

FOR LEASE – 2ND FLOOR OFFICES | PRIME STUDIO CITY

±827 SF OPEN CREATIVE FLEX | ±2,017 SF EXECUTIVE OFFICE
11440 Ventura Blvd., Studio City, CA 91604



Steven Berman

Vice President

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NAI Capital Commercial

15821 Ventura Blvd, Suite #320

Encino, CA 91436

818.905.2400

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY



- Creative / Executive / Media Office
- Studio with Green Room including Kitchenette
- Located Walking Distance to CBS Studios
- High Visibility on Ventura Boulevard
- Monumental Signage
- On-Site Parking Attendant
- Immediate Access to Restaurants / Retail Shops

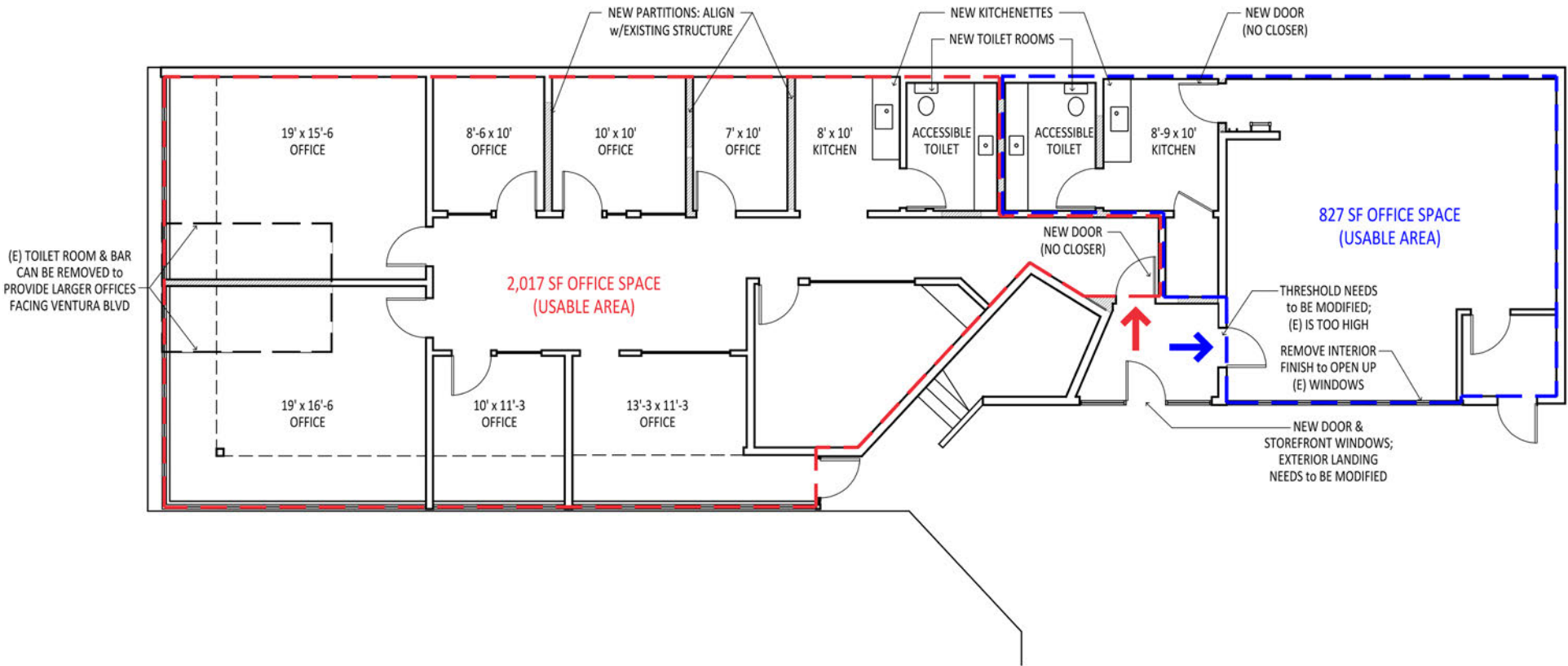
Lease Rate:	\$3.75 SF/month (Office Gross)
Operating Expense:	\$0.28/month
Building Size:	11,256 SF
Available SF:	Suite A ±827 SF Suite B ±2,017 SF
Parking:	3.2 : 1,000
Year Built:	1987
Lot Size:	0.35 Acres
Traffic Count:	39,795 Cars Per Day

INTERIOR PHOTOS



FLOOR PLAN

SPACE	SIZE	RATE
11440 Ventura Blvd, Suite 200A	827 SF	\$3.75 SF/month MG
11440 Ventura Blvd, Suite 200B	2,017 SF	\$3.75 SF/month MG



11440 Ventura Blvd
SAKAHARA ALLEN ARCHITECTS

Ridgemoor Square: Plan
scale: 1/8" = 1'-0"

27 May1 2026

AREA DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
Total Population	22,890	178,355	557,720
Total Households	11,287	84,779	260,327
Average HH Income	\$167,816	\$143,655	\$128,924
Average House Value	\$1,504,113	\$1,333,447	\$1,285,805

STUDIO CITY



VENTURA BLVD

SITE

VENTURA BLVD

EXCLUSIVELY LISTED BY:

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