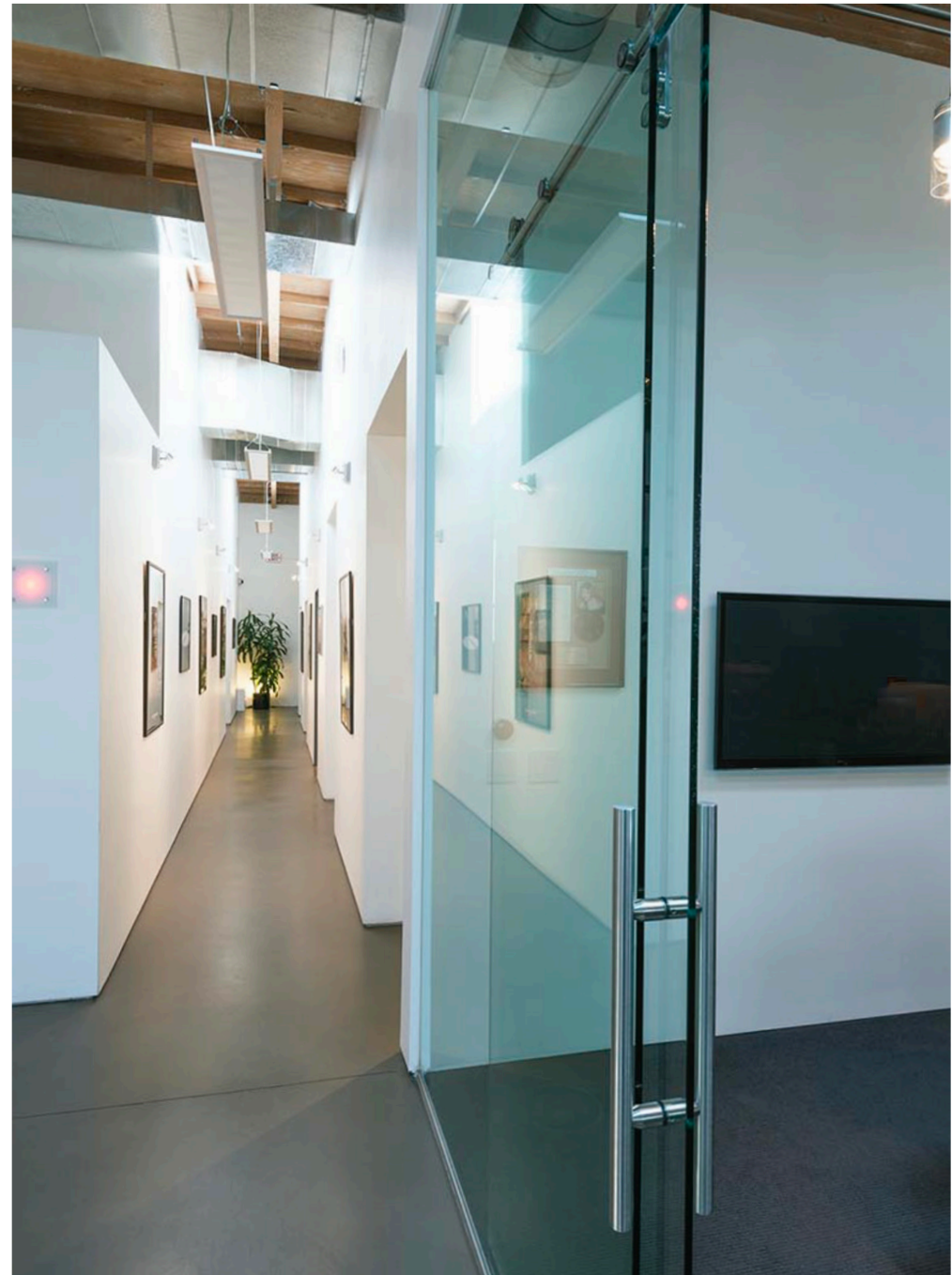


1907

OLYMPIC BOULEVARD, UNIT A
SANTA MONICA, CA 90404
± 3,351 SF



A DIVISION OF



LEE &
ASSOCIATES

RECORDING STUDIO FOR LEASE

NZ ARCHITECTURE / STUDIO BAUTON DESIGNED RECORDING STUDIO



FEATURES

- State of the Art Recording Studio Designed by World Renowned Sound Architects
- Includes Integrated Soundproof Recording / Mixing Rooms
- Modern Kitchen with High End Appliances
- Natural Light Throughout Including Glass Roll Up Door
- Operable Windows & Great Airflow Throughout
- 5 Minute Walk From 17th Street Metro Stop
- Easy Access To 10 Fwy And Olympic Blvd. / PCH

Building has dedicated fiber bringing 1g/1g of dedicated internet service. Allows for up to 10G of internet speed. There is a 5 year contract transferable to any prospective tenant.

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

PREMISES

Unit A ± 3,351 SF

RENT

\$5.10/SF, NNN

OCCUPANCY

January 1, 2025

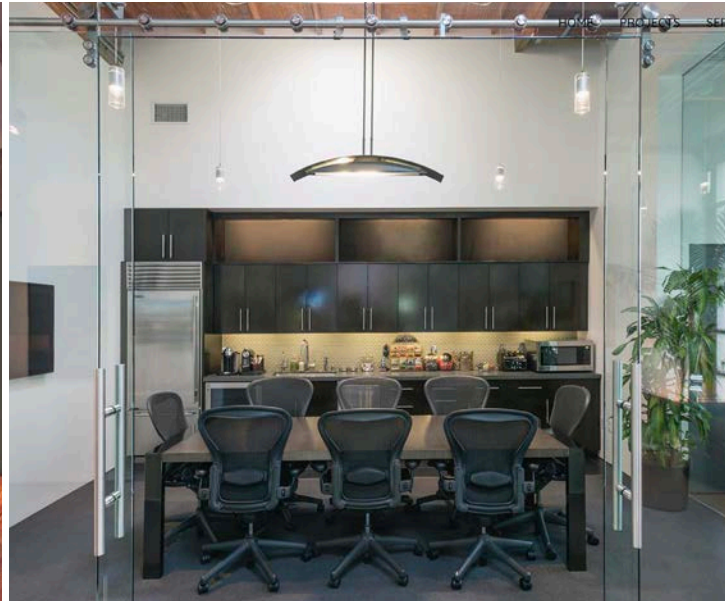
TERM

3 - 5+ Years

PARKING

5 - 10 On-Site Spaces
\$200/Space/Month

NONZERO\ARCHITECTURE/STUDIO BAUTON DESIGNED RECORDING STUDIO (MOMENTUM STUDIO)

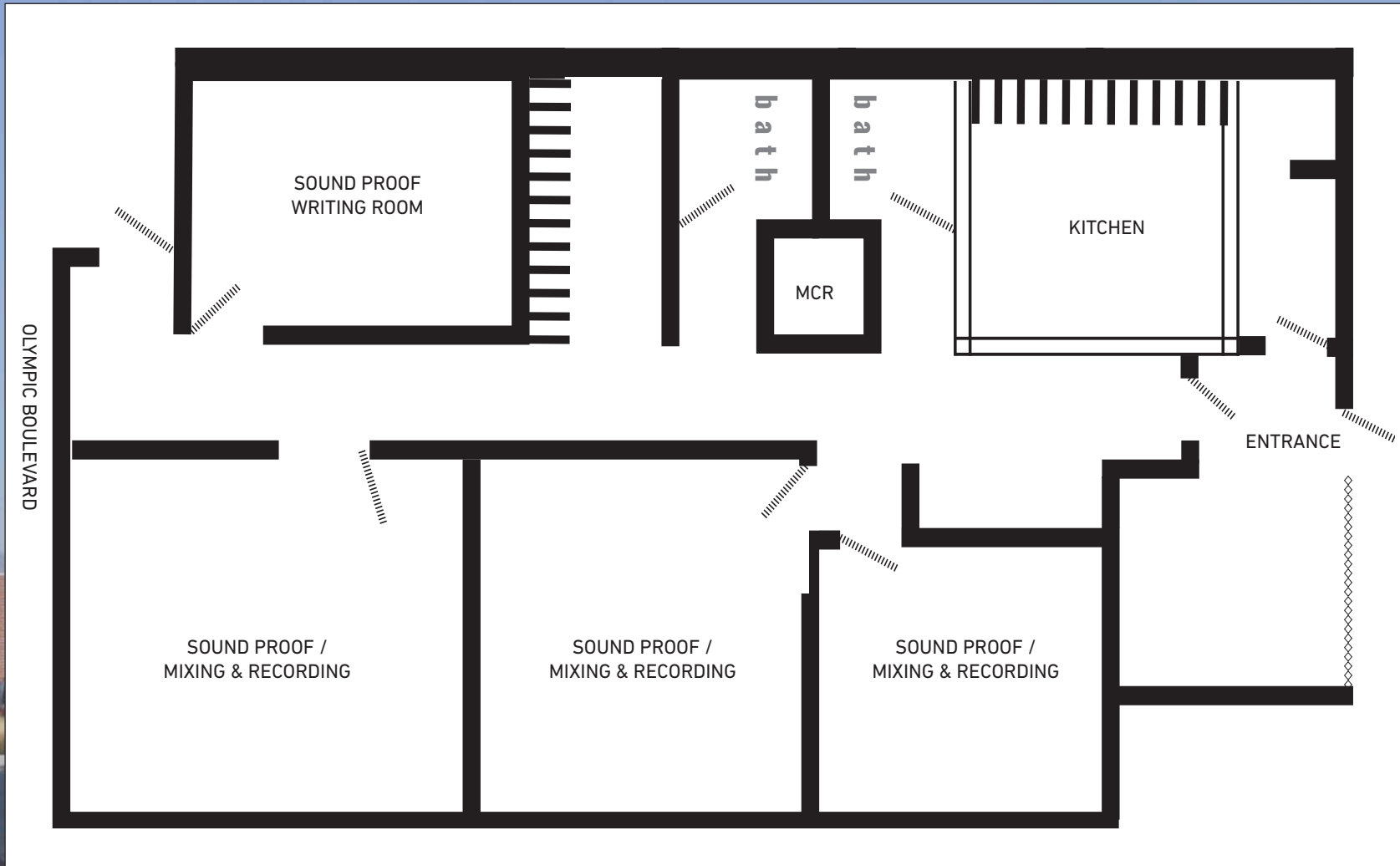


**STATE OF THE ART SOUND PROOF RECORDING / MIXING / WRITING ROOMS
DESIGNED BY NZ ARCHITECTURE / STUDIO BAUTON**

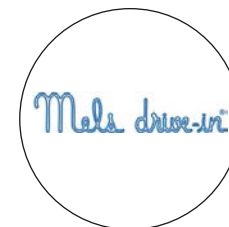
**PLEASE SEE THE FULL SCOPE
OF THE PROJECT HERE**



UNIT A FLOOR PLAN



AREA AMENITIES



NEARBY MAJOR TENANTS

WEST OLYMPIC CORRIDOR

Bad Robot
Indian Paintbrush
Final Cut
JBC Music
Arsenal FX Color
Digital Nation Entertainment
Cutters
Parks Mac Donald
Planet Blue HQ
Radical Media
Threshold Entertainment

BROADWAY PLACE

General Editorial
TigerConnect
Cut + Run
Cosmo Street Editorial
Apache

MAD Architects
Rock Paper Scissors
Cross Creek Entertainment

COLORADO CENTER

HULU
HBO
Bird
ShoeDazzle

PENN FACTORY/PENN STATION

GoodRX
Kite Pharma
Redbull North America HQ
Tala
Center for Media & Design

1907 OLYMPIC

COLORADO CORRIDOR

Viacom
Lionsgate
Interscope Records
Illumination
Gameshow Network
Universal Music Group
Starz Entertainment
Simple Practice
Goop
The Honest Company
FIGS
Reddit

WATER GARDEN

Amazon Studios
CBS
AMC Networks
Oracle

BERGAMOT STATION

FIG Gallery
Ikon Limited Fine Art
Montalba Architects
Sulkin Studio Architecture

BERKELEY SM EAST

Blackbear Pictures
Blue Bonsai
Jenni Kayne
Soundbox
Apogee Electronics
Cartel
Yoga Glo

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