



## Investors and Users Buy Studio City Creative Office Condos

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Eight condo units at a reative office project in the San Fernando Valley community of Studio City have sold so far this year, in deals totaling \$10.4 mil. The project, The Enclave, is located at 3450 Cahuenga Blvd, west of Barham Blvd and adjacent to the 101 Fwy.



Five of the condominiums totaling 11.6k sf sold to a private investor for \$6.75 mil. Another two condos totaling 4.3k sf, sold to a non-profit organization, Children of the Night Inc, which will occupy the space for its own business use. One condo totaling 2.4k sf sold to trade group, the National Association of Theatre Owners Inc, which will relocate its offices to the new space from Van Nuys.

The Enclave, which is comprised of 67 condominium units in 12 buildings, was acquired by BLDG Partners last year. The three-story units feature high ceilings, patios on each level and contemporary finishes such as exposed brick walls. The campus is gated with valet parking for visitors, and it includes a large outdoor space for collaboration and events.

BLDG Partners was represented in the transactions by **Darren Casamassima** and **Scott Romick** with **Lee & Associates-LA North/Ventura**.