

CREATIVE • OFFICE • FOR SALE

3450 Cahuenga Blvd #504 | Universal / Studio City

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

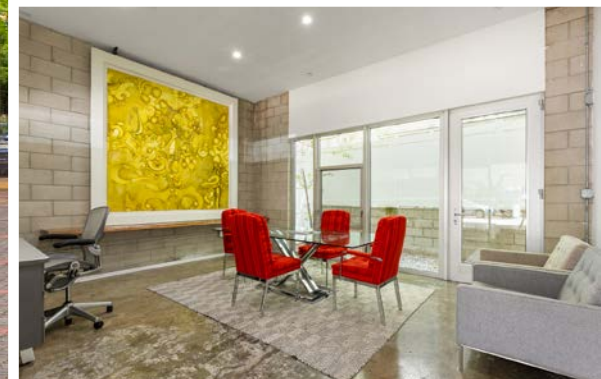
THIRTY
FOUR
FIFTY
WEST



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and availability are subject to change or withdrawal
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PROPERTY HIGHLIGHTS



CONNECTED
OUTDOOR SPACE



GAME
FACILITIES



PROXIMITY TO
AMENITIES



CENTRAL
LOCATION



CREATIVE
CULTURE



BBQ 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
- 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

UNIT: 504

SIZE: 2,361 SF

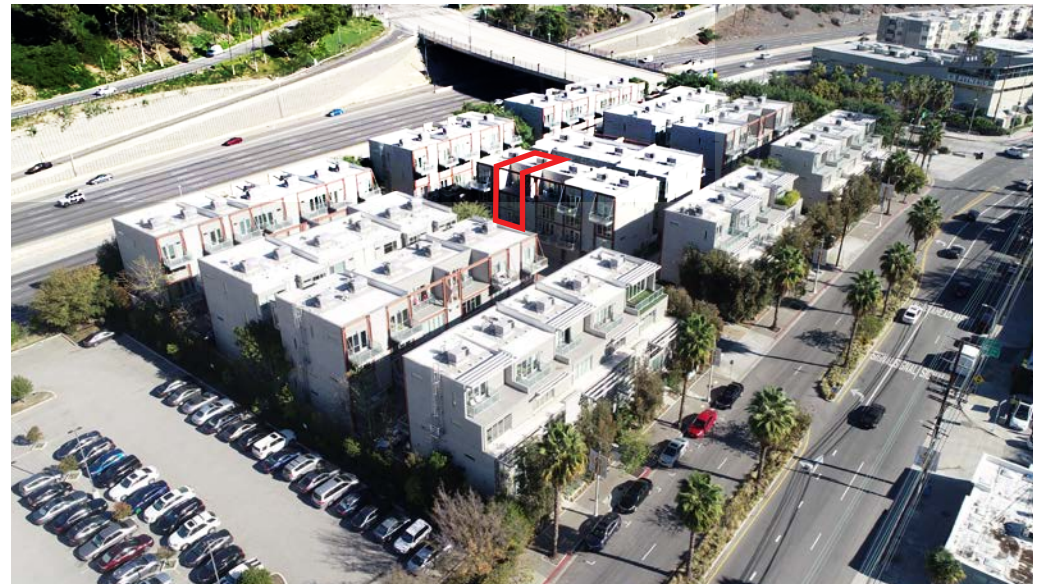
PRICE: \$1,585,000

- 3 Offices/Bedrooms, 3 Bathrooms
- Conference Room with Private Restroom
- Kitchen With Refrigerator, Stove & Dishwasher
- 2 Balconies, Private Yard, 2-Car Garage
- Custom built-in shelves and cabinets

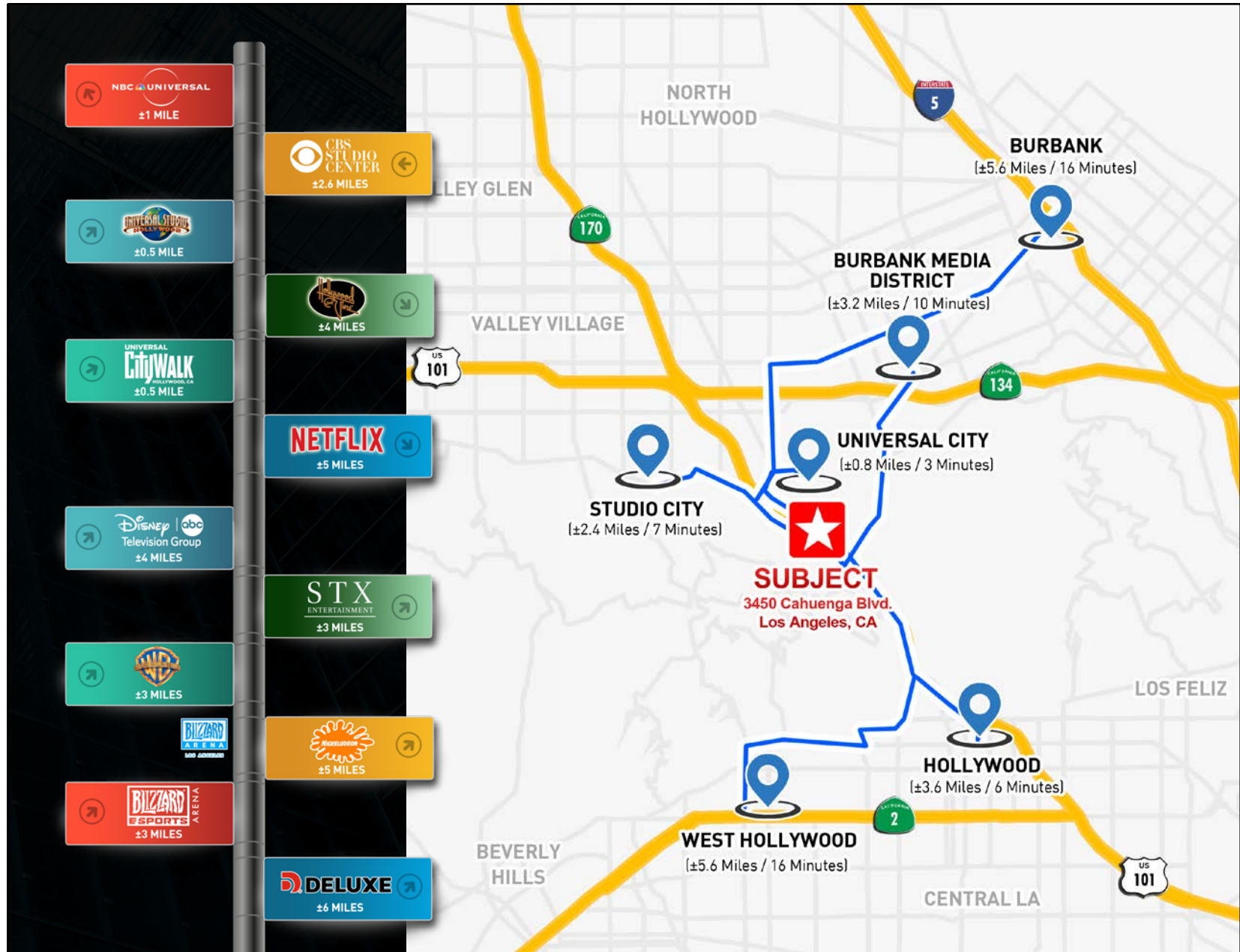
PHOTOS



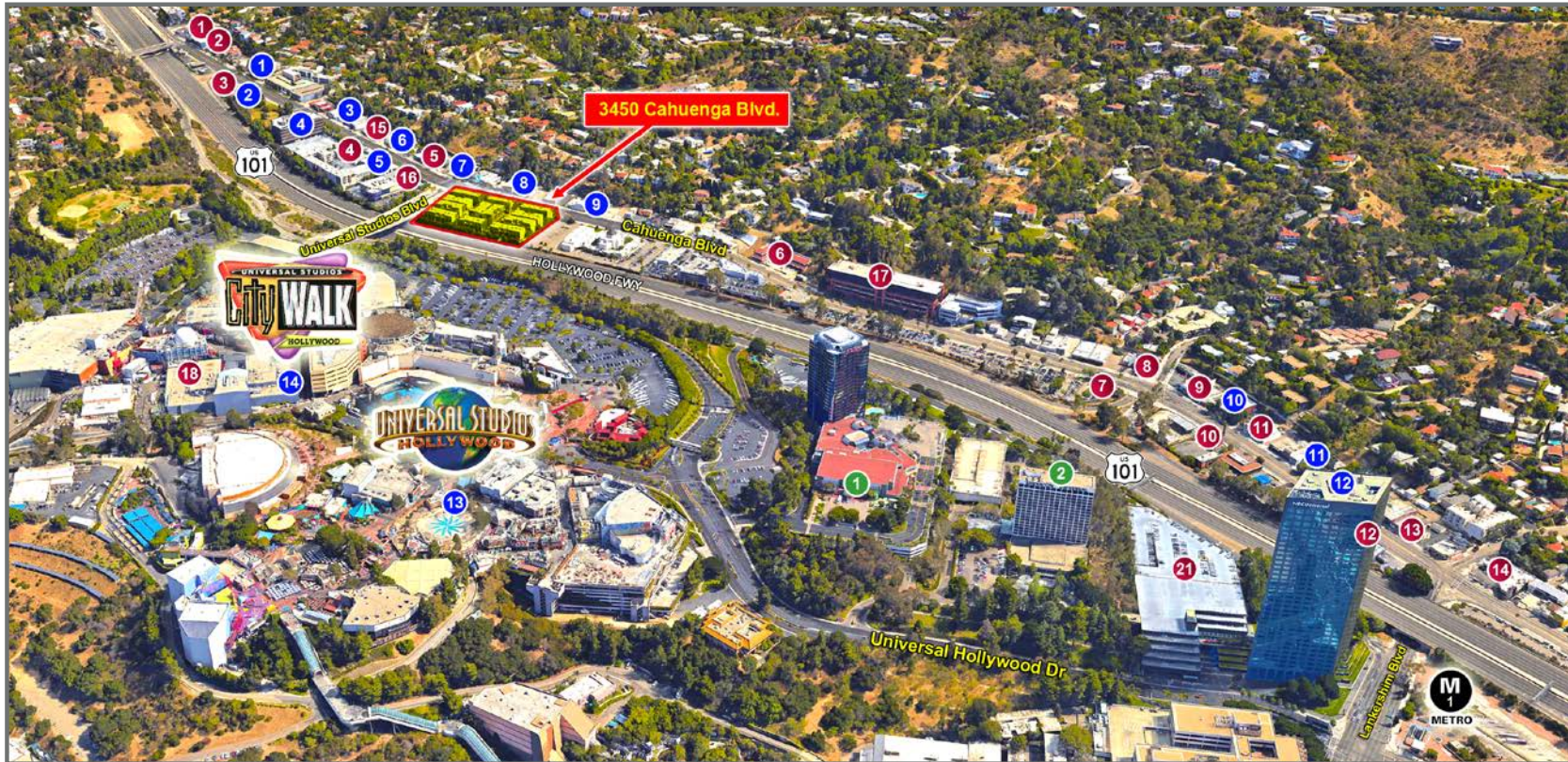
SITE PLAN



DRIVING DISTANCE MAP



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

AREA NEIGHBORS

#thirsty

The Hollywood Hills project area offers a sophisticated array of pubs and cocktail lounges for the upscale clientele that live and work in the area.



Mercado Hollywood
3413 Cahuenga Blvd W
More than 70 tequila options.
Need we say more?



The Gray Tavern
10964 Ventura Blvd
Cocktails with fresh juices
and custom ingredients



Laurel Tavern
11938 Ventura Blvd
Craft beer on tap



Black Market Liquor Bar
11915 Ventura Blvd
Craft cocktails + 5 Kinds
of Bloody Marys



Mister O's
11838 Ventura Blvd
Wine Wednesdays and
more

#entertainment



**Universal Studios
City Walk**
1000 Universal City
Plaza

Three blocks of movies, food, shops, dancing, and if that's not enough, indoor skydiving.

#sushi row



Ventura Boulevard in Studio City is ground zero for some of the best sushi restaurants in L.A. So much so that it's been dubbed Sushi Row.

| | | |
|--|--|---------------------------------------|
| Asanebo 11941 Ventura Blvd | The Sushi House 11388 Ventura Blvd | Dai Chan 11288 Ventura Blvd |
| Nomura 14622 Ventura Blvd | Kazu Sushi 11440 Ventura Blvd | Katsu-ya 11680 Ventura Blvd |
| Iroha Sushi 12953 Ventura Blvd | Daiwa Sushi 12415 Ventura Blvd | Sugarfish 1128 Ventura Blvd |

#shops

The Hollywood Hills project area offers a sophisticated array of pubs and cocktail lounges for the upscale clientele that live and work in the area.



ArchiteXture
12232 Ventura Blvd
Custom furniture & one-of-a-kind
accessories



Stacey Todd Boutique
13025 Ventura Blvd
Isabel Marant, Phillip Lim and
more



Calleen Cordero
13019 Ventura Blvd
Handmade



Bookstar
12136 Ventura Blvd
Yes Virginia there is a
bookstore and it's housed in
an old movie theater

#restaurants

Casual and upscale, many of these eateries also offer special events like wine nights where bottles are served half off.



Ca del Sole
4100 Cahuenga Blvd
Garden patio and happy
hour all night long



Smoke House
4016,4420 Lakeside Dr
For meat lovers and star
gazers



Vege-ta-ble
3711 Cahuenga Blvd W
Comfy plant-based
organic



**Sugarfish by Sushi
Nozawa**
11288 Ventura Blvd
"Trust Me" menu



Joe's Falafel
3535 Cahuenga Blvd W
No pretense Mediterranean



The Six Chow House
12650 Ventura Blvd
Share with six



Pace Restaurant
2100 Laurel Canyon Blvd
Artful organics



Miceli's
3655 Cahuenga Blvd
Bring on the singing
waiters



Spitz
3737 Cahuenga Blvd
Mediterranean street food



Good Neighbor
3701 Cahuenga Blvd
Bring the family for break-
fast & lunch

#nightlife

From jazz to salsa, there is something for every taste. Many of these popular night spots also serve dinner.

The Baked Potato 3787 Cahuenga Blvd
Jazz fusion and yes, baked potatoes



Hotel Cafe 1623 1/2 N Cahuenga Blvd
This way to discover a singer-songwriter



Firefly
11720 Ventura Blvd
Lounge or dine till the wee hours



Rain Bar & Lounge 12215 Ventura Blvd
Salsa si!



#Hotels

Sheraton Universal
333 Universal Hollywood Dr
Hilton Los Angeles/Universal City
555 Universal Hollywood Dr
BLVD Hotel & Spa
10730 Ventura Blvd

➔ Neighbors

➔ Neighbors

➔ Neighbors