


3450 Cahuenga Blvd | Universal / Studio City

CREATIVE • OFFICE • FOR SALE

PRIVATE ENTRY • PRIVATE GARAGE • PRIVATE YARD & BALCONIES • OPERABLE WINDOWS • SEPARATE A/C SYSTEM

20 UNITS SOLD - \$24 MILLION

BUYERS INCLUDED

 **Content Providers**



Writers/Producers



Fashion



Music



Law Firm Finance



Non-Profit



Wellness

SOLD OUT!



Lee & Associates®-LA North/Ventura, Inc. Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

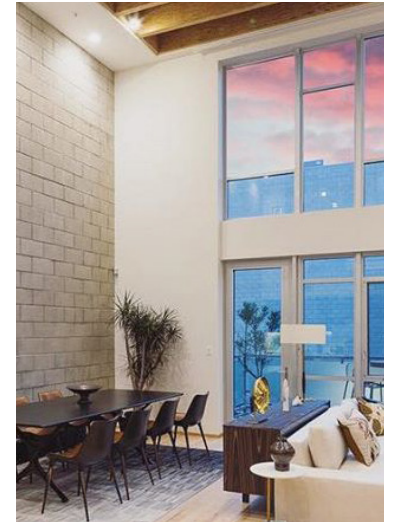
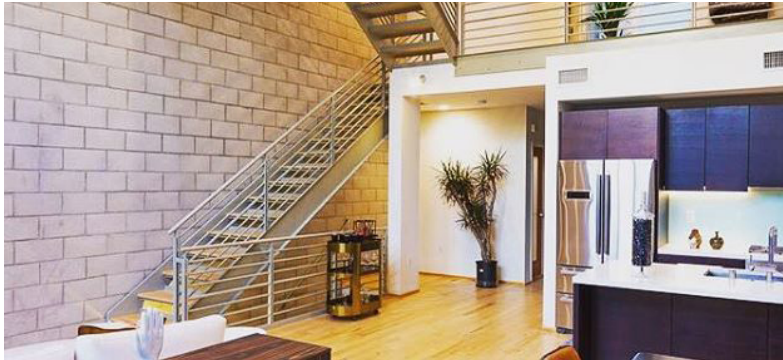
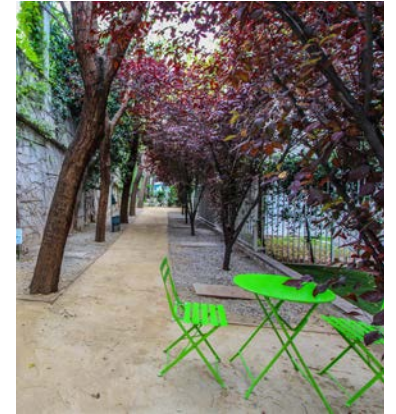
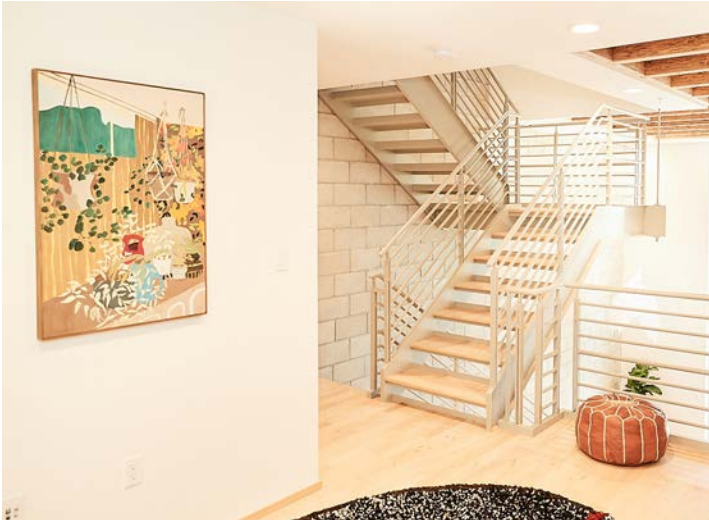
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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PROPERTY HIGHLIGHTS



CONNECTED
OUTDOOR SPACE



GAME
FACILITIES



PROXIMITY TO
AMENITIES



CENTRAL
LOCATION



CREATIVE
CULTURE



BBO AREA



LOUNGE AREA



GAME AREA



DOG WALK



VALET VISITOR
PARKING



GATED ENTRY



VIEWS OF
HOLLYWOOD HILLS

BENEFITS & FEATURES

- **The most unique space in the area**
- **Central location to the entertainment hub of the East Valley/Burbank and Hollywood**
- **Creative campus for a productive workplace environment**
- **Private balconies and landscaped yards**
- **Expansive 12-18 foot high exposed beam ceilings and lofts**
- **Very bright and open built space ready for occupancy**
- **Valet parking**
- **Optionality for user to live/work**
- **Private entrance**
- **Private space with no shared interior common areas**

LOCAL AMENITIES



ENTERTAINMENT/ MEDIA COMPANIES

1. Extasy Recording Studio
2. DG Entertainment
3. Creature Effects
4. Joke Productions
Abominable Pictures
Panasonic
Extreme Reach
EPS-Cineworks
5. Added Value Marketing
6. Moving Art Pictures
7. Atlas Digital
8. LA Studios
9. Digital Film Tree
10. KPFK 90.7 FM
11. Media Storage Group

12. NBC Universal Building
13. Universal Studios
14. Universal City Walk

SOCIAL (DINING & GYM)

1. Kalye Hits
Tokyo Cube
2. Veggie House
3. Starbucks
Breakroom Bar
and Cafe
Kaban Persian Restaurant
Cold Pressed Juice Bar
4. nrGIZE
5. Mercado
6. Joe's Falafel

7. In 'n Out Burger
8. Miceli's
9. Poquito Mas
Good Neighbor
Vegetable
10. Panda Express
11. Spitz Studio City
12. Carls Jr.
13. The Baked Potato
14. Fatburger
Fernandas NY Pizza
Subway
15. Solo Spin
16. LA Fitness
17. Ricky's Boxing Gym
18. Universal City Walk:
Ben and Jerry's • Blaze Pizza

- Bubba Gump Shrimp Co.
Buca di Beppo • Cinnabon
Dongpo Kitchen
Hard Rock Cafe
It's Sugar • Jamba Juice
Margaritaville
Johnny Rockets
Karl Strauss Brewing Co.
KFC Express
Pizza Hut Express
Ludobird • Menchie's
Mini Monster
Panda Express
Pink's Famous Hot Dogs
Pizza Hut Express • Poke Bar
Samba Brazilian Steakhouse
Smashburger • Starbucks

- Subway • Taco Bell
The Crepe Cafe
Tony Roma's • Vivo Italian Kitchen
Wasabi at CityWalk

OTHER

1. Hilton L.A./Universal City
2. Sheraton Universal

METRO STATION

1. Metro Station
Universal City/Studio City

- SUBJECT PROPERTY**
3450 Cahuenga Blvd.
Los Angeles, CA