

12530 - 12540 BEATRICE ST

PLAYA VISTA

± 35,332 SF FOR LEASE



PROPERTY INFORMATION



PREMISES

12530 - 12540: ± 35,332 SF
Divisible to 10,900 SF + 24,432 SF

RENT

\$3.10/SF, NNN

TERM

5 - 10 Years

PARKING

2/1,000 @ \$150/space

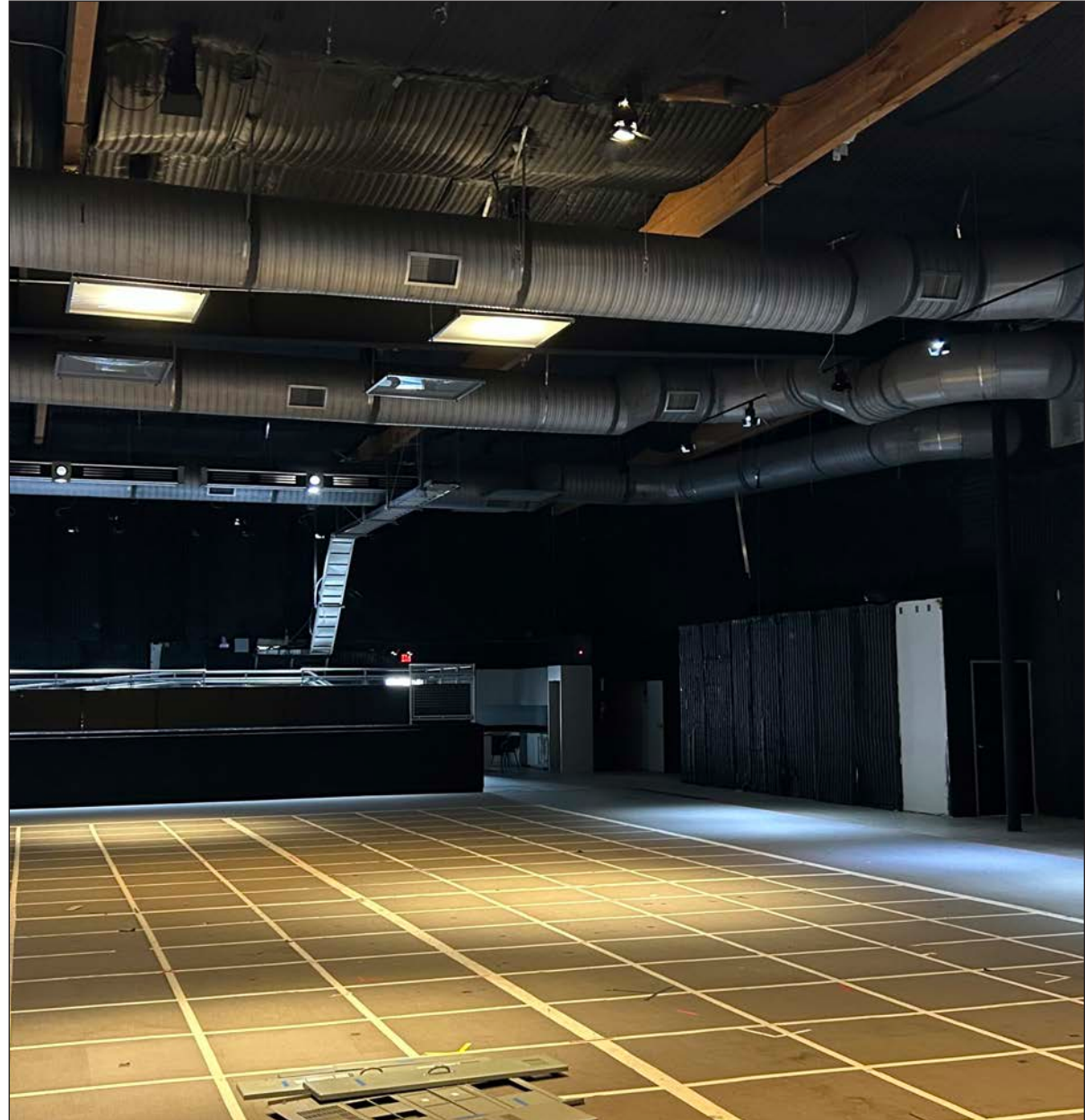
FEATURES

- Currently being remodeled
- Prime Playa Vista Creative Office/Flex
- Walking distance to The Runway
- 2400 AMPS
- New Roof
- HVAC
- Surrounded by High-Profile Tenants
- 19.5' Clear Height

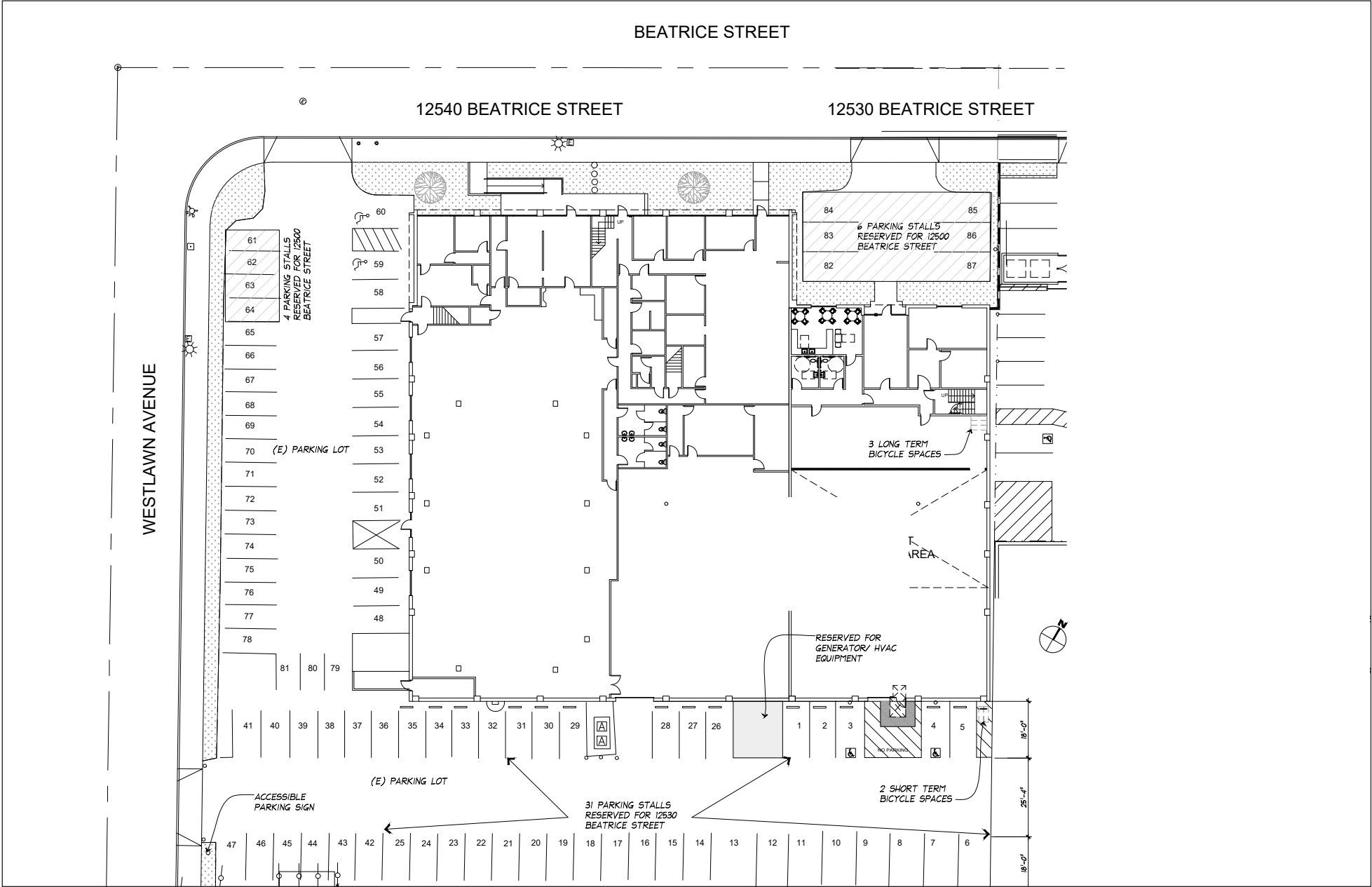
FORMER PERFORMANCE CAPTURE STUDIO (MO CAP)

AMENITIES

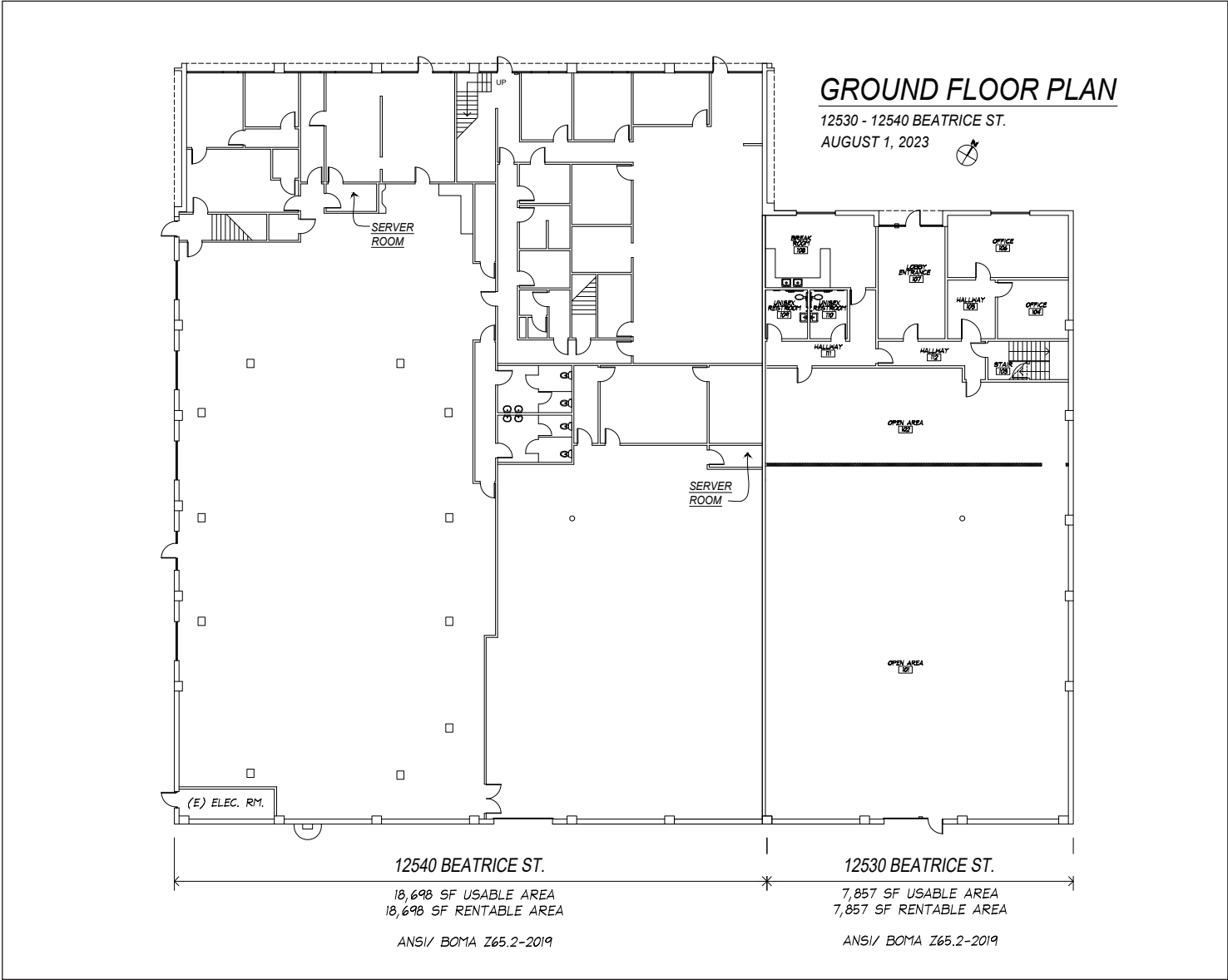
- Power: 3 - 800 AMP 240/120 v 3 Phase 4W
- HVAC: A quiet system designed for performance capture studio with a “NC 21” noise containment level
- Stage Size: 60’ x 30’ Capture volume with a 4’ High x 30’ long command center and VIP viewing area
- Green Room
- Conference Room
- Attached Kitchen



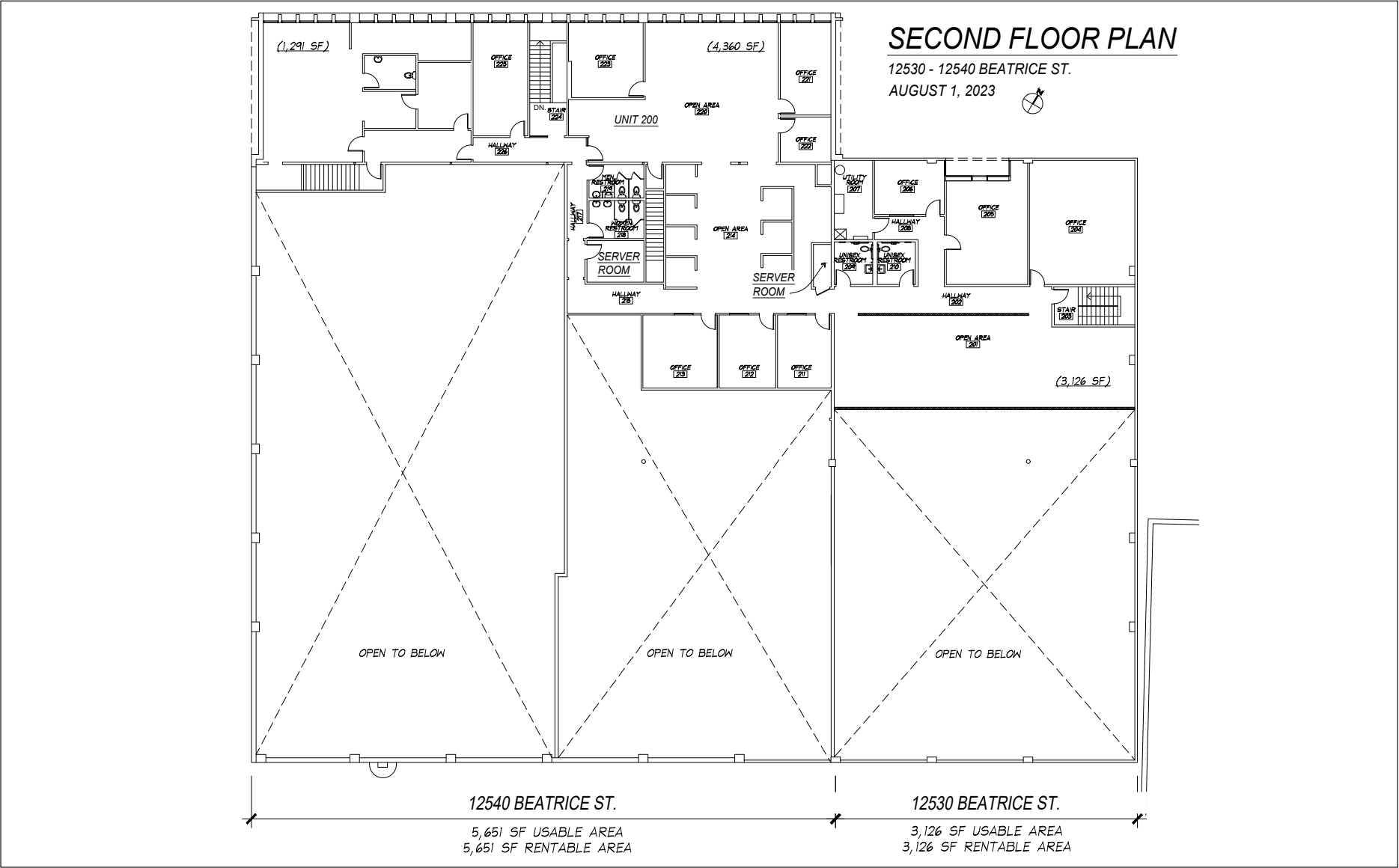
SITE PLAN



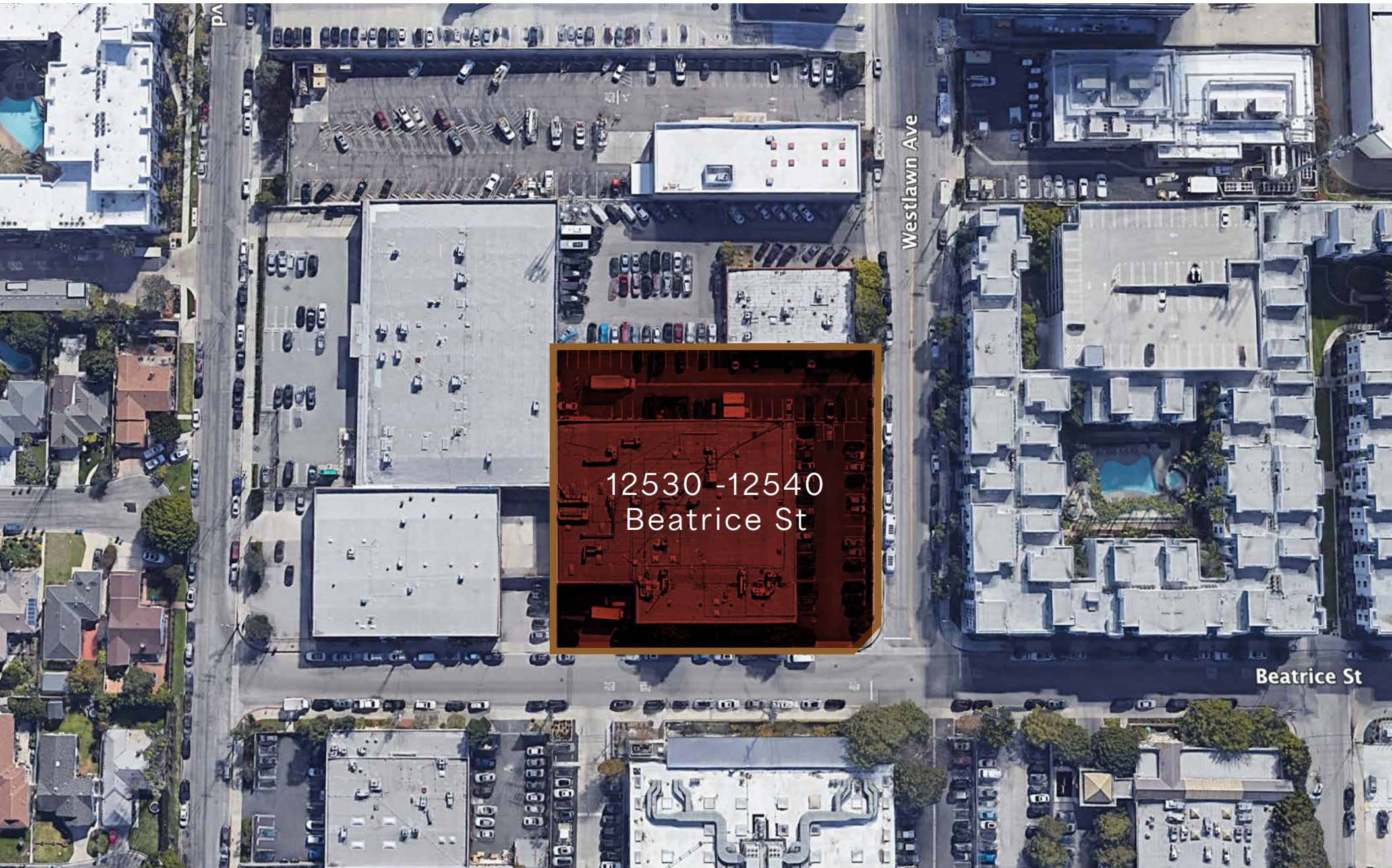
GROUND FLOOR PLAN



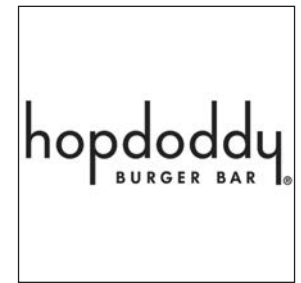
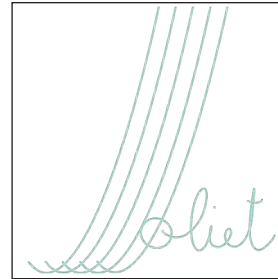
SECOND FLOOR PLAN



AERIAL VIEW



NEARBY AMENITIES



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