



# 3575 CAHUENGA BOULEVARD



PRIME OFFICE SPACE AVAILABLE FOR LEASE IN UNIVERSAL CITY/STUDIO CITY



**SCOTT ROMICK**  
818.933.0305  
sromick@lee-re.com  
DRE #01323527

**DARREN CASAMASSIMA**  
818.933.0303  
dc@lee-re.com  
DRE #01425638

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# PROPERTY DETAILS

3575 CAHUENGA BOULEVARD

## BENEFITS & FEATURES

Many Suites Have Usable Balconies

10,000± SF Outdoor Patio Seating Area

After-Hours HVAC Easily Accessible

Food & Retail Amenities Surround the Offices

Easy Access to 101/134/170 Freeways

Quick & Easy Access to Hollywood & Burbank



## AVAILABLE

Office Suites: ±871 SF to ±9,214 SF

See floorplans for actual suites & square footage

## LEASE RATE

Office Suites: \$2.75 FSG

## PARKING RATES

Single Reserved: \$135

Single Unreserved: \$95

Tandem Reserved: \$170

## PROMOTION\*

**\$2 PSF** Tenant Moving Allowance

**\$1 PSF** Broker Bonus

*\*New 3-Year Lease*

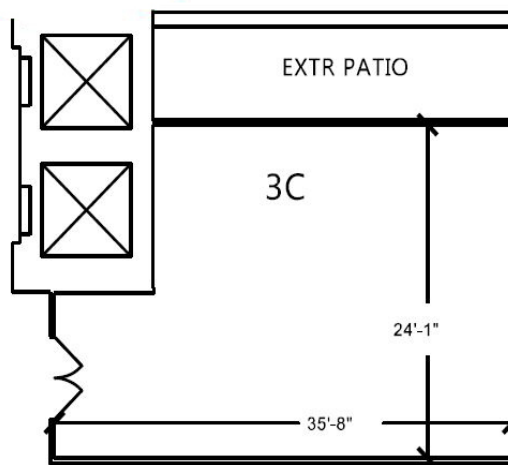


# FLOOR PLANS

3575 CAHUENGA BOULEVARD

## 3RD FLOOR

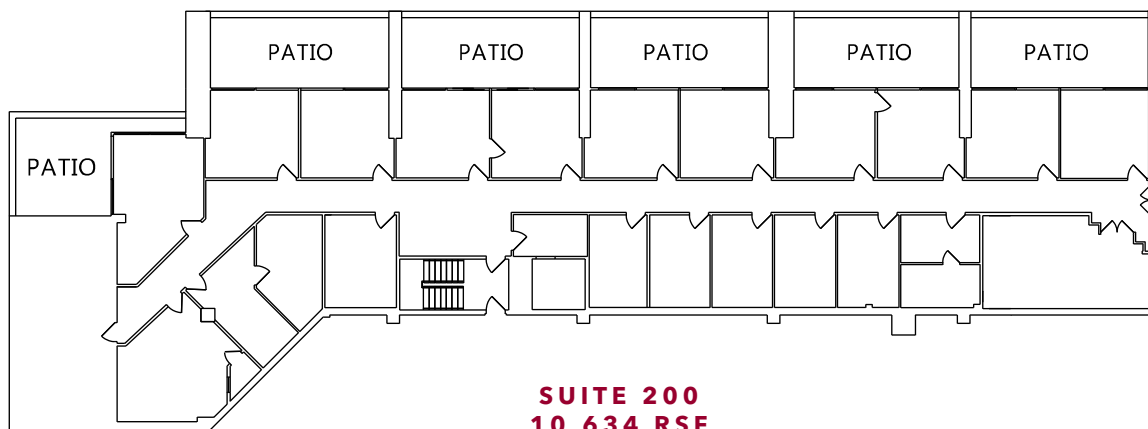
- Private Balconies
- Wood Floors
- Directly off Elevator



**SUITE 350**  
**1,042 RSF**

## 2ND FLOOR

- Elevator Lobby Identity
- Extensive Private Patios



**SUITE 200**  
**10,634 RSF**

# FLOOR PLANS

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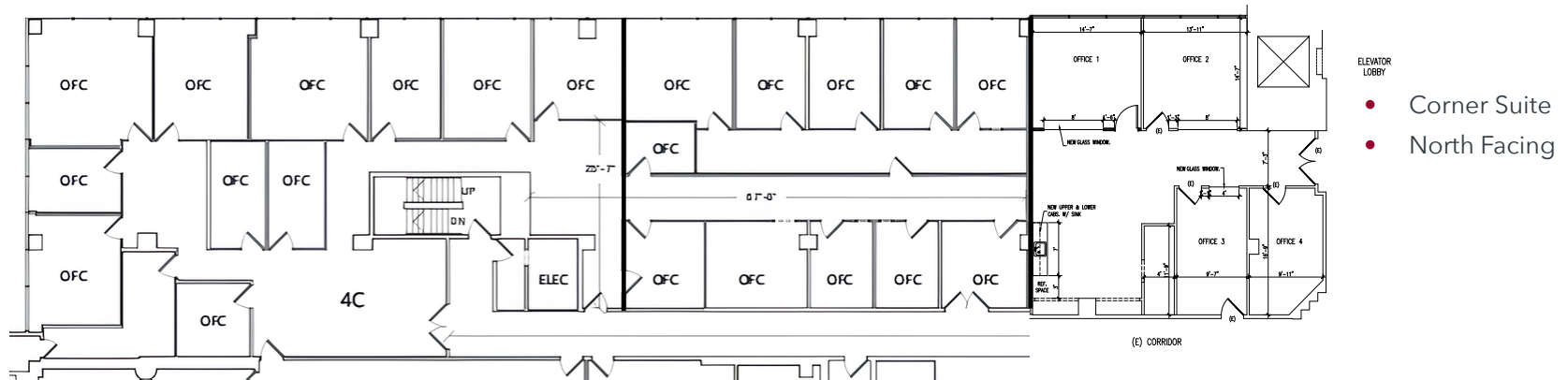
4TH  
FLOOR

**SUITE 435**  
**4,157 RSF**

*Combined*  
*8,693 SF*

**SUITE 415**  
**2,748 RSF**

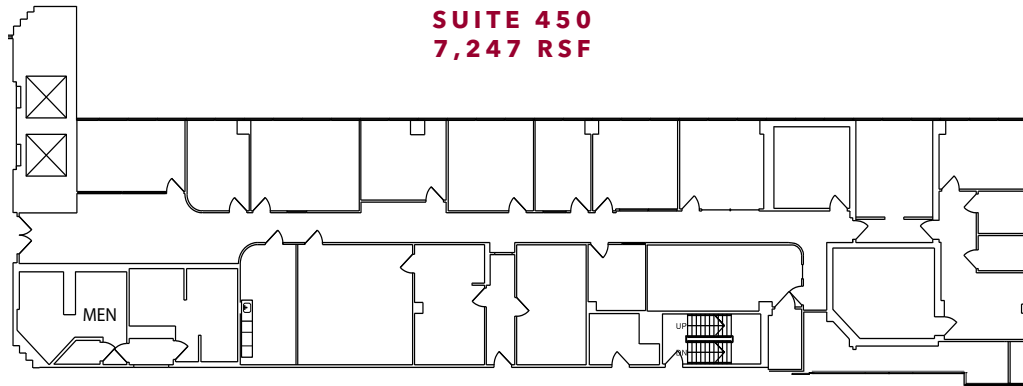
**SUITE 405**  
**1,788 RSF**



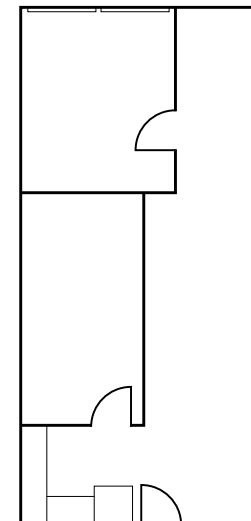
ELEVATOR  
LOBBY

- Corner Suite
- North Facing

**SUITE 450**  
**7,247 RSF**



**SUITE 465**  
**871 RSF**



- Corner Suite
- North Facing
- Kitchen
- Glass Offices
- Conference Room

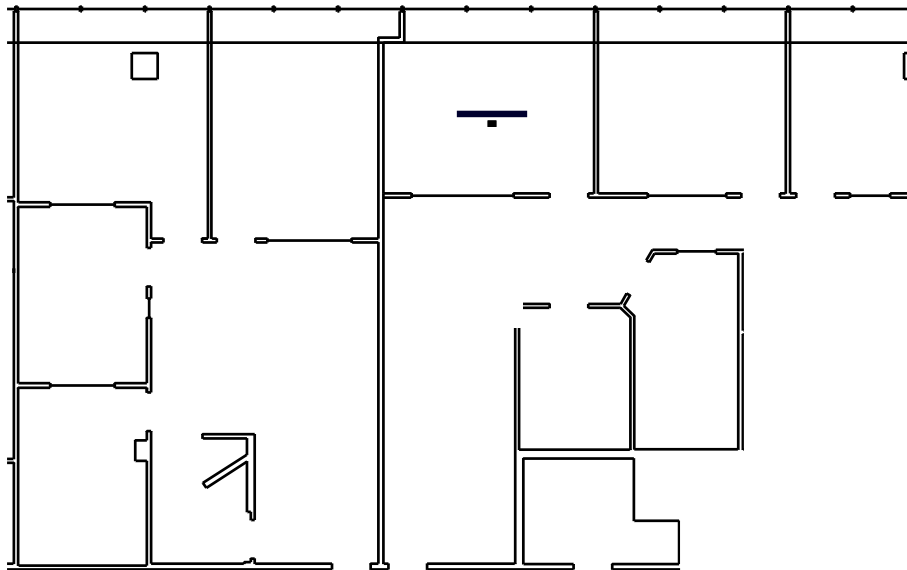
# FLOOR PLANS

3575 CAHUENGA BOULEVARD

- 5TH FLOOR
- 5 Offices
  - North Facing

**SUITE 590**  
**1,498 RSF**

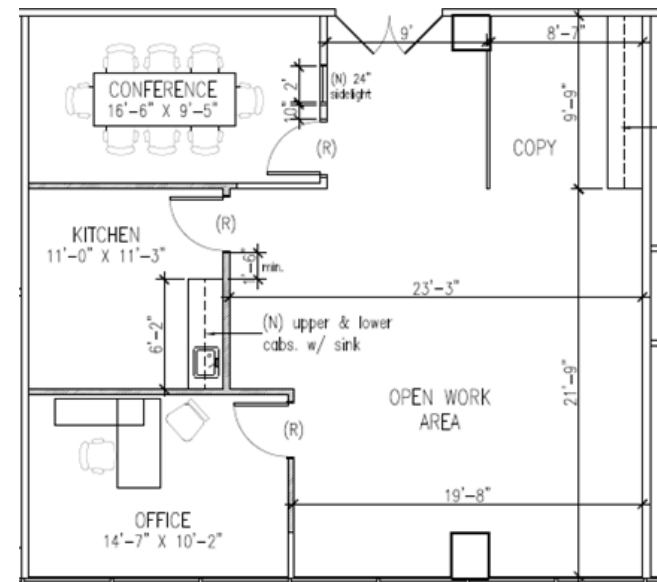
**SUITE 595A**  
**1,533 RSF**



**\*Suites can be combined for 3,031 RSF**

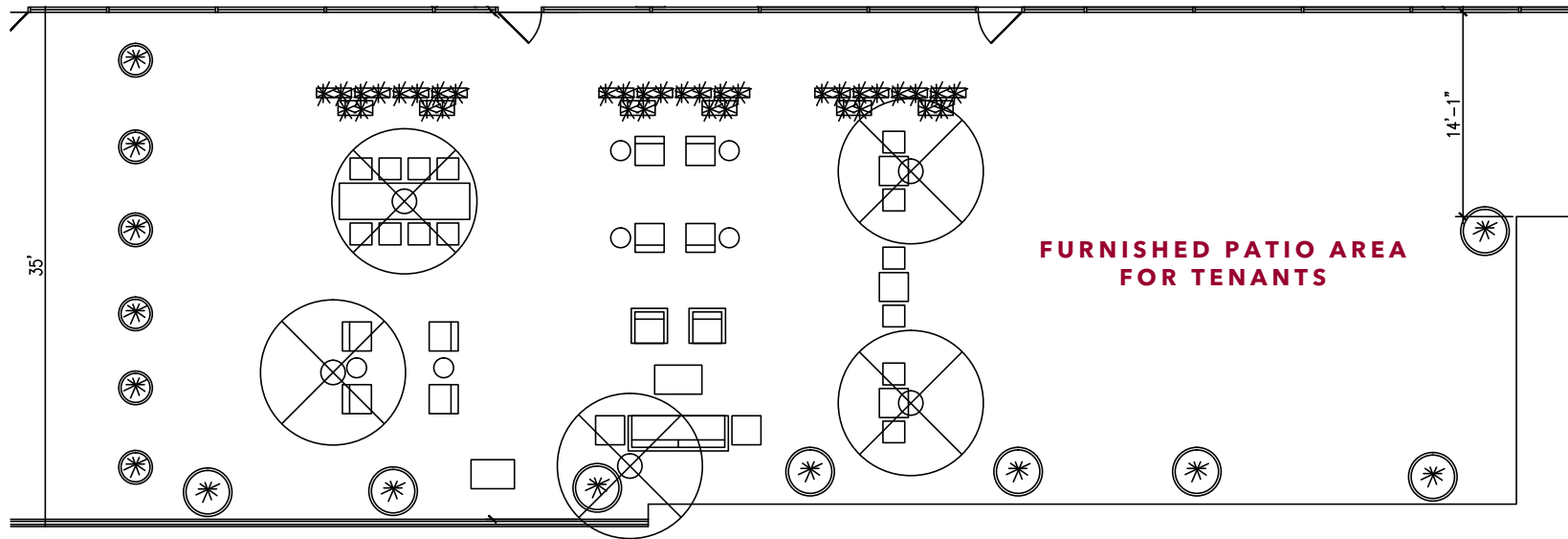
- 6TH FLOOR
- Small Efficient Office Suite
  - South Facing

**SUITE 630**  
**1,419 RSF**



# Tenant Outdoor Patio Amenities

3575 CAHUENGA BOULEVARD





PROPERTY ACROSS  
FROM UNIVERSAL STUDIOS



EASY ACCESS TO  
U.S. HIGHWAY 101



# AREA AMENITIES

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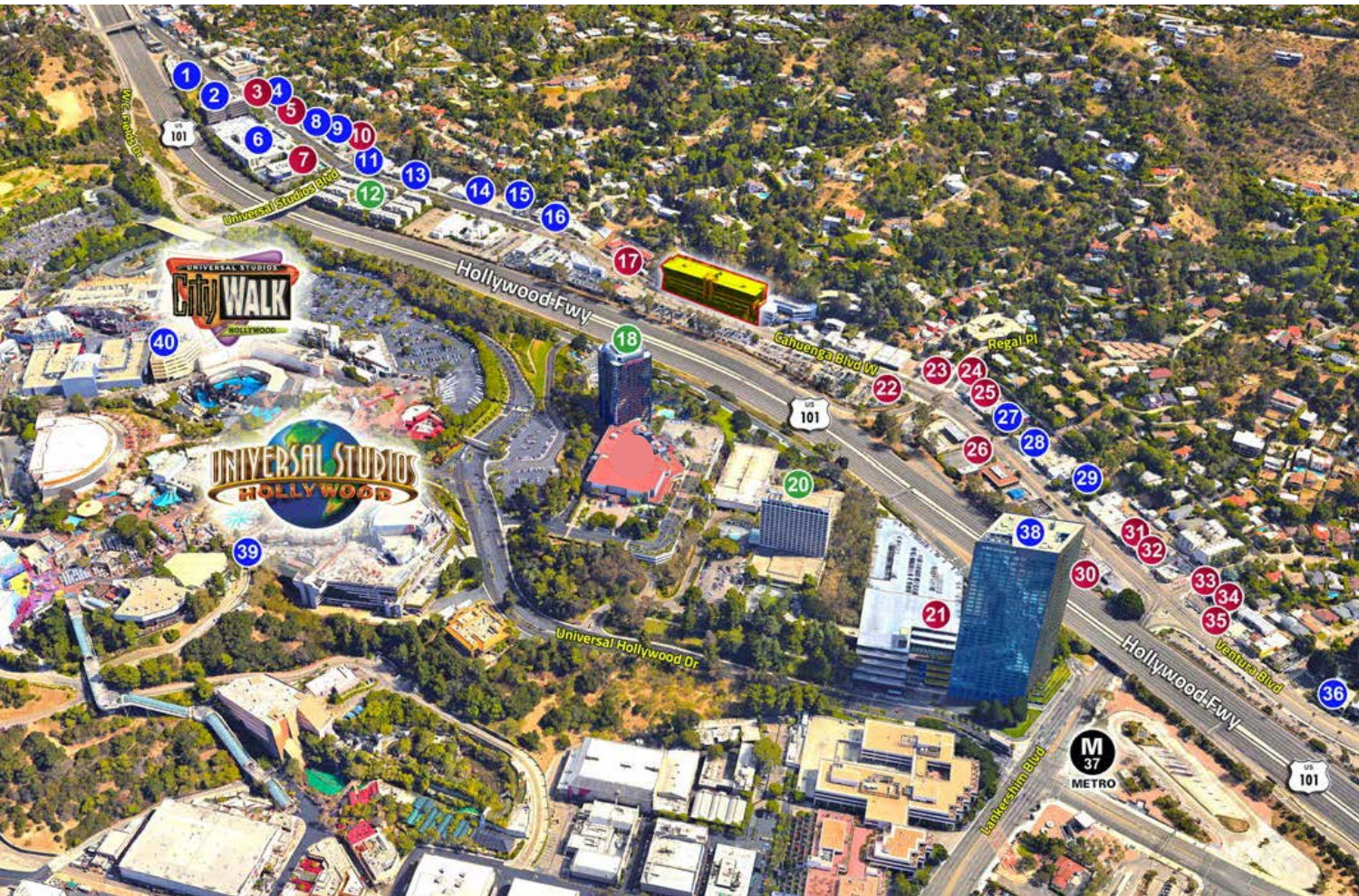
# REGIONAL MAP

3575 CAHUENGA BOULEVARD



# LOCAL TENANTS & AMENITIES

3575 CAHUENGA BOULEVARD



## ENTERTAINMENT/ MEDIA COMPANIES

1. DG Entertainment
2. Joke Productions  
Abominable Pictures  
Panasonic  
Extreme Reach  
EPS-Cineworks
4. Theatre West
6. Added Value Marketing
8. Moving Art Pictures
9. ShapeShifter Post
11. Atlas Digital
13. LA Studios
14. Digital Film Tree
15. Production Offices
16. Reproductions
27. KPFC 90.7 FM
28. Spitz Studio City
29. Media Storage Group
36. Del Oro Music
38. NBC Universal Building
39. Universal Studios
40. Universal City Walk

## SOCIAL (DINING & GYM)

3. GC Marketplace Restaurant
5. Solo Spin
7. LA Fitness
10. Mercado Restaurant
17. Joe's Falafel
21. Peet's Coffee
22. In 'N Out
23. Miceli's
24. Poquito Mas
25. Good Neighbor
26. Panda Express
30. Carl's Jr
31. The Baked Potato
32. The Salsa Bar
33. Fatburger
34. Fernanda's NY Pizza
35. Subway

## OTHER

12. Live/Work Lofts
18. Hilton L.A./ Universal City
20. Sheraton Universal

## METRO STATION

37. Metro Station Universal City/ Studio City

3575 CAHUENGA BLVD.  
LOS ANGELES, CA

ENTERTAINMENT/MEDIA  
COMPANIES

SOCIAL  
(DINING & GYM)

OTHER

METRO STATION



# 3575 CAHUENGA

B O U L E V A R D

[www.3575Cahuenga.com](http://www.3575Cahuenga.com)

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FOR LEASING INFORMATION PLEASE CONTACT

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**SCOTT ROMICK**  
818.933.0305  
sromick@lee-re.com  
DRE #01323527

**DARREN CASAMASSIMA**  
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