FOR LEASE – STUDIO & CREATIVE OFFICE SPACE

LODI CAMPUS - HOLLYWOOD STUDIO DISTRICT

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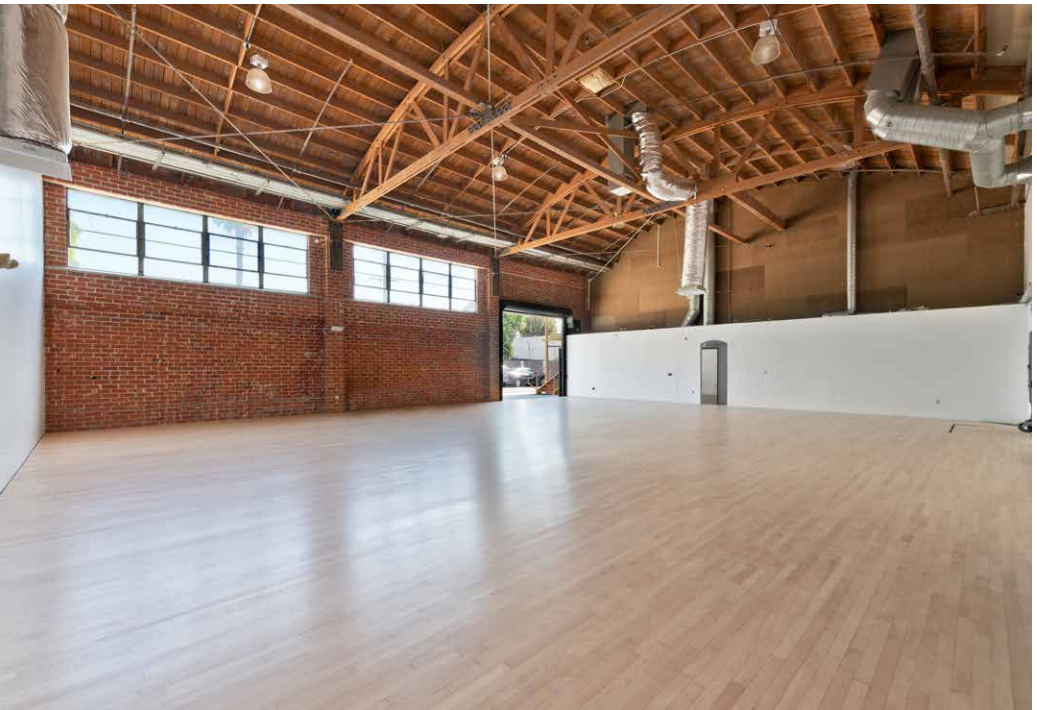
PROPERTY OVERVIEW



LEASE RATE:

$2.65/SF NNN

PARKING:

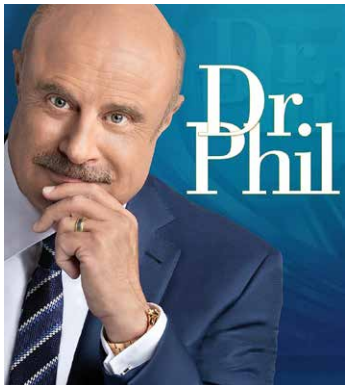
1.5/1,000

BUILDING SIZE

Studio B (Sound Stage):	**7,136 SF**
Studio A:	**3,378 SF**
Suite 200:	**7,204 SF**

KEY HIGHLIGHTS

- **Irreplaceable Location:** The Famous Route 66 in the Heart of Hollywood Studio District.
- **Unlimited Functionality:** Production, Studio, Creative wOffice, Techtainment etc.
- **Hollywood History:** Previously used for the post-production of Dr.Phil's show for 21 seasons.



WELCOME TO THE LODI CAMPUS

Step into a dynamic and flexible environment that caters to your creative needs. This exceptional property offers a multitude of possibilities, seamlessly transitioning from Sound Stages to coveted creative office spaces. With its adaptability, this building effortlessly accommodates a diverse range of purposes, ensuring that your unique requirements are met. Ample parking facilities are readily available, while an abundance of natural light floods the space, complementing the high ceilings and open floor plans that are fully customizable to suit your preferences.

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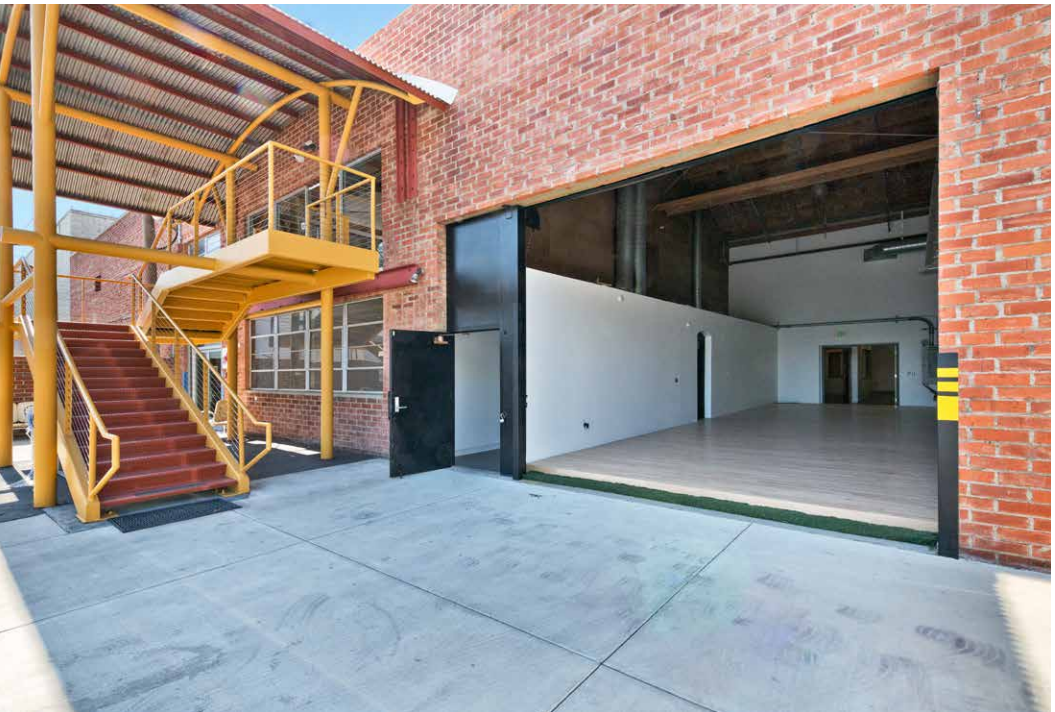
STUDIO B – SOUND STAGE

SUITE HIGHLIGHTS

Size: 7,136 SF

FEATURES

- 19 – 25 ft high sound stage
- 12 X 12 roll up door
- 6 offices
- 1 conference room
- 2 changing rooms
- Kitchenette



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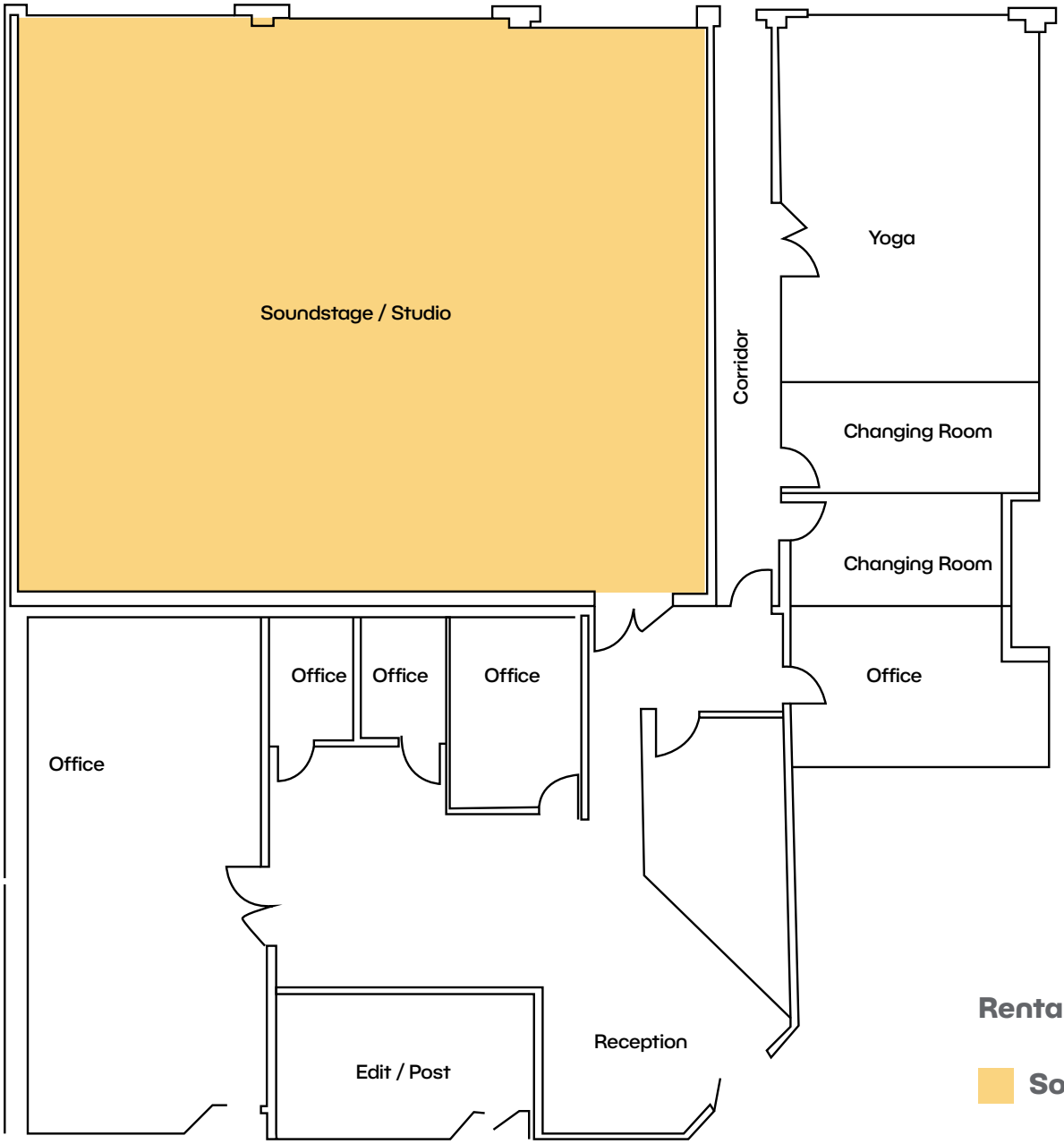
STUDIO B – SOUND STAGE FLOOR PLAN



Rentable Area: 7,136 SF

Soundstage / Studio

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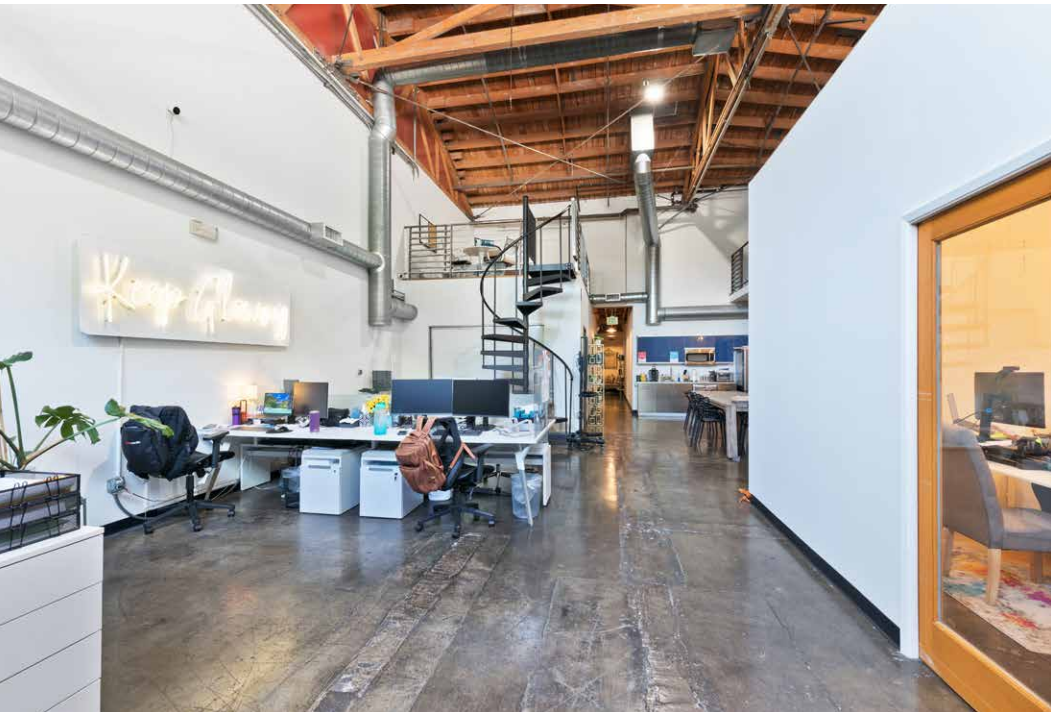
STUDIO A – CREATIVE OFFICE

SUITE HIGHLIGHTS

Size: 3,378 SF

FEATURES

- 12 X 12 roll up door
- 7 interior offices
- Conference Room
- Roll Up Door
- 4 Mezzanine Offices



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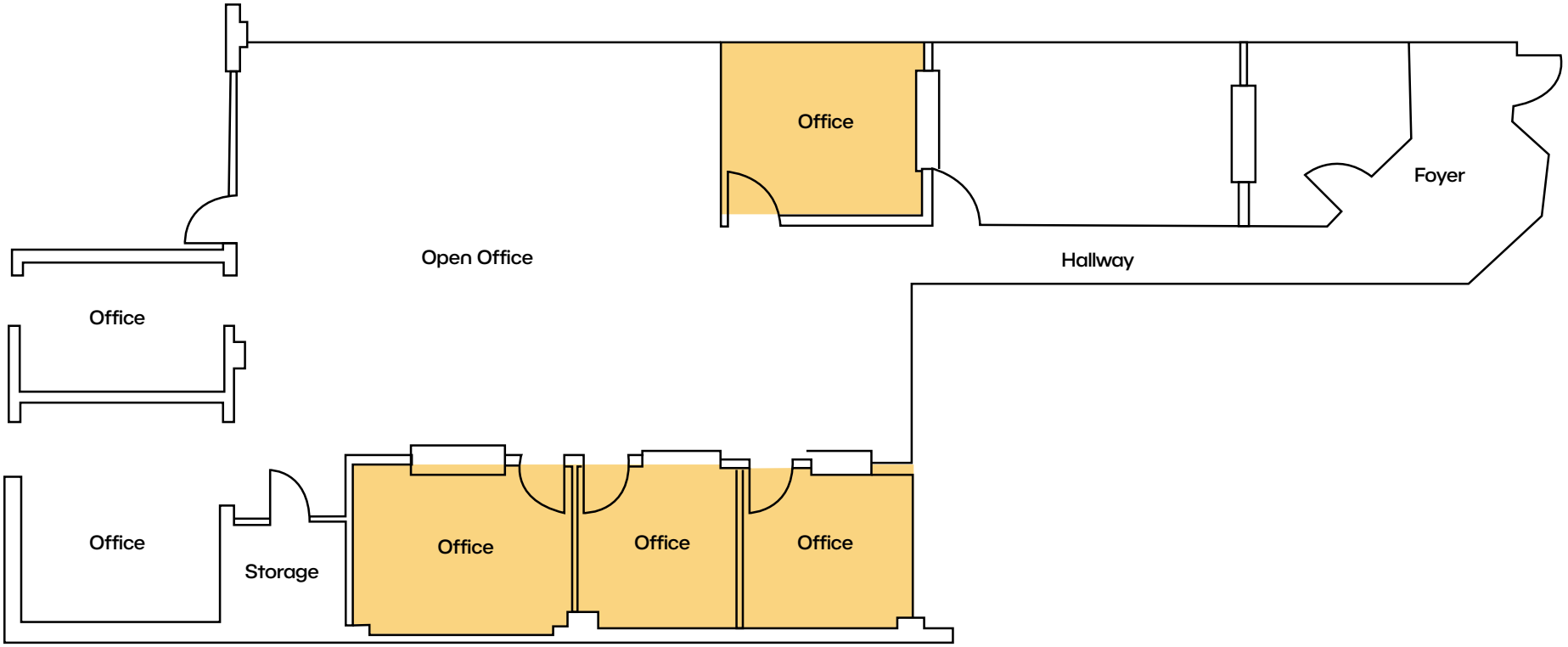
STUDIO A – CREATIVE OFFICE



Rentable Area: 3,378 SF

3,103 SF Floor
215 SF Mezzanine
3,378 SF Total

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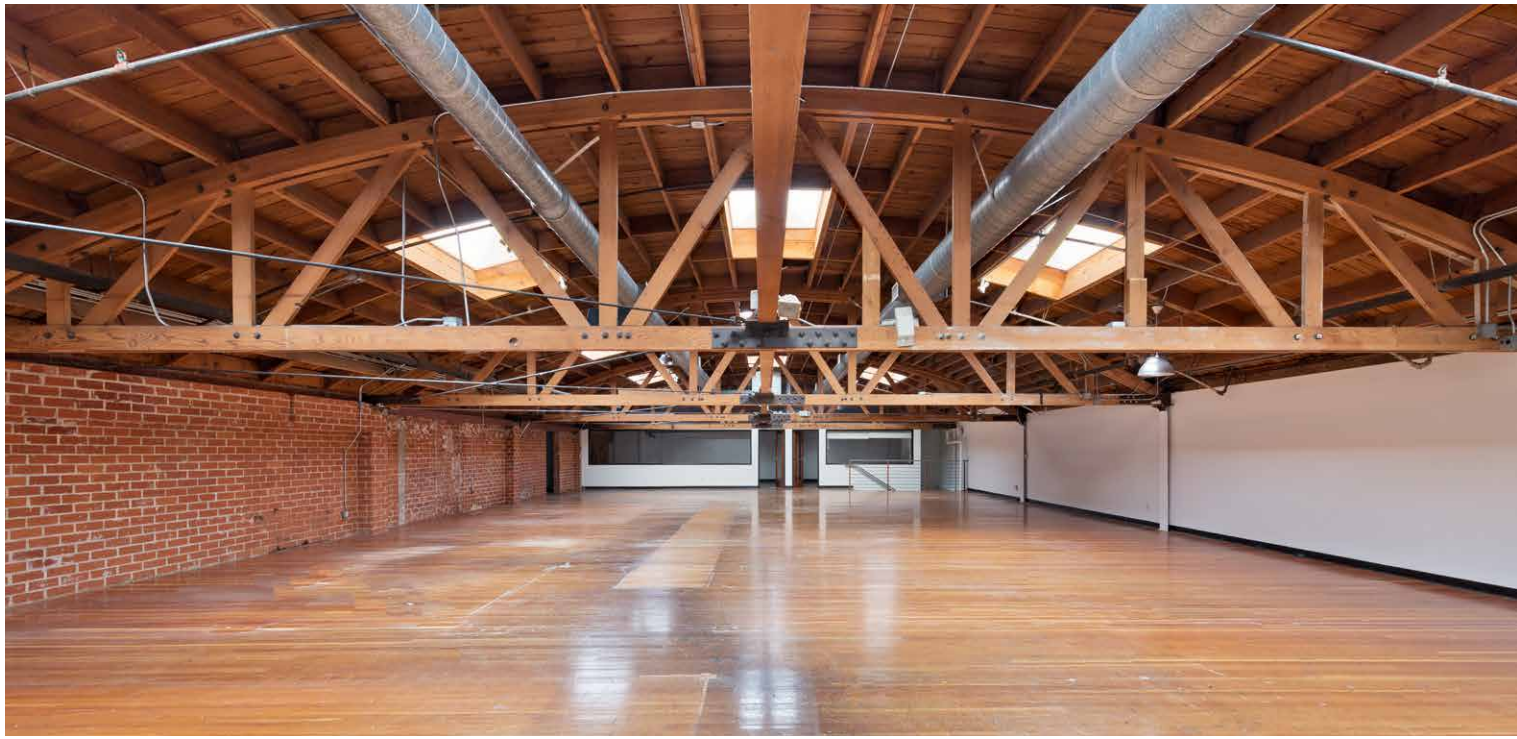
SUITE 200 - CREATIVE OFFICE

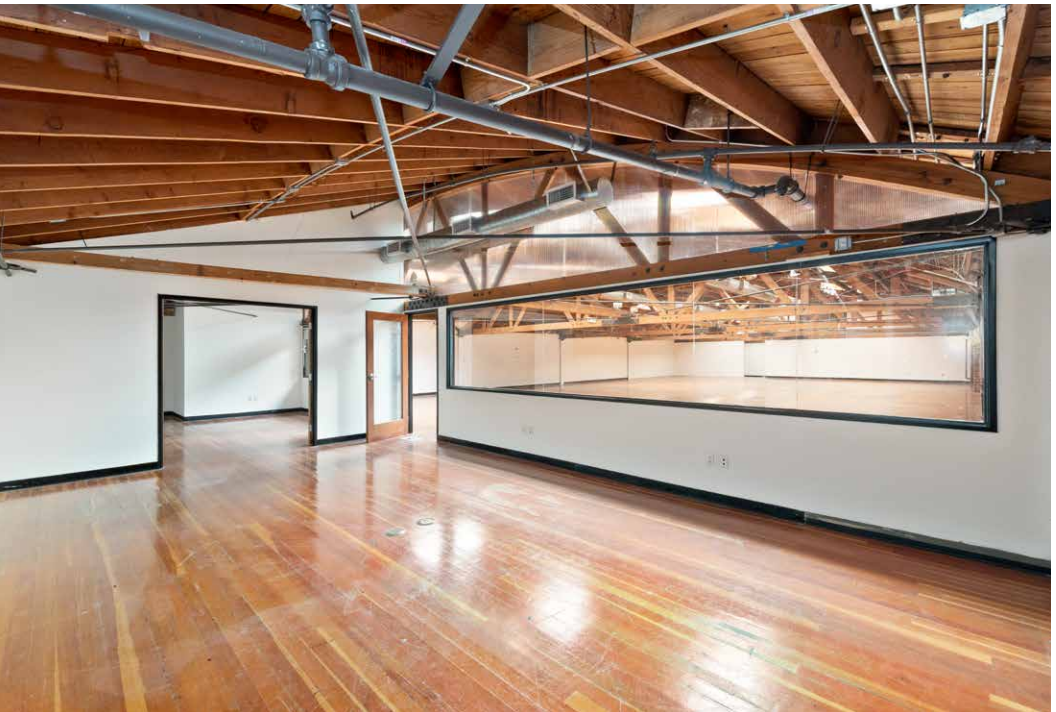
SUITE HIGHLIGHTS

Size: 7,204 SF

FEATURES

- Large wide open space
- Tons of natural light
- 4 interior offices
- Kitchenette





RETAIL MAP

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CONTACT INFORMATION

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