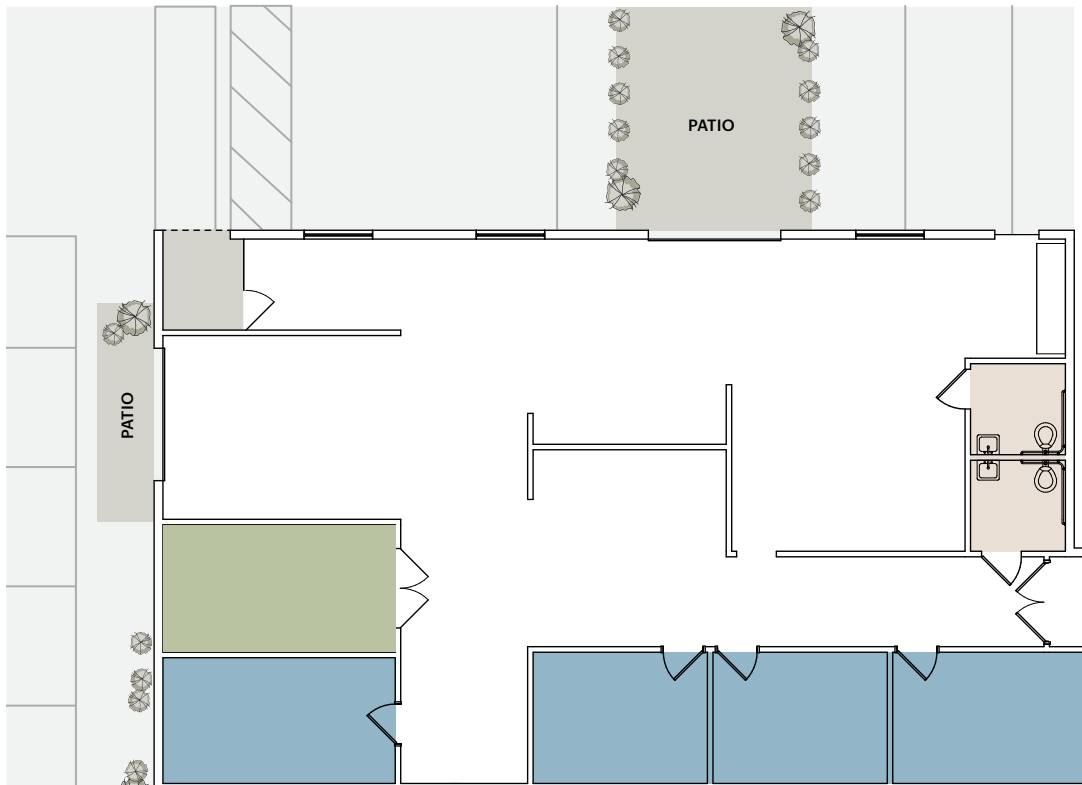


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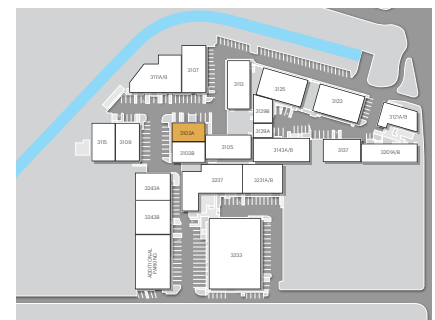
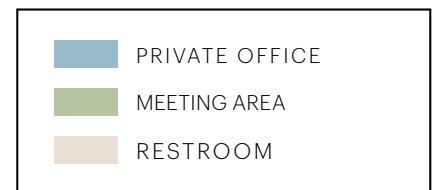
# AVAILABLE SPACE

BUILDING	RSF	AVAIL TOUR	DESCRIPTION
3105 S. LA CIENEGA BLVD	13,386	Now <a href="#">CLICK HERE</a>	Above-grade and mezzanine-level space (2 floors), restrooms, private elevator, private patio
3109 S. LA CIENEGA BLVD.	6,644	Now <a href="#">CLICK HERE</a>	2 private offices, open office / benching, large conference room, restrooms, reception, full kitchen, large glass roll-up door to patio
3115 S. LA CIENEGA BLVD.	7,086	Now <a href="#">CLICK HERE</a>	Highly upgraded kitchen, ample options for different sized offices / edit bays, roll-up doors to stunning private patio
3121 S. LA CIENEGA BLVD.	3,869	7/1/26	Spec suite buildout in progress to include 2 private offices, 2 conference rooms, kitchen, lounge, storage, private restroom, and open work area. Estimated delivery: July 1, 2026
3123 S. LA CIENEGA BLVD.	6,891	Now <a href="#">CLICK HERE</a>	5 spacious edit bays, 2 production rooms, conference room, kitchenette, mix room, restrooms, private patio
3201 S. LA CIENEGA BLVD.	6,458	Now <a href="#">CLICK HERE</a>	Corrugated metal stand-alone butler building, authentic loft features, including exposed HVAC and exposed steel girders & roof purlins, glass roll-up leading to private patio. Full kitchenette with stainless steel appliances, reception and large open space for workstations, private restrooms, 18 private offices or edit bays, 1 conference room
3231 S. LA CIENEGA BLVD.	6,883	Now <a href="#">CLICK HERE</a>	5 large rooms on ground floor and 2 offices on mezzanine
3237 S. LA CIENEGA BLVD.	9,284	Now <a href="#">CLICK HERE</a>	Perimeter offices, roll-up door to private patio, restrooms, showers & lockers, full kitchen
3243-A S. LA CIENEGA BLVD.*	7,250	Now	Open plan with 3 meeting rooms, break area, private restrooms, and a rooftop terrace
3243-B S. LA CIENEGA BLVD.*	11,688	Now <a href="#">CLICK HERE</a>	Open plan with 2 conference rooms, 5 offices or small meeting rooms, 3 storage rooms, 3 phone booths, spacious break area, private restrooms, and large rooftop terrace
5875 BLACKWELDER ST.	5,396	30 Days	2 conference rooms, 4 private offices, kitchenette, 2 glass roll-up doors to patio, private parking lot



## FEATURES

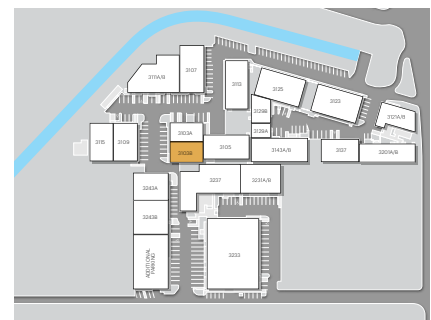
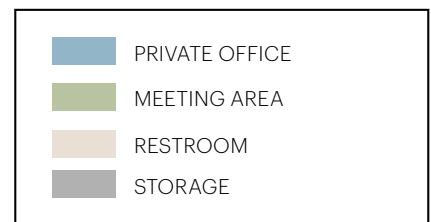
- Creative design features, including polished concrete floors and exposed ceilings
- Open and private office spaces
- Break area with kitchenette
- 2 dedicated restrooms
- Indoor/outdoor connectivity with 2 roll-up doors
- Private outdoor patio





## FEATURES

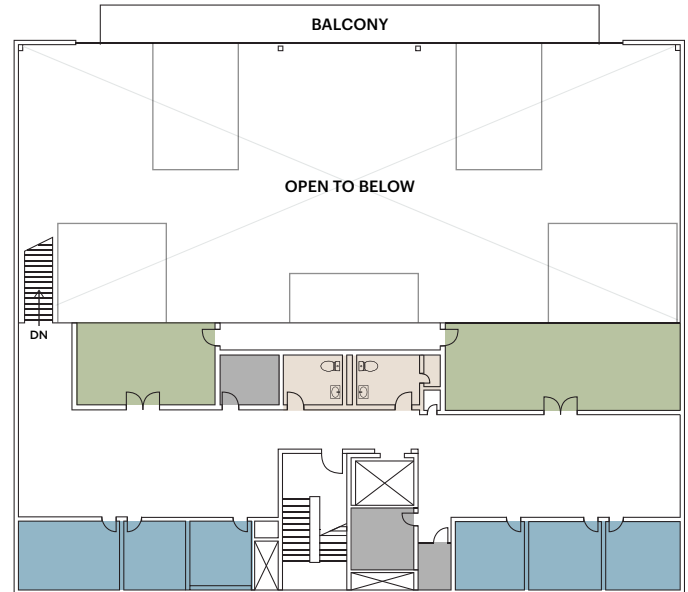
- Creative design features, including polished concrete floors and exposed ceilings
- Open and private office spaces
- Break area with kitchenette
- Dedicated restroom
- Patio area adjacent to the space



Suite location within the campus



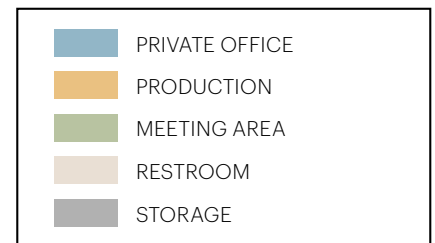
**FIRST LEVEL OFFICE, ABOVE GRADE**



**SECOND LEVEL OFFICE, MEZZANINE**

## FEATURES

- Free-standing CMU block and corrugated metal butler building with on-grade covered parking
- Above-grade and mezzanine-level office space (2 floors)
- Creative design features, including exposed HVAC, concrete floor sand exposed steel girders & roof purlins
- 2 ADA restrooms on both levels
- Private elevator serving all levels
- Large private outdoor patio area
- Amazing views of the Hollywood Hills
- (1) Shower on mezzanine level

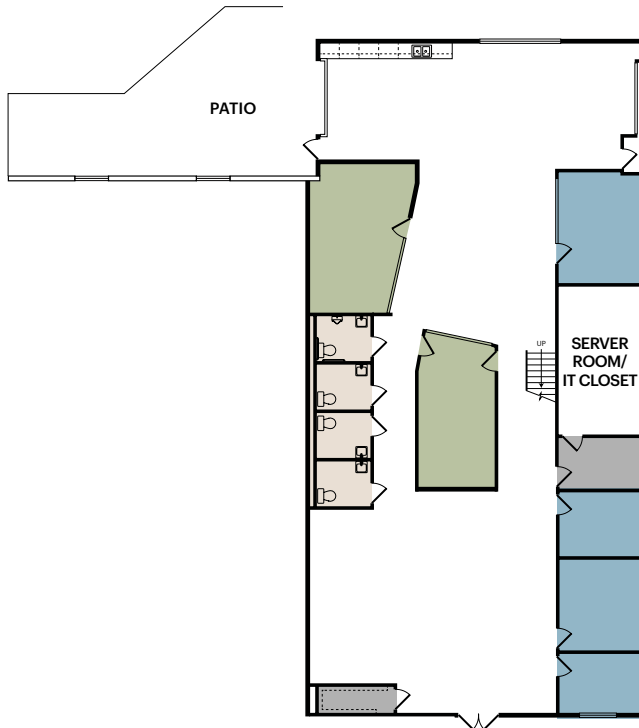


Suite location within the campus

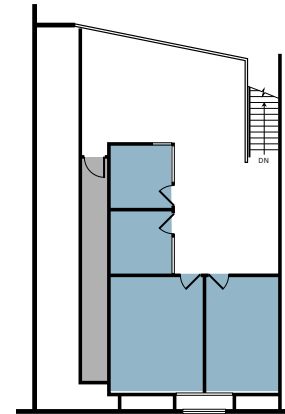


**SUITE 3107 | LEASED**

~8,542 RSF



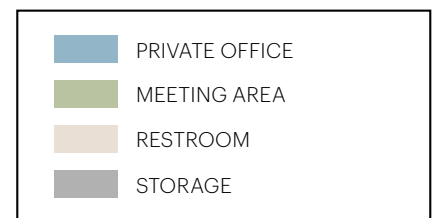
FIRST FLOOR



MEZZANINE

## FEATURES

- 2 conference rooms
- 8 private offices
- Restrooms
- Storage
- Kitchen
- Roll-up door to private patio



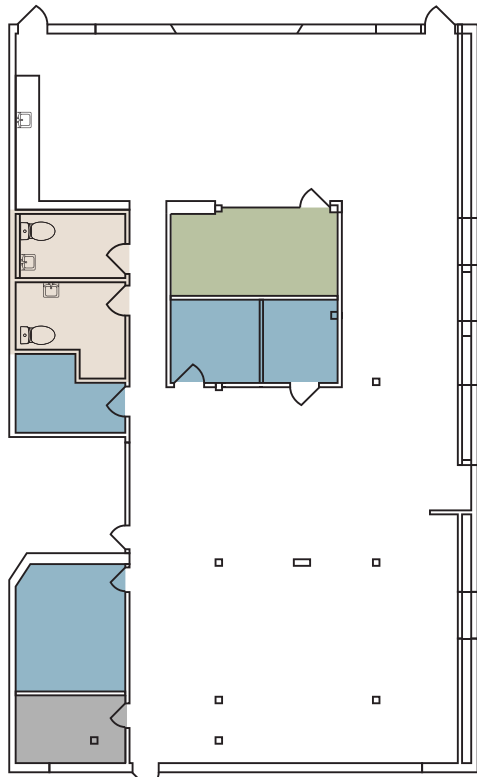
Suite location within the campus

TROY POLLET | [troy.pollet@cushwake.com](mailto:troy.pollet@cushwake.com) | +1 805 798 4302 | Lic.01830917

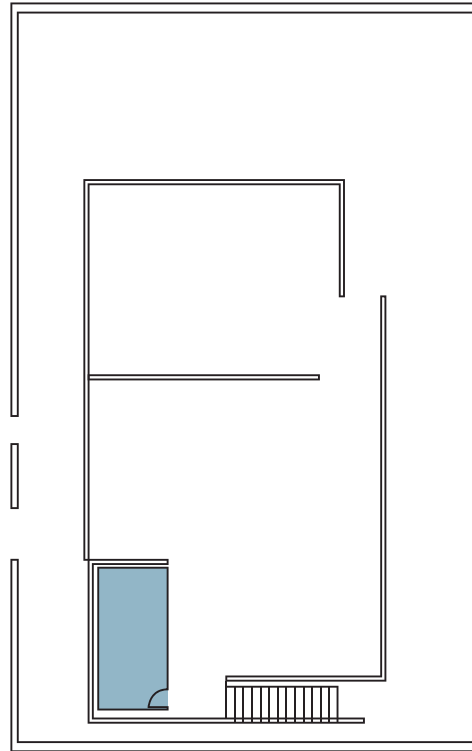
SCOTT MENKUS | [scott.menkus@cushwake.com](mailto:scott.menkus@cushwake.com) | +1 818 414 1793 | Lic. #01476553

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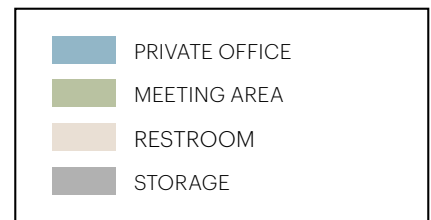
FIRST FLOOR



MEZZANINE

**FEATURES**

- Large glass roll-up door that opens to the parking lot
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- 5 private offices and large conference room
- Server room
- Large open space for workstations/benching system on both ground floor and mezzanine level
- 2 private restrooms (including one shower)
- Large full kitchen with stainless steel appliances

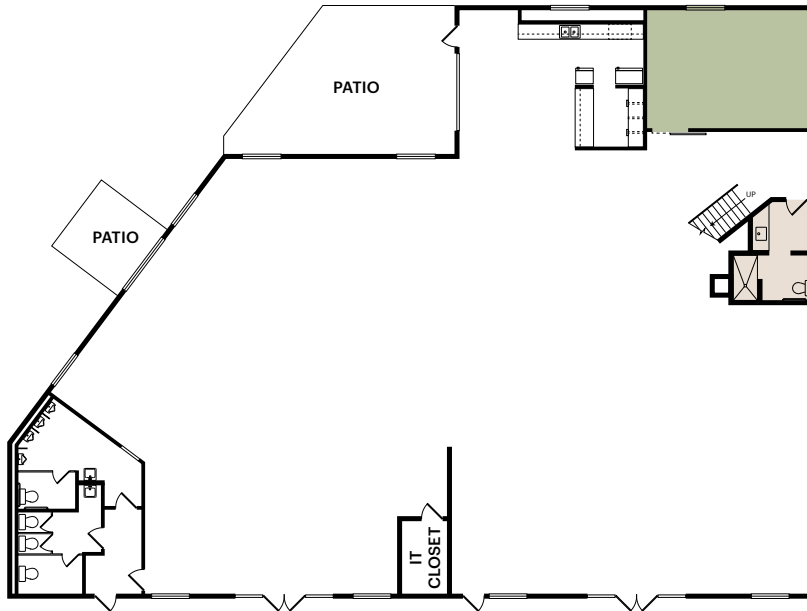


Suite location within the campus

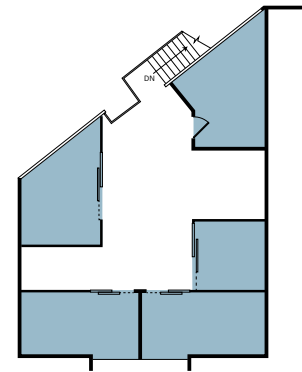


**SUITE 3111 | LEASED**

~9,847 RSF



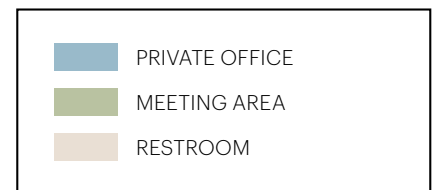
FIRST FLOOR



MEZZANINE

## FEATURES

- Kitchenette
- Mezzanine
- 2 private patios
- Private restroom includes a shower



Suite location within the campus

TROY POLLET | [troy.pollet@cushwake.com](mailto:troy.pollet@cushwake.com) | +1 805 798 4302 | Lic.01830917

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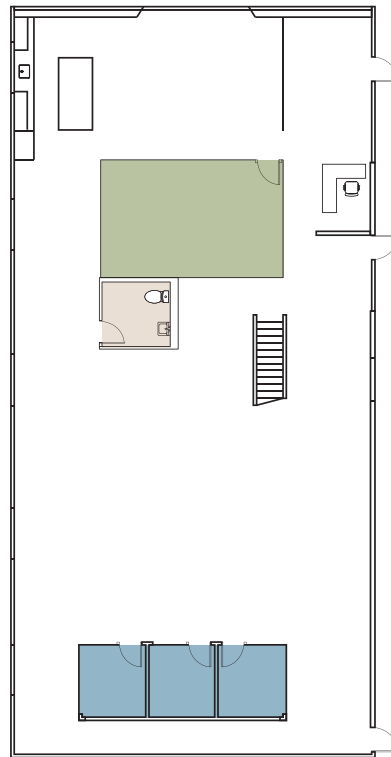
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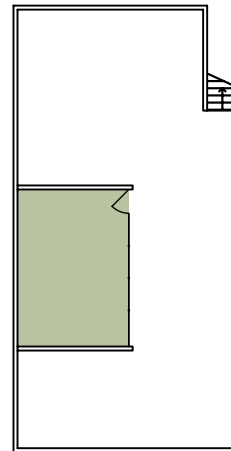


**SUITE 3113 | LEASED**

~7,323 RSF



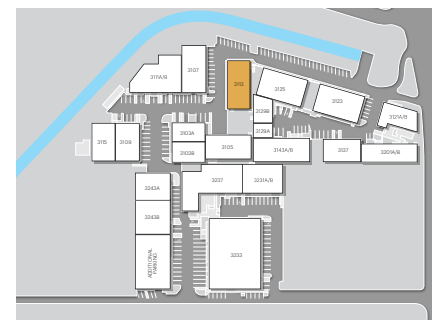
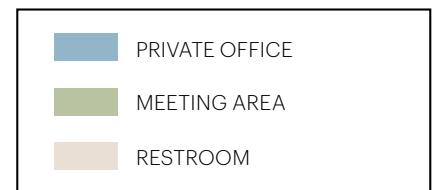
FIRST FLOOR



MEZZANINE

## FEATURES

- Large open workstation area
- 3 private offices or huddle rooms
- Large conference room
- Kitchenette
- Lounge area
- Reception
- Collaboration and photo shoot area



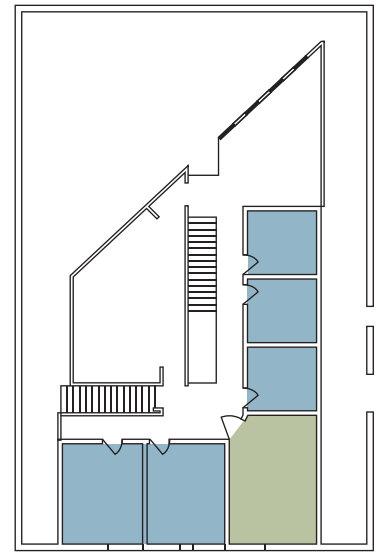
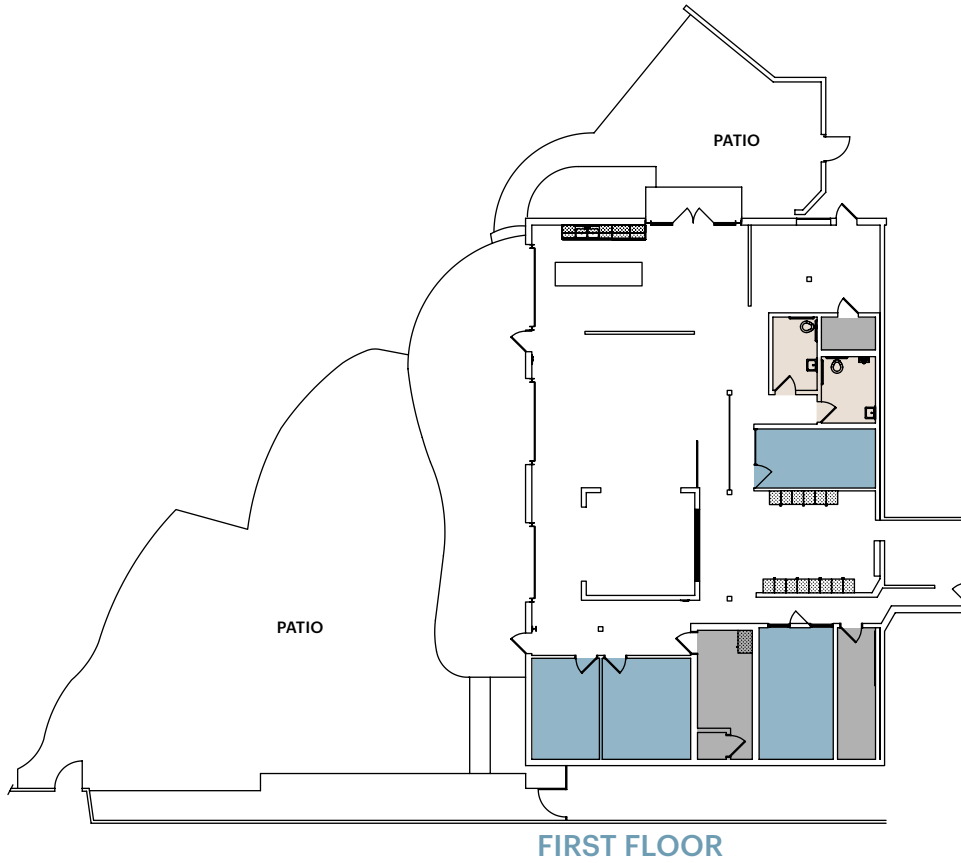
Suite location within the campus

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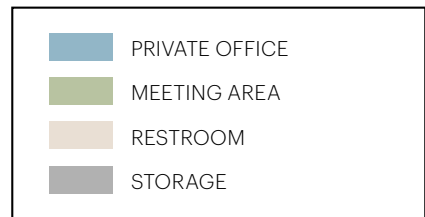
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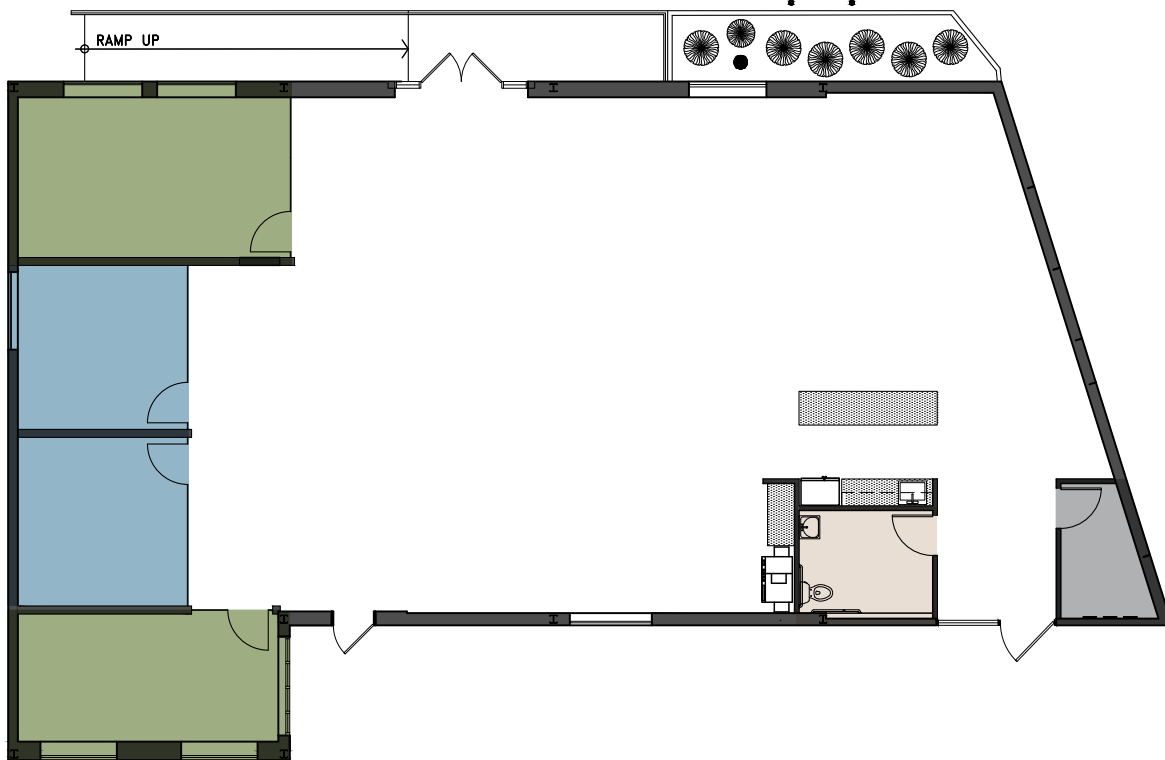


## FEATURES

- Arguably the best private outdoor/patio space in Los Angeles
- Roll-up doors allow seamless indoor/outdoor experience
- Highly upgraded kitchen
- Many options for different sized offices/edit bays within the premises

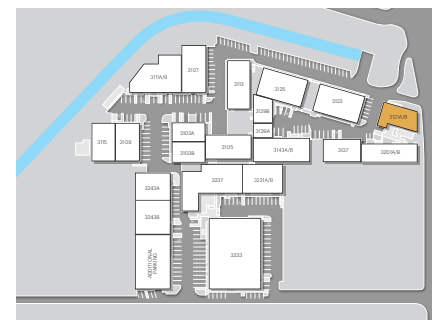
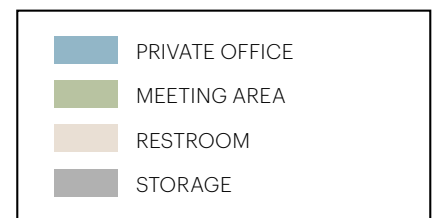


Suite location within the campus



## FEATURES

- Spec suite build in progress.  
Estimated delivery July 1, 2026
- 2 private offices
- 2 conference rooms
- Storage
- Private restroom
- large open space for work stations
- Full kitchenette

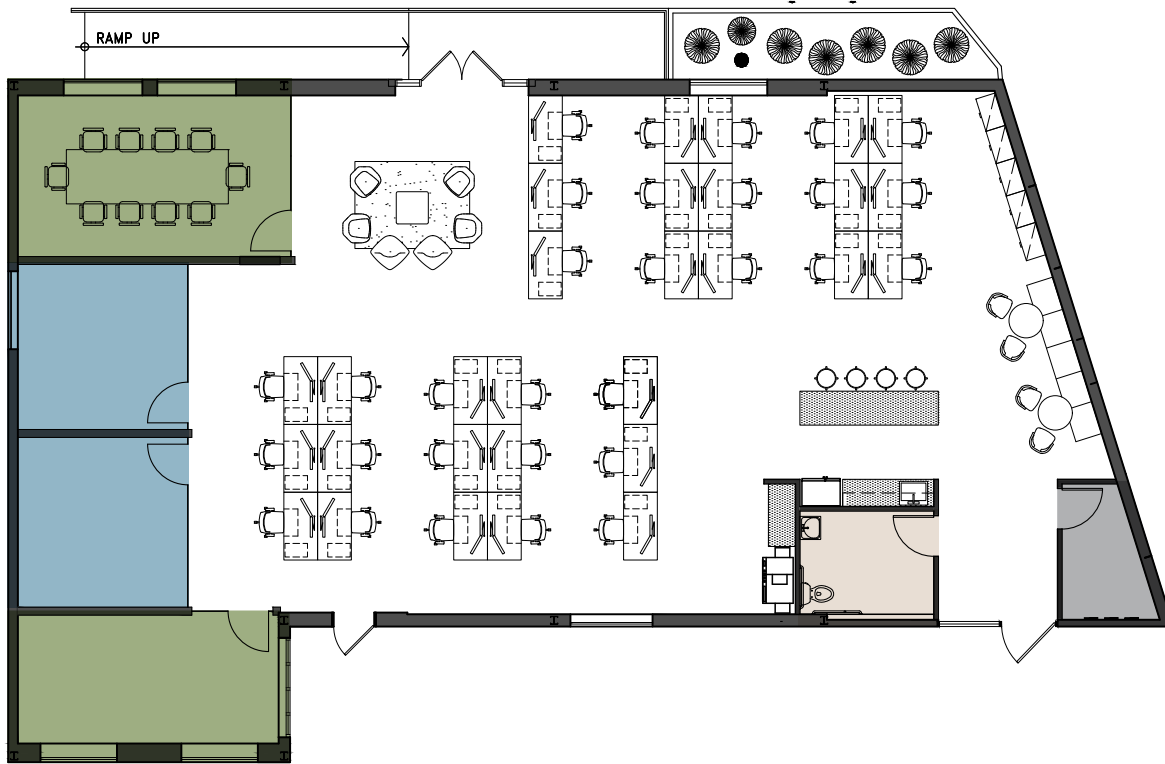


Suite location within the campus



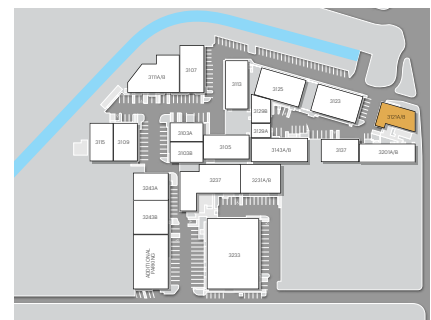
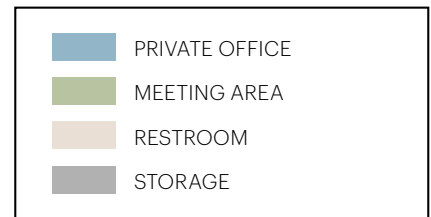
# SUITE 3121 | PROPOSED FURNITURE PLAN

~3,869 RSF



## FEATURES

- Spec suite build in progress.  
Estimated delivery July 1, 2026
- 2 private offices
- 2 conference rooms
- Storage
- Private restroom
- large open space for work stations
- Full kitchenette



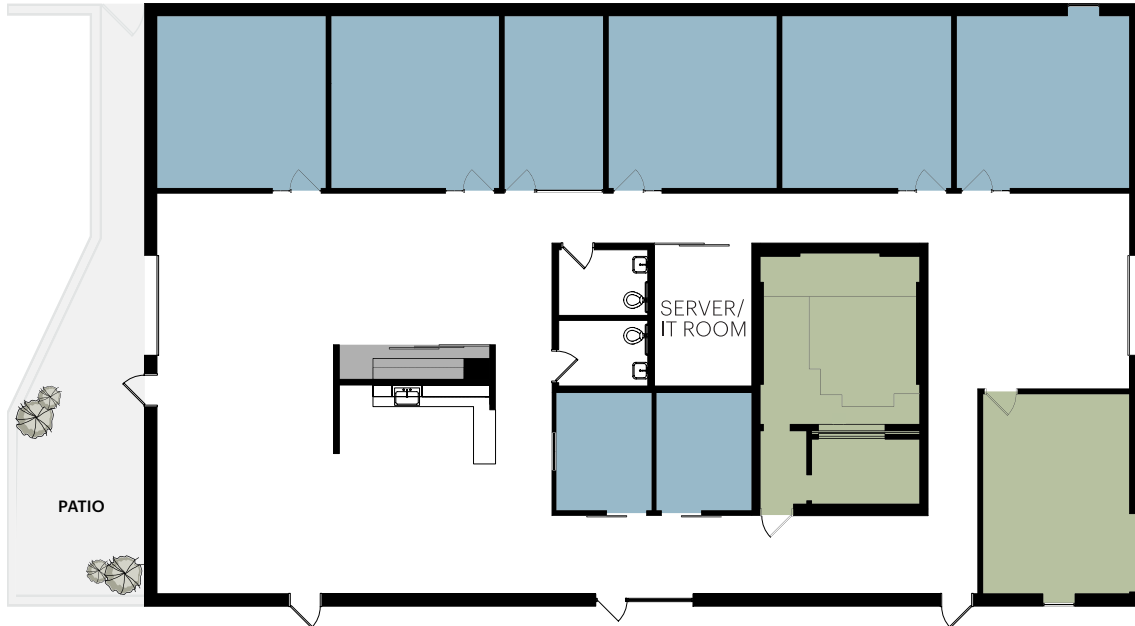
Suite location within the campus

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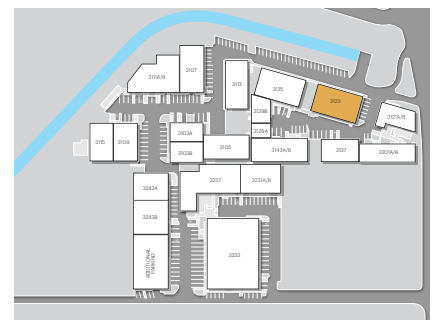
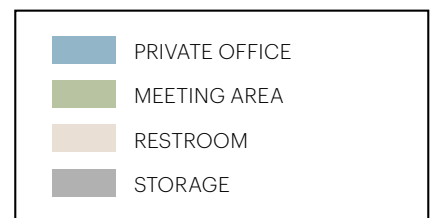
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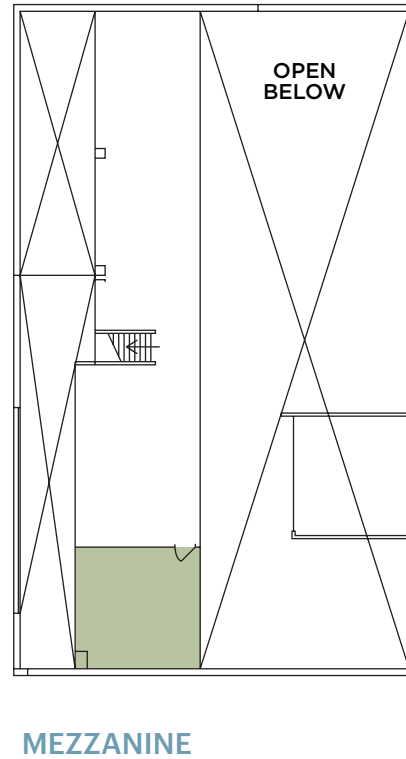
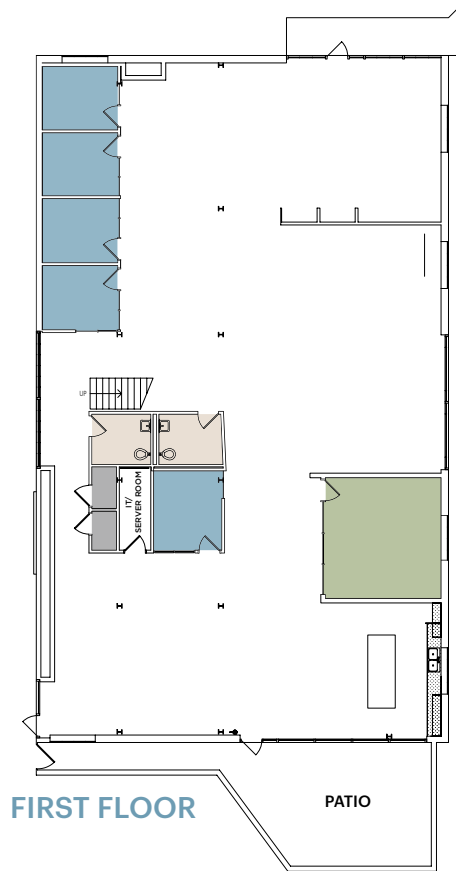


## FEATURES

- Authentic creative features, including exposed ceiling and HVAC, polished concrete floors, and an abundance of natural light with plenty of windows and 2 roll up doors
- Edit bays, production rooms, and mix room
- 2 conference rooms
- Kitchenette
- 2 private restrooms
- Exclusive private outdoor patio

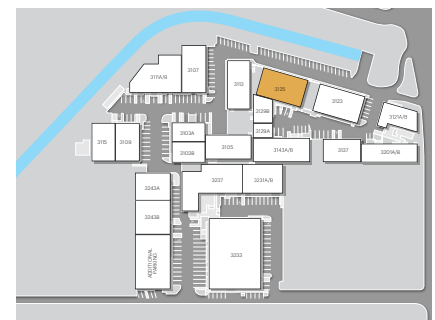
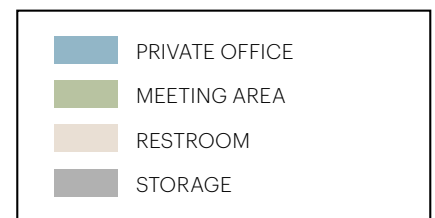


Suite location within the campus



## FEATURES

- Free-standing corrugated metal butler building
- Large private outdoor patio
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- 2 private restrooms
- Large open concept kitchen with stainless steel appliances
- 5 private offices
- 2 conference rooms
- Server and storage room
- Reception and large open space for work stations/ benching system on both ground floor and mezzanine level

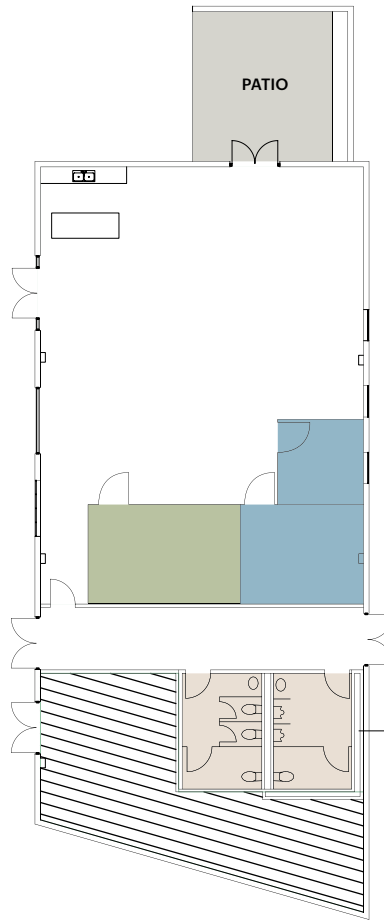


Suite location within the campus



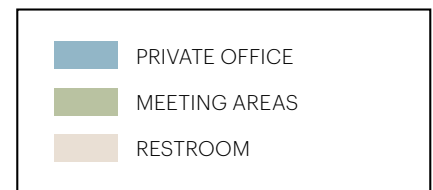
**SUITE 3129A | LEASED**

~2,416 RSF



## FEATURES

- CMU block stand-alone building
- Large private patio adjacent to space
- Creative loft features, including exposed HVAC and exposed steel girders & roof purlins
- 2 Private offices
- Conference room
- Reception
- Large open area for work stations
- Full kitchenette with stainless steel appliances



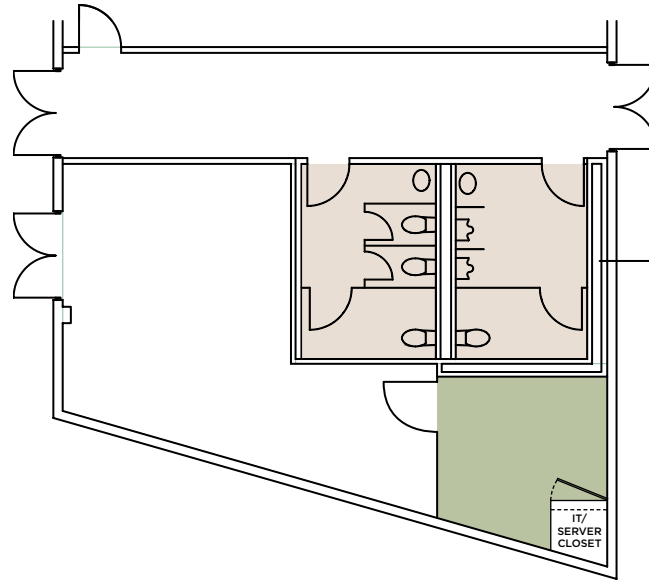
Suite location within the campus

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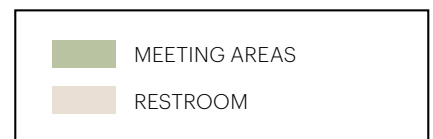
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## FEATURES

- Open floor plan
- Break area
- Conference room

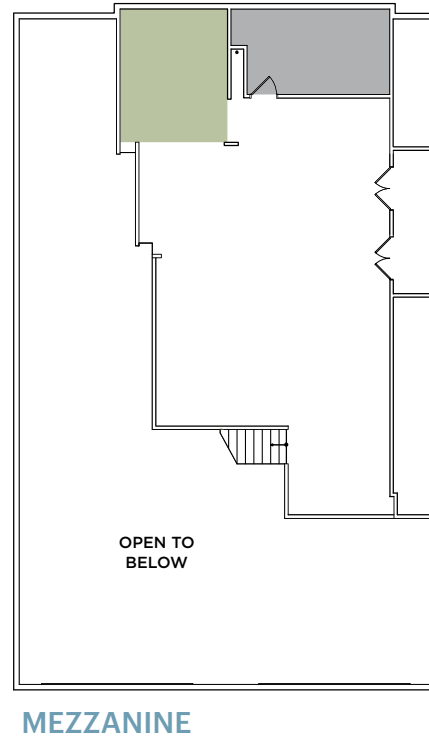


Suite location within the campus



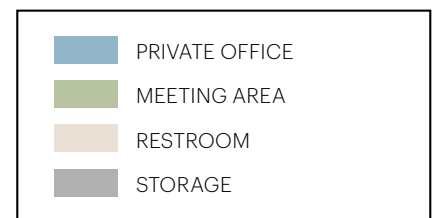
**SUITE 3137 | LEASED**

~6,258 RSF

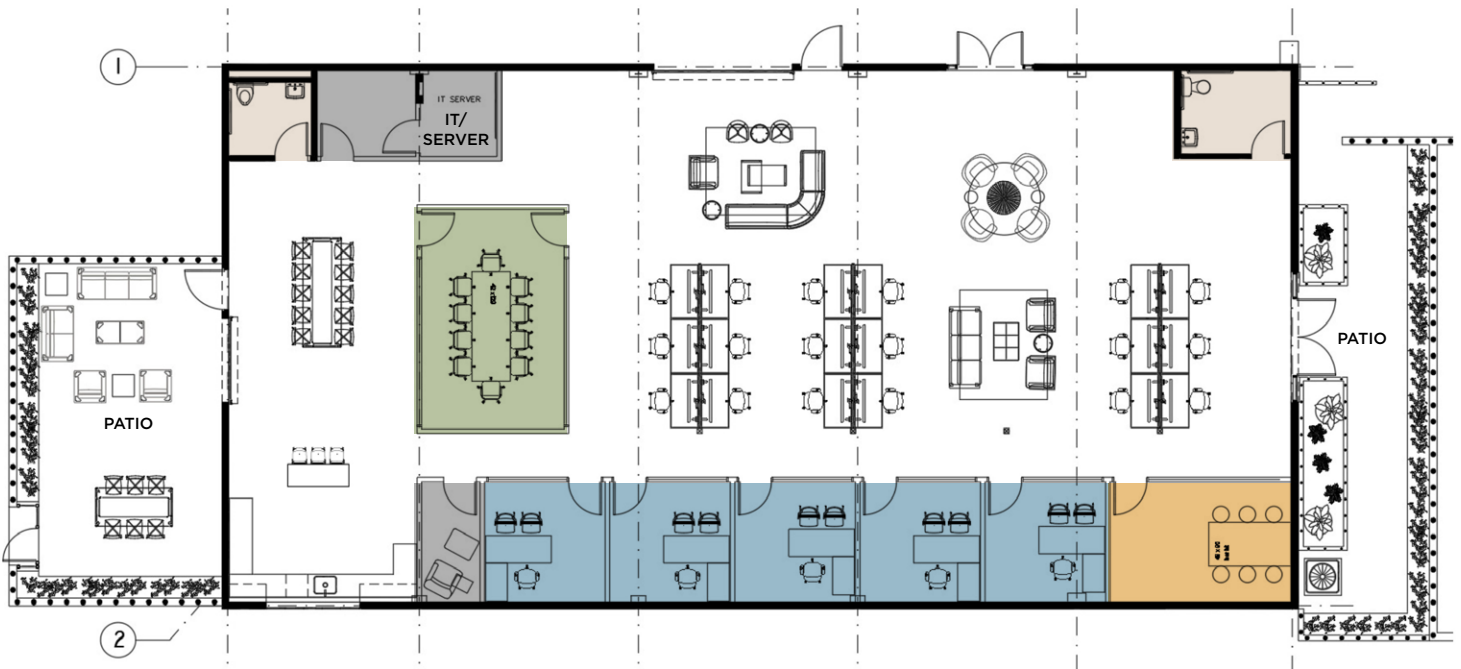


## FEATURES

- Free-standing corrugated metal butler building
- Two glass roll-up doors lead to a spacious private patio with outdoor fireplace and water feature
- 3 private offices
- Break out room
- Large conference room
- Copy room
- Server and storage room
- Private restrooms
- Reception and large open space for work stations on both the ground floor and mezzanine level
- Kitchenette with stainless steel appliances



Suite location within the campus



## FEATURES

- Fully furnished creative office suite
- Creative office features: polished concrete floors, exposed ceilings and glass roll-up doors
- Beautifully done white high truss space gives a unique sense of light filled volume unmatched by other spaces
- 5 private offices
- 1 conference room and 1 meeting room
- Break room with a full kitchenette
- 2 private restrooms
- 2 private patios

<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> PRIVATE OFFICE
<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span> MEETING AREA
<span style="display:inline-block; width:15px; height:10px; background-color:tan; border:1px solid black;"></span> RESTROOM
<span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span> STORAGE



Suite location within the campus



**SUITE 3143 | LEASED**

~5,565 RSF

## SUITE 3143 SAMPLE FINISHES



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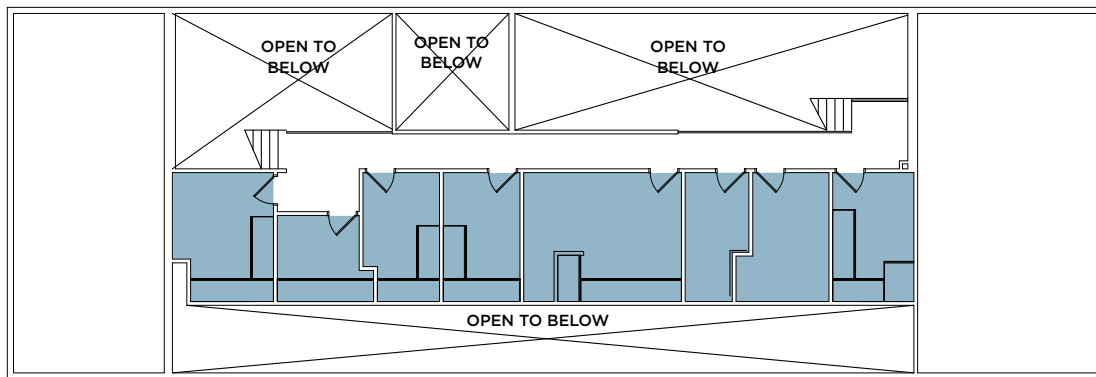
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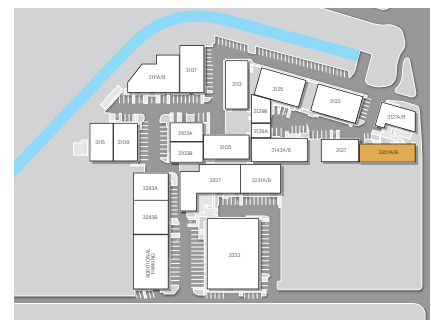
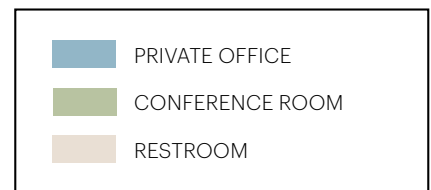
**FIRST FLOOR**



**MEZZANINE**

**FEATURES**

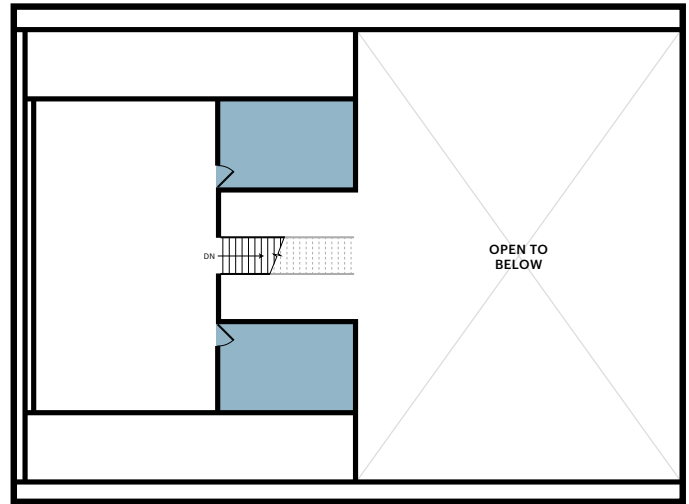
- Corrugated metal stand-alone butler building
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- Glass roll-up leading to private patio
- Full kitchenette with stainless steel appliances
- Reception and large open space for workstations
- Private restrooms
- 18 private offices or edit bays
- 1 conference room



Suite location within the campus



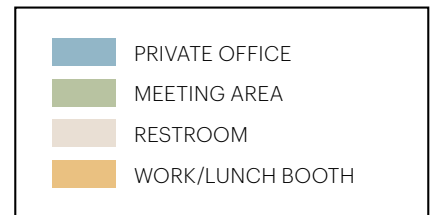
FIRST FLOOR



MEZZANINE

**FEATURES**

- 4 large rooms on ground floor
- 1 meeting area
- 2 private offices on mezzanine
- Storage room
- Kitchenette
- Dedicated restrooms
- Open work area on mezzanine
- Reception

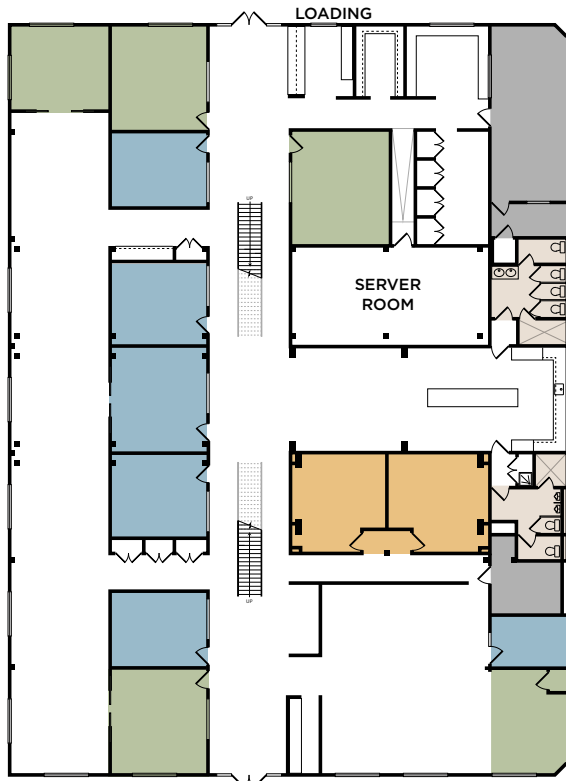


Suite location within the campus

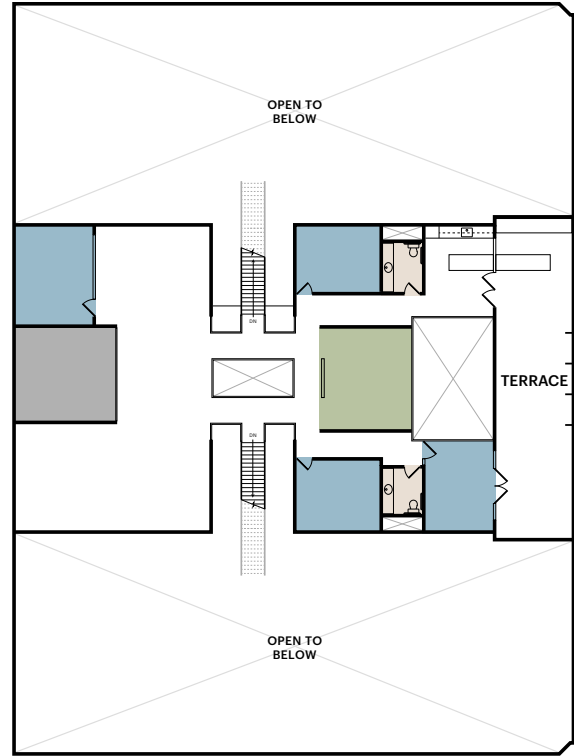


**SUITE 3233 | LEASED**

~25,418 RSF



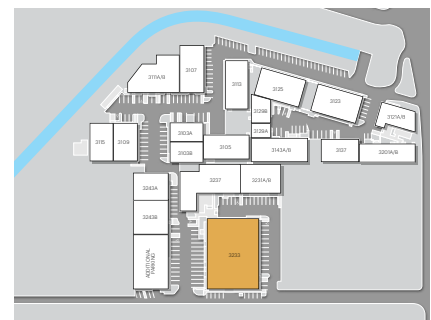
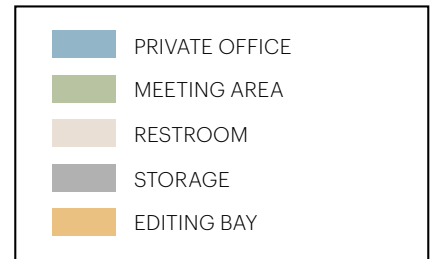
FIRST FLOOR



MEZZANINE

## FEATURES

- Mixture of private offices
- Conference rooms
- Breakout rooms
- Workstation area
- Patios built into mezzanine offer a unique roof deck feel
- Large open work areas
- Spacious kitchen and break area
- Receptions on both sides of building
- 2 showers in the restrooms



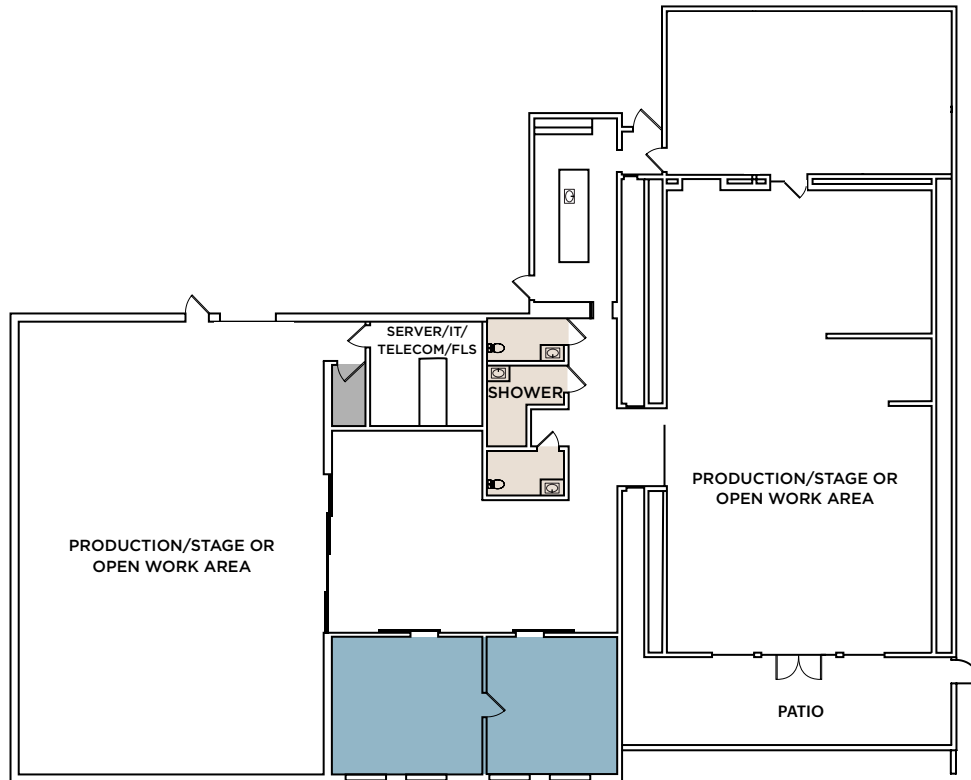
Suite location within the campus

TROY POLLET | [troy.pollet@cushwake.com](mailto:troy.pollet@cushwake.com) | +1 805 798 4302 | Lic.01830917

SCOTT MENKUS | [scott.menkus@cushwake.com](mailto:scott.menkus@cushwake.com) | +1 818 414 1793 | Lic. #01476553

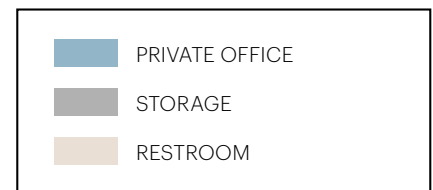
PETER COLLINS | [peter.collins@cushwake.com](mailto:peter.collins@cushwake.com) | +1 323 632 0735 | Lic. #01813645

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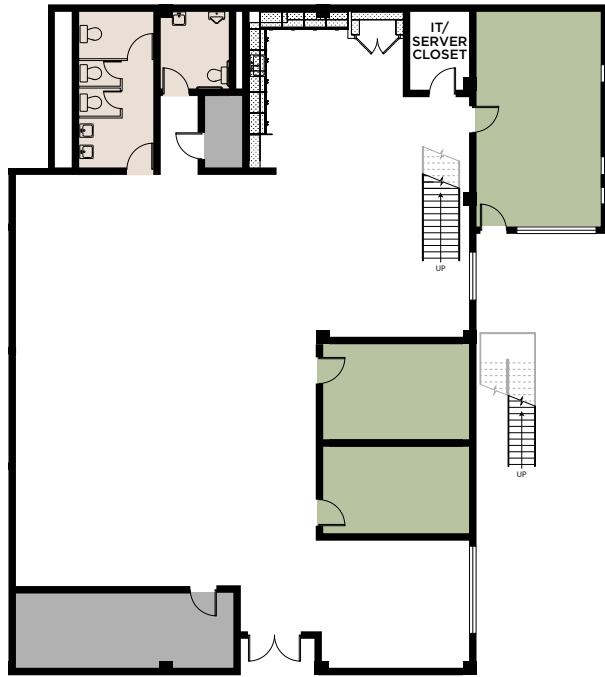


## FEATURES

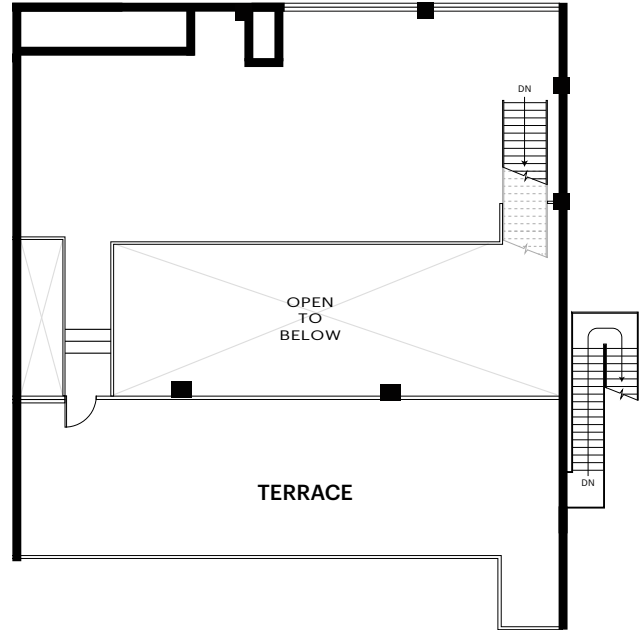
- Full kitchen
- Perimeter offices
- 2 large, high-ceiling production areas
- Roll-up garage door
- Private patio
- 2 private restrooms
- Shower with lockers



Suite location within the campus



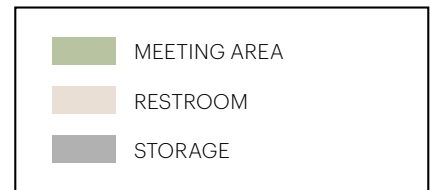
FIRST FLOOR



MEZZANINE

**FEATURES**

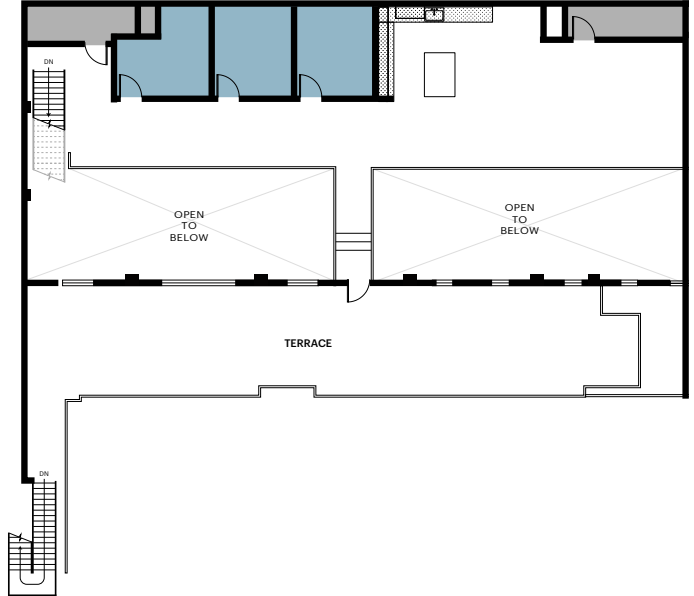
- Large private rooftop patio
- Free-standing concrete block masonry constructed building with wood roof and steel framed mezzanine
- Authentic loft features, including exposed concrete floor finish and exposed steel girders & roof purlins
- 2 private restrooms
- Open floor plan
- Contiguous with 3243B for a total of ±18,938 RSF



Suite location within the campus



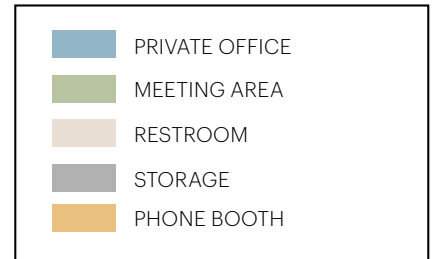
FIRST FLOOR



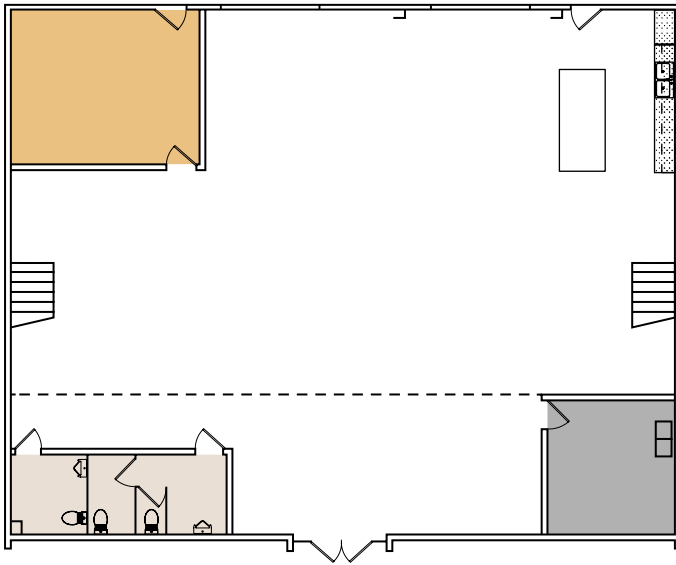
MEZZANINE

**FEATURES**

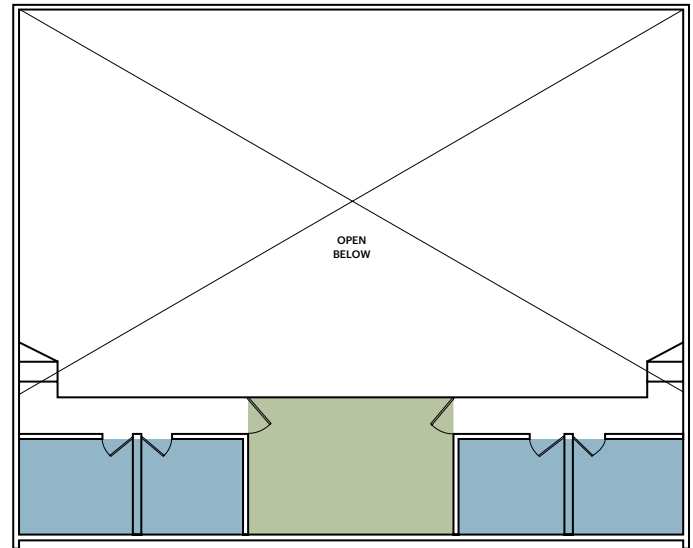
- Open floor plan
- Dedicated restrooms
- Authentic loft features, including exposed concrete floor finish and exposed steel girders and roof purlins
- Free-standing concrete block masonry constructed building with wood roof and steel-framed mezzanine
- Large private rooftop patio
- Contiguous with 3243A for a total of ±18,938 RSF



Suite location within the campus








FIRST FLOOR



MEZZANINE

## FEATURES

- Creative design features, including polished concrete floors, high exposed ceiling, and two feature staircases
- 1 conference room
- 1 windowless room perfect for studio or production use
- 4 private offices
- Kitchenette
- Mezzanine
- 2 roll-up glass doors provide indoor/outdoor connection and allow ample light to flow into the space
- Private parking lot
- Available 30 days after lease signing

	PRIVATE OFFICE
	MEETING AREA
	RESTROOM
	STORAGE
	STUDIO/EDIT BAY



# bLackwelder

TROY POLLET | [troy.pollet@cushwake.com](mailto:troy.pollet@cushwake.com) | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | [scott.menkus@cushwake.com](mailto:scott.menkus@cushwake.com) | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | [peter.collins@cushwake.com](mailto:peter.collins@cushwake.com) | +1 323 632 0735 | Lic. #01813645

[KILROYBLACKWELDER.COM](http://KILROYBLACKWELDER.COM)

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