

# FOR LEASE

## 3,023 SF 2ND FLOOR OFFICE | PRIME STUDIO CITY

11440 Ventura Blvd., Studio City, CA 91604



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**NAI Capital**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# EXECUTIVE SUMMARY



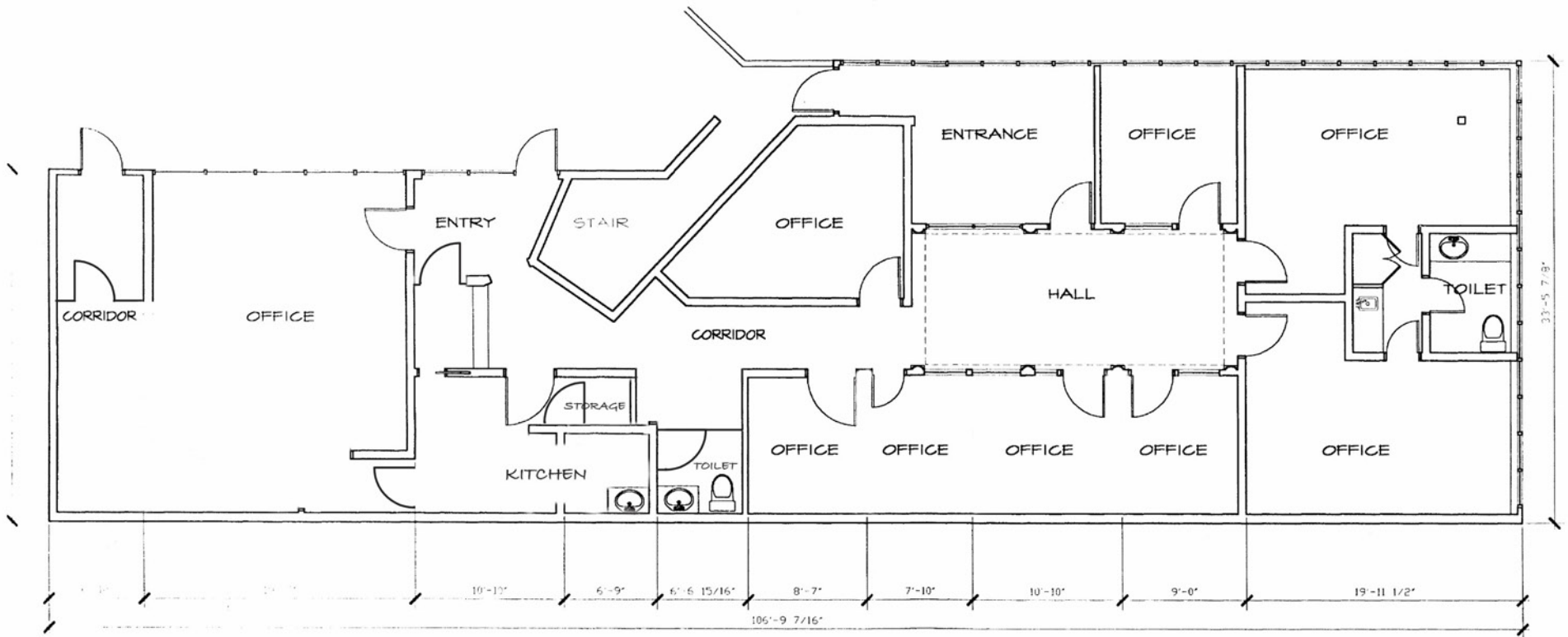
- Creative / Executive / Media Office
- Studio with Green Room including Kitchenette
- Located Walking Distance to CBS Studios
- High Visibility on Ventura Boulevard
- Monumental Signage
- On-Site Parking Attendant
- Immediate Access to Restaurants / Retail Shops

<b>Lease Rate:</b>	\$3.75 SF/month (Office Gross)
<b>Operating Expense:</b>	\$0.28/month
<b>Building Size:</b>	11,256 SF
<b>Available SF:</b>	3,023 SF
<b>Parking:</b>	3.2 : 1,000
<b>Year Built:</b>	1987
<b>Lot Size:</b>	0.35 Acres
<b>Traffic Count:</b>	39,795 Cars Per Day

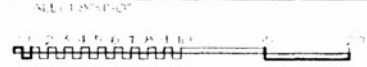
# INTERIOR PHOTOS



# FLOOR PLAN



## FLOOR PLAN



\* Exact measurements need to be verified by tenant.

# AREA DEMOGRAPHICS



STUDIO CITY

**SITE**

1MI

Demographics	1 Mile	3 Miles	5 Miles
Total Population	22,890	178,355	557,720
Total Households	11,287	84,779	260,327
Average HH Income	\$167,816	\$143,655	\$128,924
Average House Value	\$1,504,113	\$1,333,447	\$1,285,805

# STUDIO CITY



## EXCLUSIVELY LISTED BY:

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