

Presented by:
Lee & Associates Los Angeles West, Inc.

FOR SALE

± 18,060 SF CREATIVE / PRODUCTION FACILITY



6151 - 6159 SANTA MONICA BLVD.
LOS ANGELES, CA 90038



A DIVISION OF
LEE & ASSOCIATES

SPECS & FEATURES

PREMISES

± 18,060 SF

SALE PRICE

\$7,965,000 (\$441.03 PSF)

PARKING

27 Parking Spaces

APNS

5534-007-014

5534-007-015

FEATURES

- Power*: 2000a/240v 3p 4w
- Ground Level Roll Up Door
- Skylights
- Fenced Parking
- Steps Away from Paramount Studios and the Hottest Developments in Hollywood Housing Netflix and its Ecosystem
- Three Blocks from the Larchmont Village Filled with LA's Best Coffee Shops to Unique Stores and Excellent Restaurants



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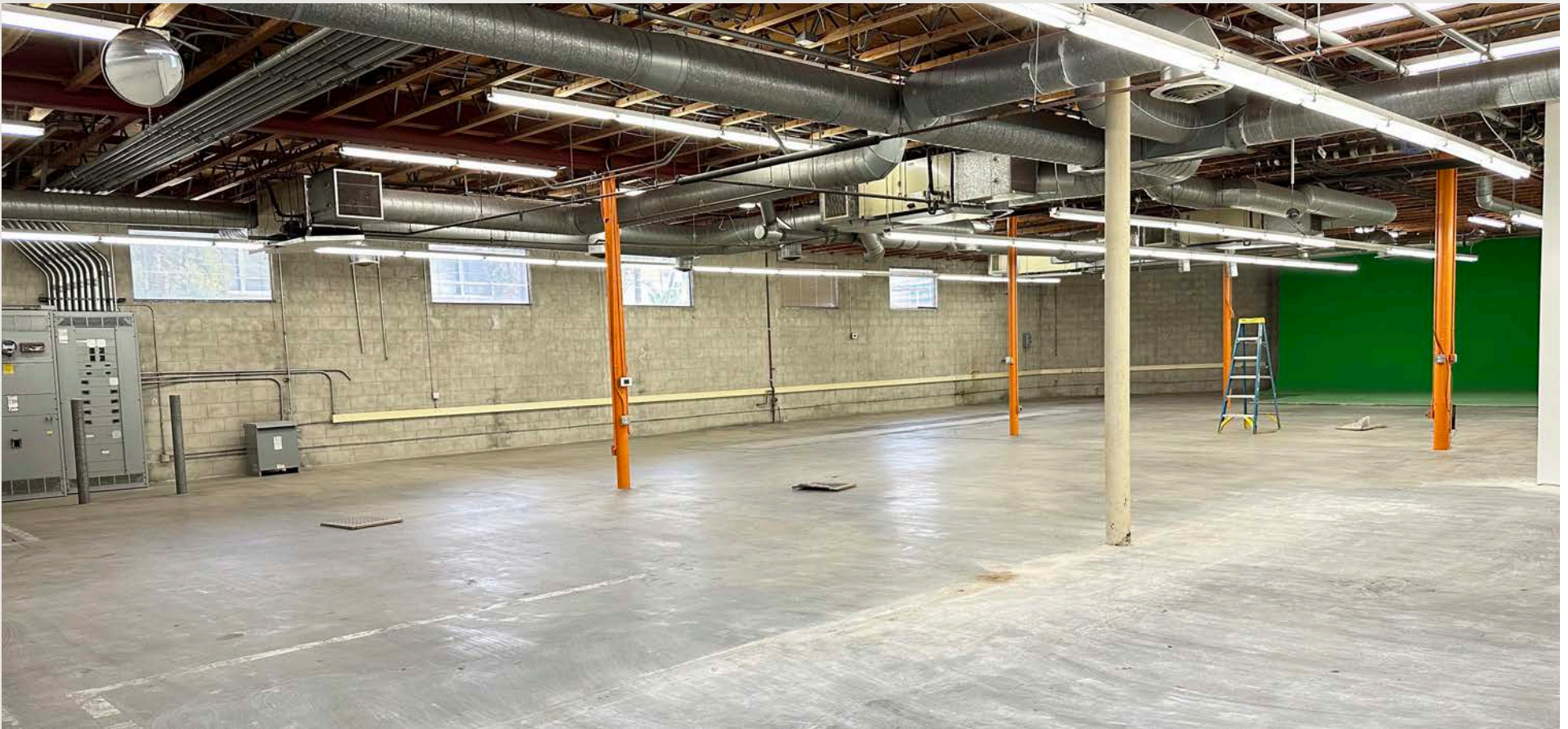
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Terms of sale or lease are subject to change or withdrawal without notice.



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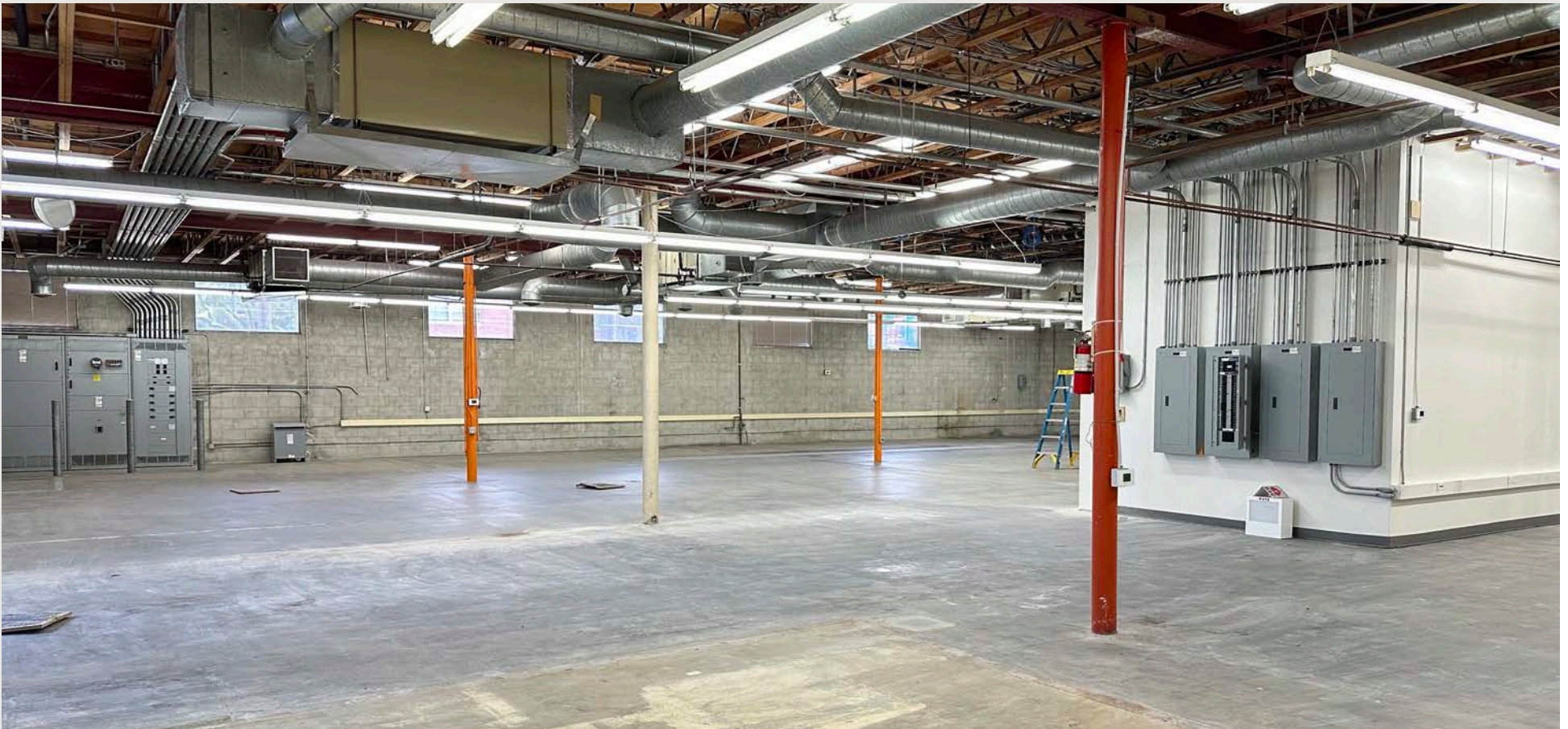
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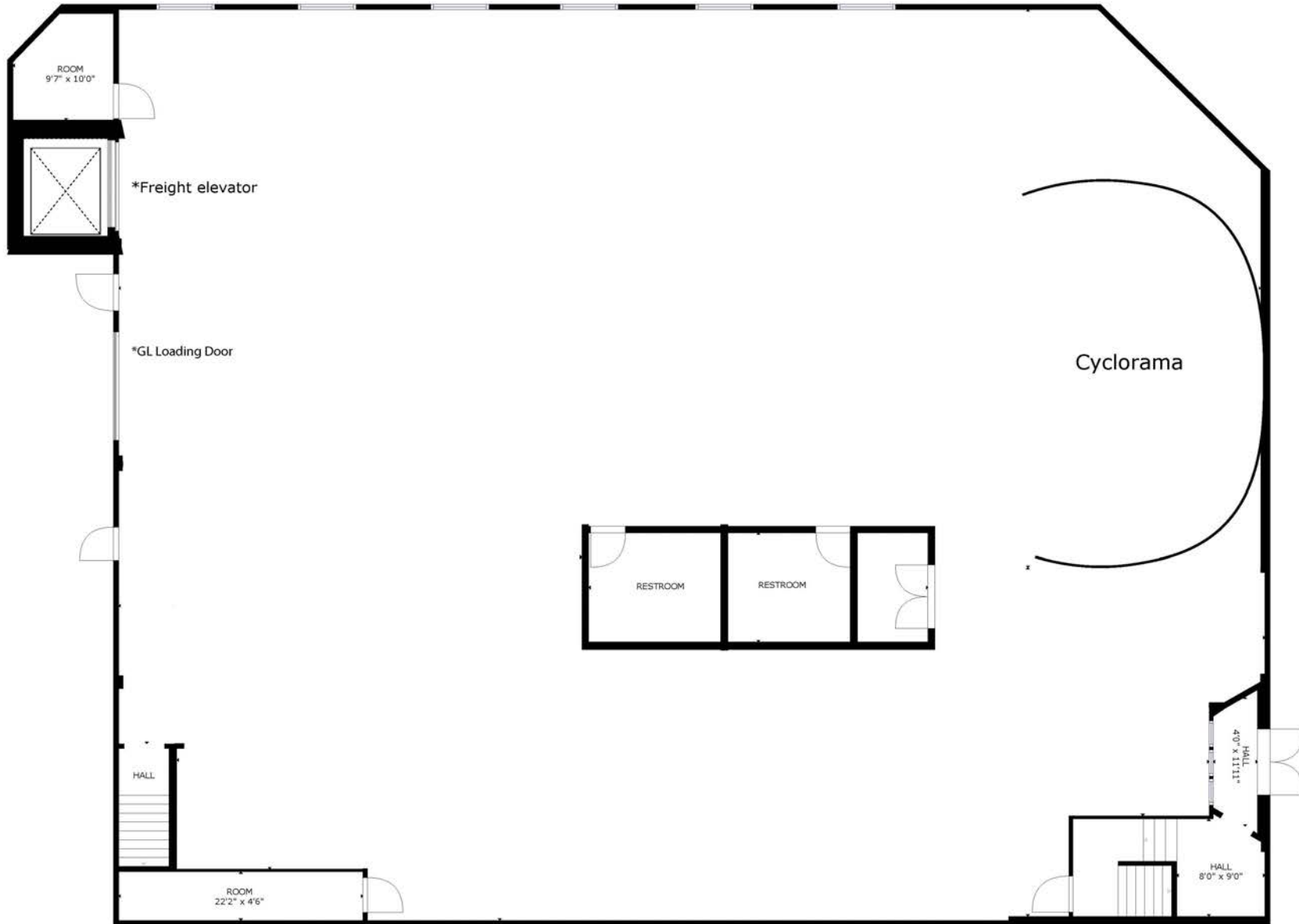
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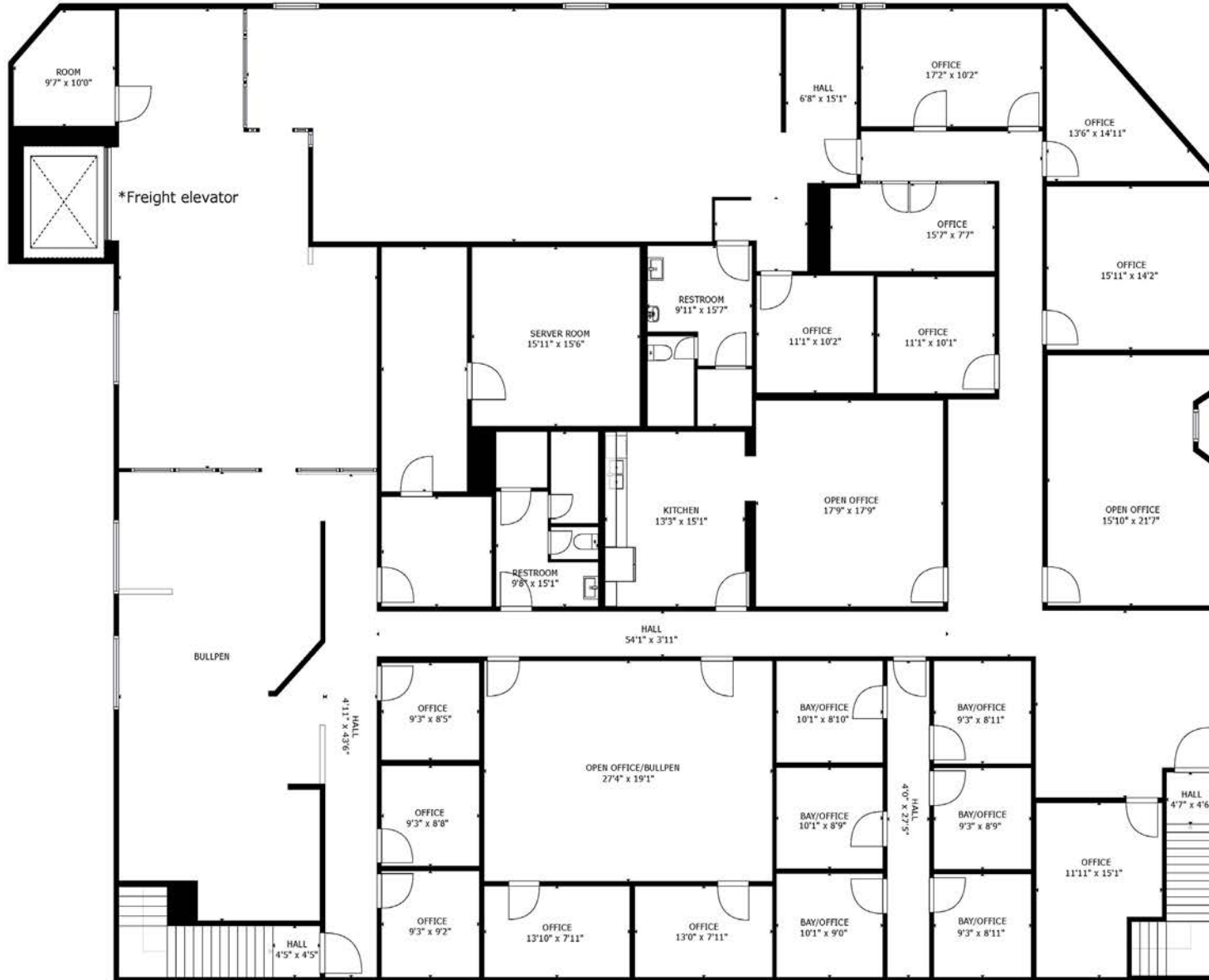
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FIRST FLOOR PLAN



SECOND FLOOR PLAN





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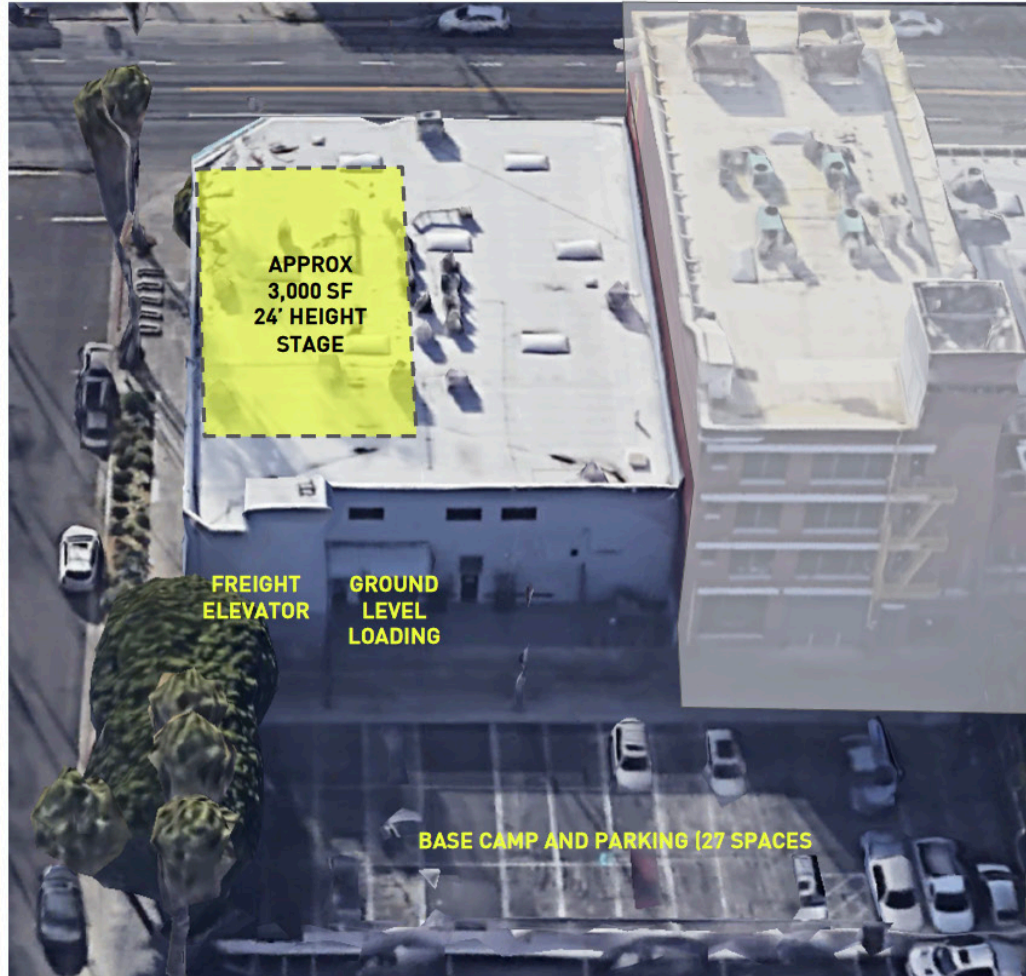
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24' HEIGHT STAGE + PRODUCTION COMPOUND PLAN

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18,000 SF TO 15,500 PRODUCTION FACILITY

- Removing second floor area will create an approximately 2,500-3,000 SF stage with 24' clear height adjacent to the ground floor area which houses the mill and wardrobe areas.
- The second floor space removed is the least improved and would not impact the kitchen, offices, podcast areas and is clear of both stairways up and down the front and rear entrances.
- The ground floor rollup door and freight elevator are ideally positioned on the easterly side of the building to support the stage area.
- The second floor landing off the freight elevator (north end) would remain to support moving equipment up and down and a catwalk would remain around the stage area.
- By removing the floor area and configuring for a stage, this would be low cost, high impact alteration and would be arguably value accretive given the number of stage users that need a fully programmed location for shooting commercials, videos along with support areas.
- GROUND FLOOR = Stage, Mill, Wardrobe, Storage
- SECOND FLOOR = Production Offices, Podcast, Kitchen

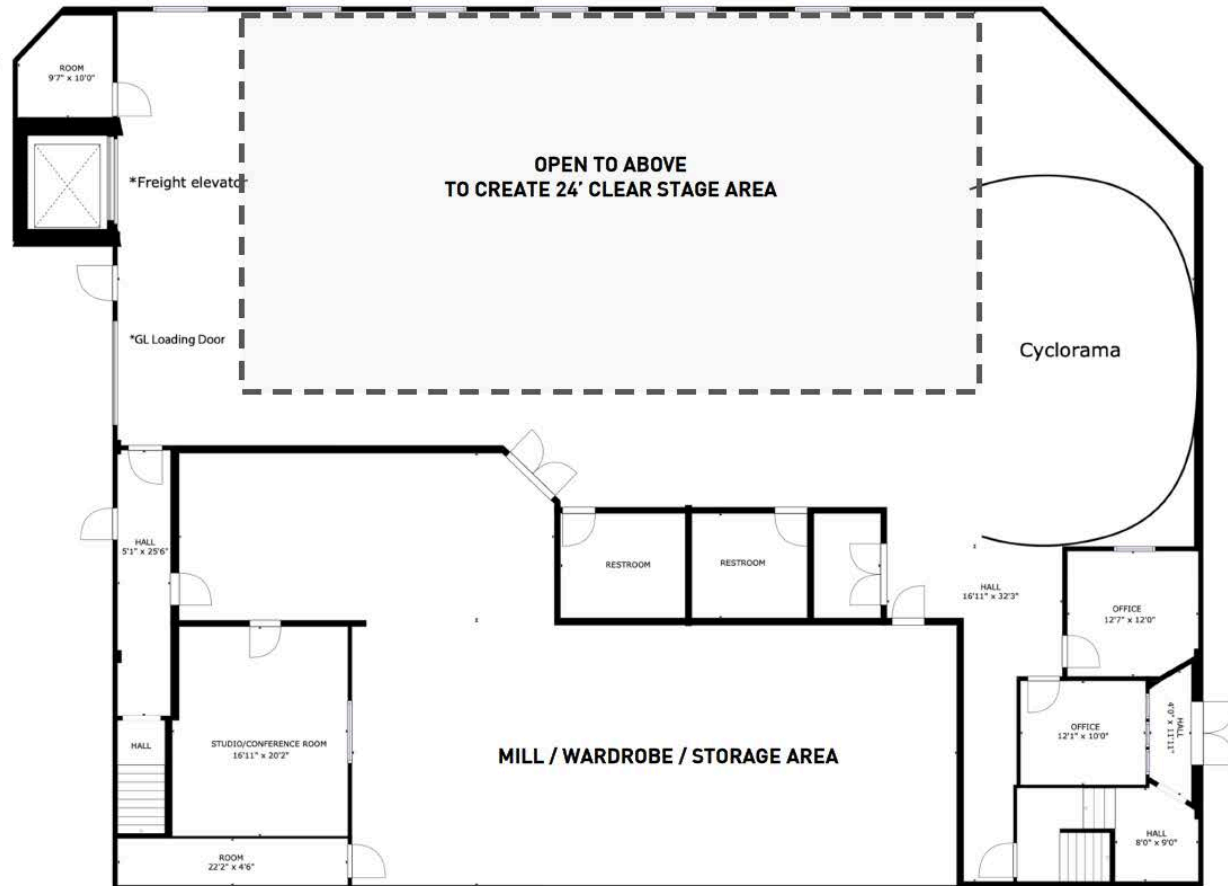


FIRST FLOOR PLAN

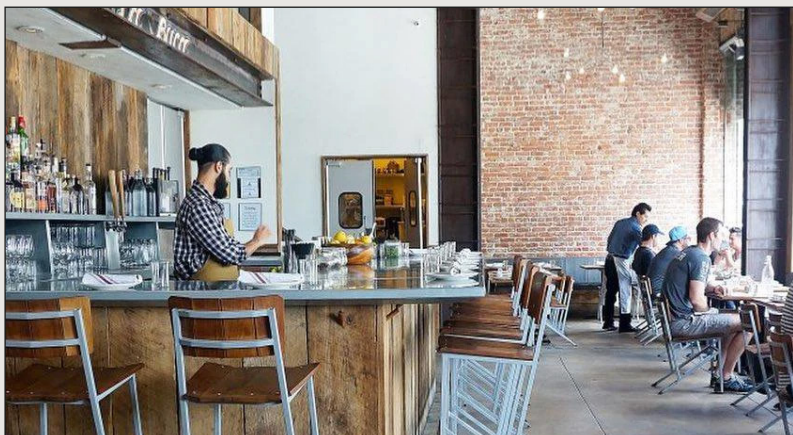
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18,000 SF TO 15,500 PRODUCTION FACILITY

- Removing second floor area will create an approximately 2,500-3,000 SF stage with 24' clear height adjacent to the ground floor area which houses the mill and wardrobe areas.
- The remaining ground floor area will continue to complement and support the stage / shooting area.
- The second floor access points, both front and rear will continue to be utilized and are ideally situated to not disturb the shooting and production area.



NEARBY AMENITIES



NEARBY DEVELOPMENTS



NEARBY STUDIOS



1. PARAMOUNT STUDIOS
2. RALEIGH STUDIOS
3. NETFLIX
4. VIACOM
5. SUNSET COWER STUDIOS
6. ACADEMY OF MOTION PICTUR
ARTS AND SCIENCES
7. NETFLIX @ ACADEMY ON VINE
(UNDER CONSTRUCTION)
8. SUNSET BRONSON STUDIOS
9. FUNNY OR DIE
10. TELEVISION CENTER
11. MILK STUDIOS
12. RED STUDIOS
13. SUNSET LAS PALMAS STUDIOS
14. LINE 204 STUDIOS
15. HOLLYWOOD PRODUCTION
CENTER
16. BLT STUDIOS
17. JIM HENSON COMPANY
18. THE LOT STUDIOS
19. QUIXOTE STUDIOS

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