

CREATIVE OFFICE SPACE FOR LEASE

10960 Ventura Boulevard, Studio City | CA



For more information please contact:

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DRE#00986794



CLICK HERE TO WATCH PROPERTY VIDEO



Lee & Associates® - LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates® Group of Companies

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Available: 2nd Floor - ±6,200 SF

Lease Rate: \$2.60/SF NNN

Term: 2-5 Years

Parking: 2/1000 in adjacent lot (gated) and offsite lot (gated)

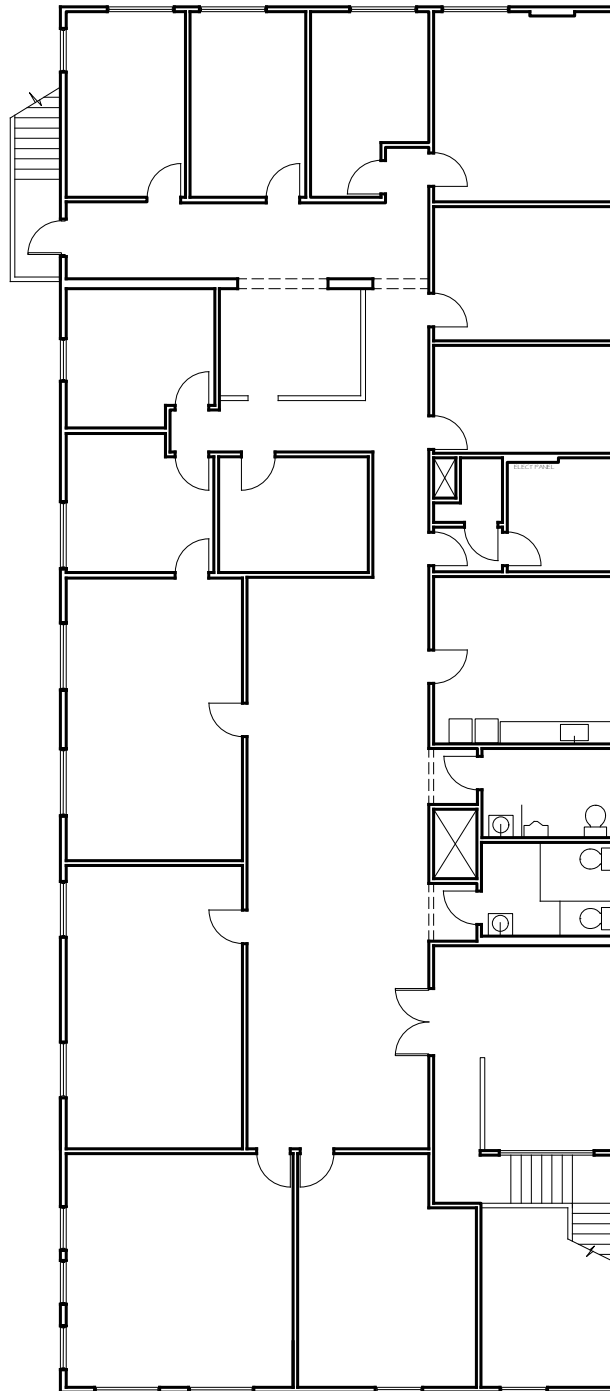
Available: March 1, 2027

- Features:**
- Perfect for entertainment users/production
 - Signage
 - Hardwood Floors | Kitchen
 - Private Restrooms | Private Entrance
 - Drywall Ceilings
 - Lobby Area
 - High Ceilings
 - 100 Up Down Internet GB Satellite Upgradable
 - Dry Erase/Magnetic Walls

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SECOND FLOOR PLAN



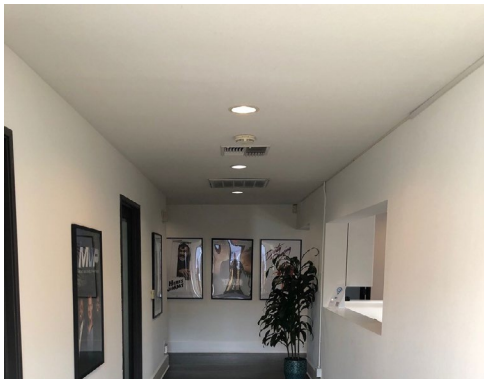
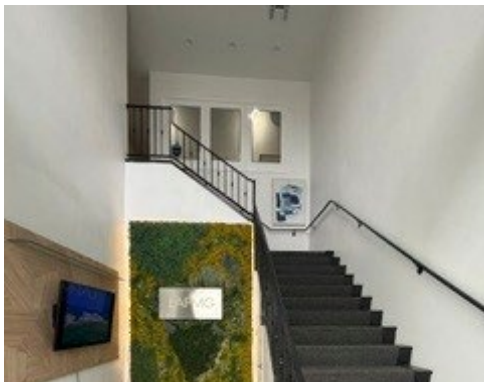
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2ND FLOOR



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The site plan is divided into two main sections: the West Lot and the East Lot, separated by a central Driveway.

West Lot:

- Contains a large rectangular area labeled "Building".
- Below the building is a smaller rectangular area labeled "Would Work".
- Along the bottom boundary of the West Lot is a row of 14 numbered plots (1-14), each labeled "Koops" below it.
- Along the top boundary of the West Lot is a row of 14 numbered plots (1-14), each labeled "CTG" above it.

East Lot:

- Contains a large rectangular area labeled "Psychic Cottage".
- Below the cottage is a smaller rectangular area labeled "Rock Nation".
- Along the bottom boundary of the East Lot is a row of 14 numbered plots (1-14), each labeled "Koops" below it.
- Along the top boundary of the East Lot is a row of 14 numbered plots (1-14), each labeled "CTG" above it.

Driveway:

- Runs vertically through the center of the site, separating the West Lot from the East Lot.
- Contains a row of 14 numbered plots (1-14), each labeled "Koops" below it.

Numbered Plots:

- Plots 1-14 are numbered in the top-left corner of each plot.
- Plots 15-17 are numbered in the top-left corner of each plot.



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