

# CREATIVE • OFFICE • LIVE/WORK FOR SALE

3450 Cahuenga Blvd #305 | Universal / Studio City

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

THIRTY  
FOUR  
FIFTY  
WEST

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WALKTHROUGH



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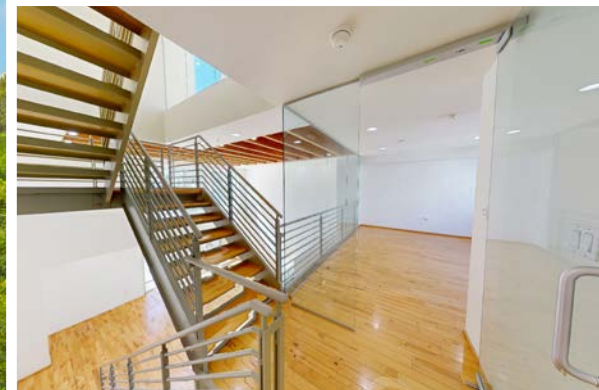
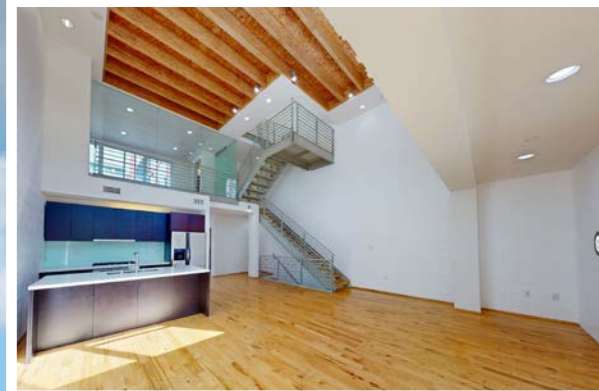
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# PROPERTY SUMMARY

Welcome to a rare gem in the heart of Hollywood Hills' sought-after Cahuenga Corridor—an office, residential, live/work loft that blends high modernism with unmatched functionality. Zoned for commercial use (LAC2) and Residential. This stunning designed focused showpiece is the ultimate space for creators, innovators, and professionals seeking a stylish yet practical environment to live, work, and thrive.

Step inside and be captivated by the bold design featuring towering 18-foot ceilings, expansive floor-to-ceiling windows, and striking walls designed to showcase art or make your brand statement. The open-concept layout is thoughtfully crafted across multiple levels, providing versatility for mixed-use purposes, all while being bathed in natural light. Dual balconies offer breathtaking views of the Hollywood Hills, creating the perfect retreat from the city buzz.

The sleek, modern kitchen is equipped with premium stainless steel appliances, while the spa-inspired bathrooms boast designer finishes, elegant fixtures, and luxurious details. The expansive primary suite has its own private level, complete with a soaking tub, an en suite bathroom, and a personal balcony—your sanctuary in the sky.

This exclusive, gated micro-community offers exceptional amenities, including two BBQ areas with lounge seating and picnic spots for hosting clients or unwinding after a productive day.

Located just moments from iconic destinations like the Hollywood Bowl, Universal Studios, Runyon Canyon, and Ventura Boulevard's vibrant shopping and dining scene, this property offers the best of Hollywood and Studio City. Whether you're envisioning a creative workspace, production headquarters, design studio, or a modern hillside retreat, the possibilities are infinite.

Don't miss your chance to own this extraordinary property that redefines the art of the modern work environment. Contact us today for a private showing and start your next chapter in style.

# PROPERTY HIGHLIGHTS



## BENEFITS & FEATURES

- The most unique creative 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 garages overlooking Hollywood Hills
- Expansive 12-18 foot high exposed beam ceilings
- Very bright and open built space ready for occupancy
- Parking for visitors
- Optionality for user to live/work
- Private entrance directly off of Cahuenga Blvd.
- Private space with no shared interior common areas
- Outdoor lounge areas with fire pits, grilling station and dog walk trail

## UNIT HIGHLIGHTS

### UNIT DETAILS

|       |             |
|-------|-------------|
| UNIT  | 305         |
| SIZE  | 2,361 SF    |
| PRICE | \$1,450,000 |

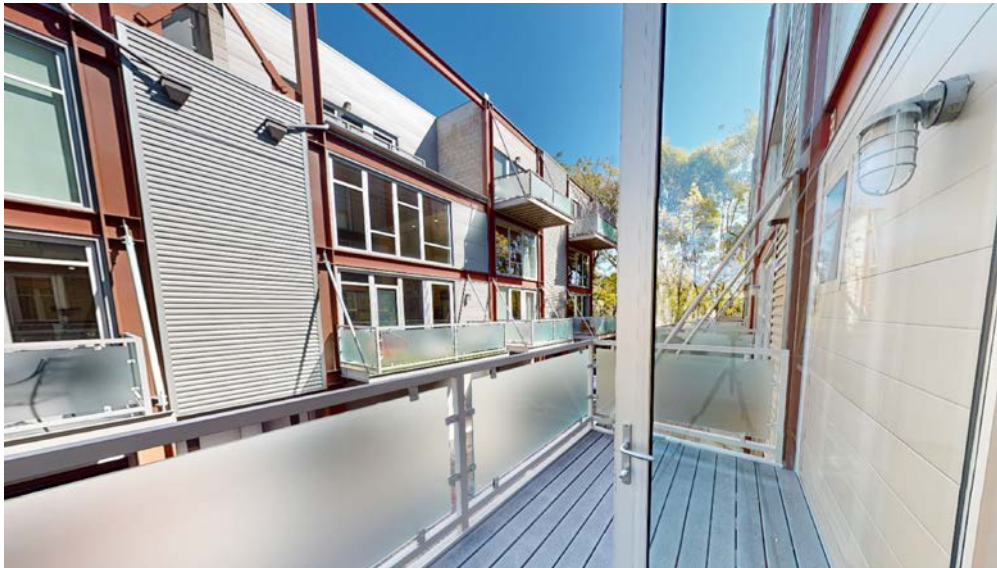
These stunning Office - Live/Work Lofts offers the perfect blend of functionality and comfort.

Featuring 3 offices/bedrooms, a modern kitchen fully equipped with a refrigerator, stove, and dishwasher.

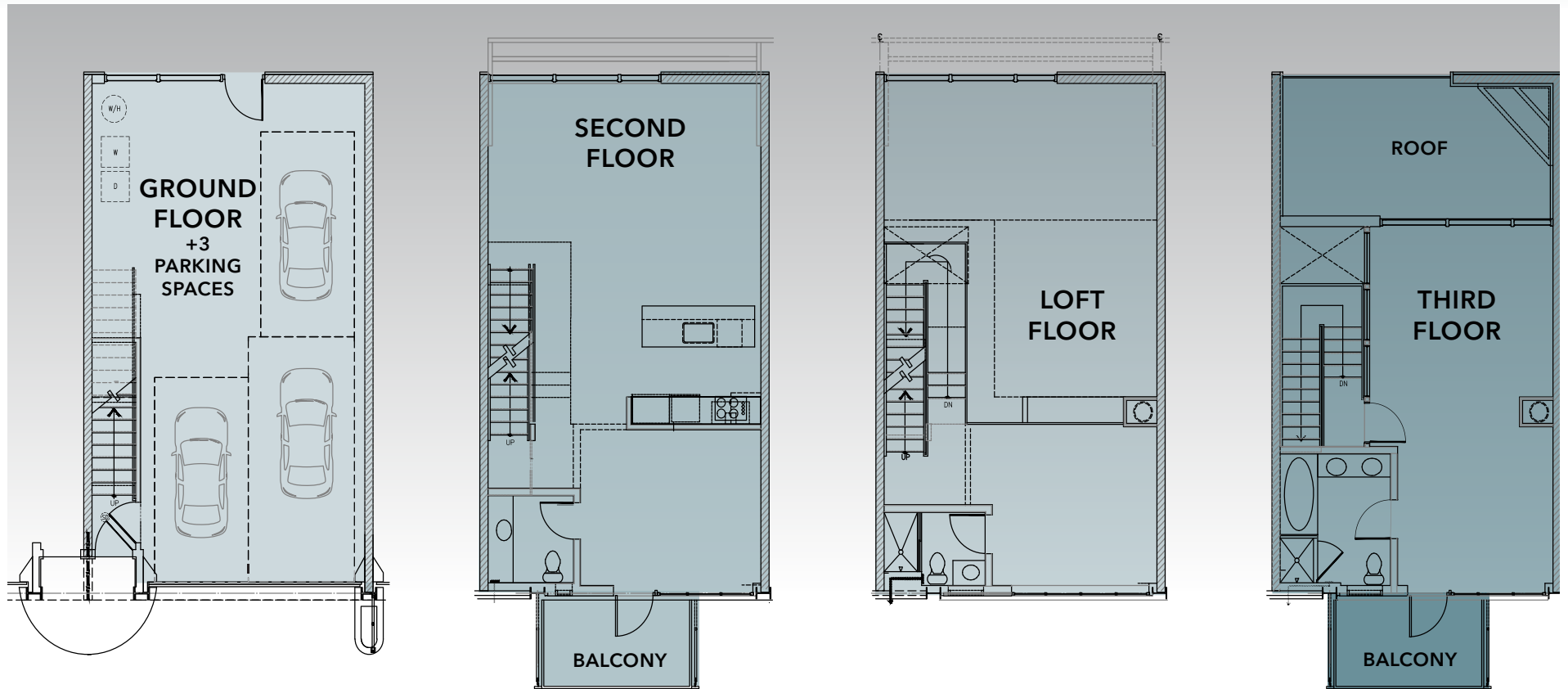
Enjoy the outdoors with 2 private balconies perfect for relaxation or entertaining. The main level features bright, open space enhanced by floor-to-ceiling windows, offering abundant natural light and a seamless indoor-outdoor flow.

Designed for convenience, this property also includes a spacious 4-car garage providing ample parking and storage.

# SAMPLE PICTURES

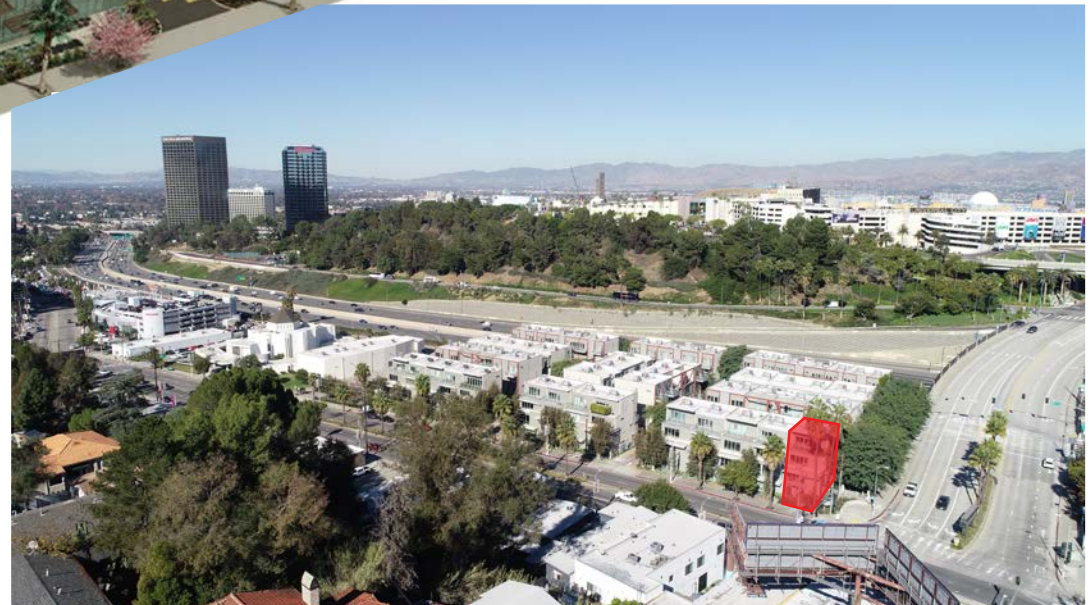


# SAMPLE FLOORPLAN

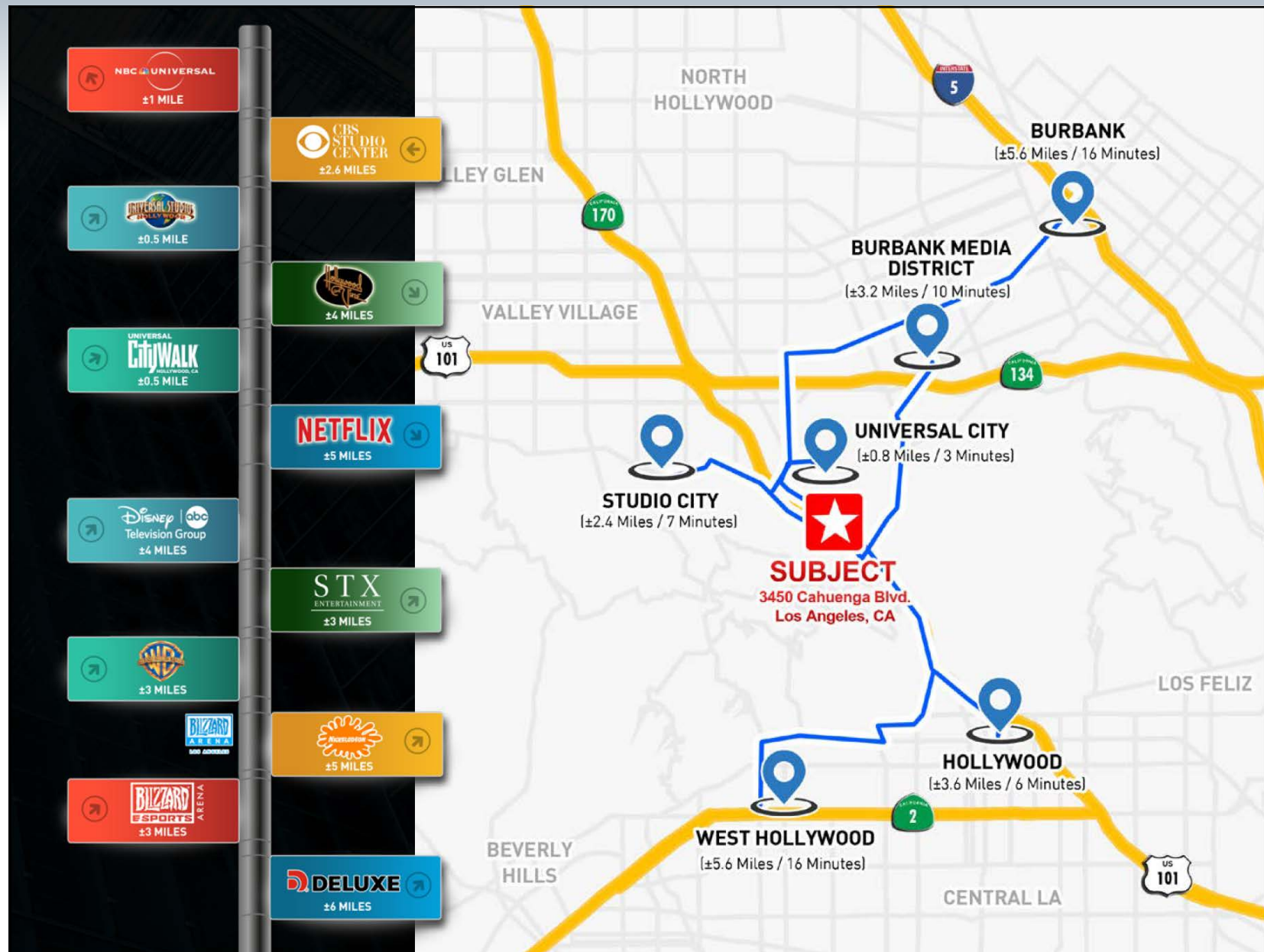


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# SITE PLAN



# DRIVING DISTANCE MAP



# LOCAL AMENITIES



# 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.

## #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

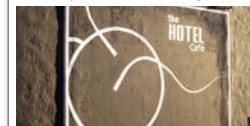
## #nightlife

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

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