

905 LILLIAN WAY  
LOS ANGELES, CA 90038

# PRIVATE PRODUCTION COMPOUND WITH SOUNDSTAGE AND SCREENING ROOM

**RIOS DESIGNED INTERIOR AND EXTERIOR**

**VIEW VIRTUAL TOUR**

**PERFECT FACILITY FOR SOCIAL MEDIA  
AND LIVESTREAM PRODUCTION**





# PROPERTY SUMMARY

## ADDRESS

905 Lillian, Los Angeles, CA 90038 - [View Virtual Tour](#)

## RATE

Year 1-2\* \$3.25/MG

Year 3-5+ : Negotiable

## SPACE SIZE

15,759 SF

## PARKING

45 Spaces (\$100/Space)

## FEATURES

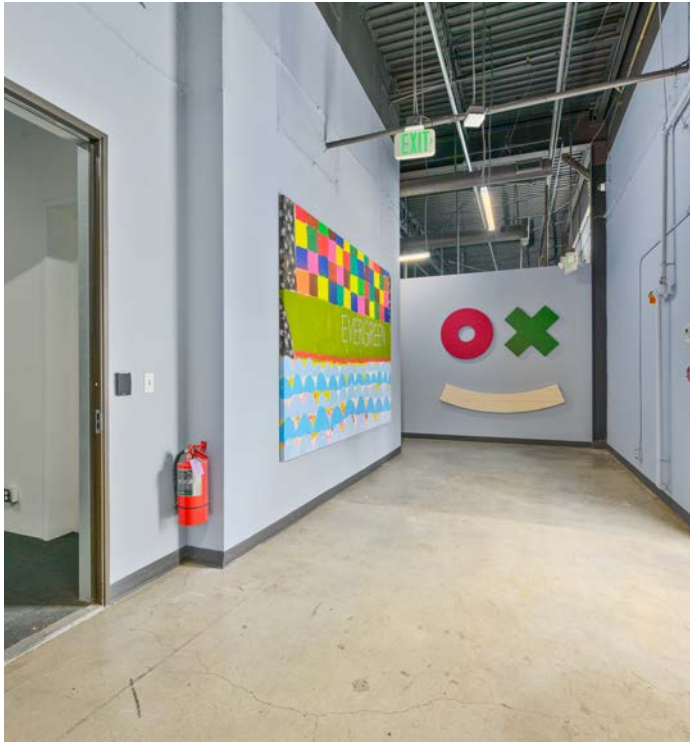
- World-famous design studio and architecture firm RIOS designed all aspects of the facility from the exterior to the interior buildout.
- 1,200 SF soundstage with dock high loading
- Screening room, high ceilings, concrete floors
- Gated parking with private access and multiple entrances
- Edit bays
- Open space
- 1,200a 3ph 277/480 volt power
- Dark fiber connectivity up to 100 Gbps
- Soundproof screening room can be utilized for recording and streaming uses
- Space is serviced by 15 HVAC units
- No Load Factor

\*Subject 3% annual increases

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.

LEE WEST LA

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OFFERING MEMORANDUM



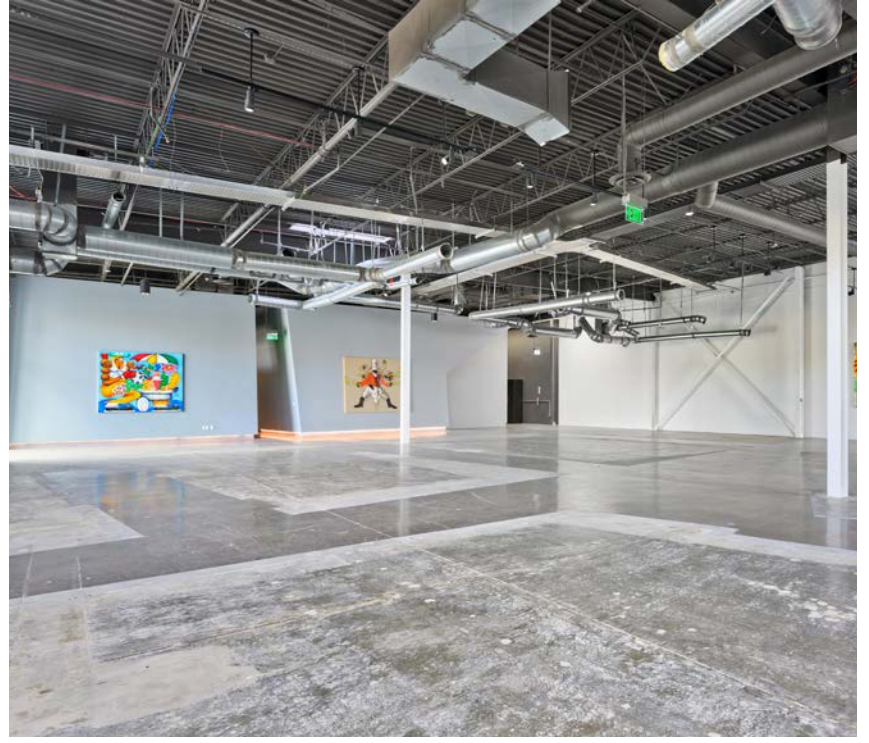
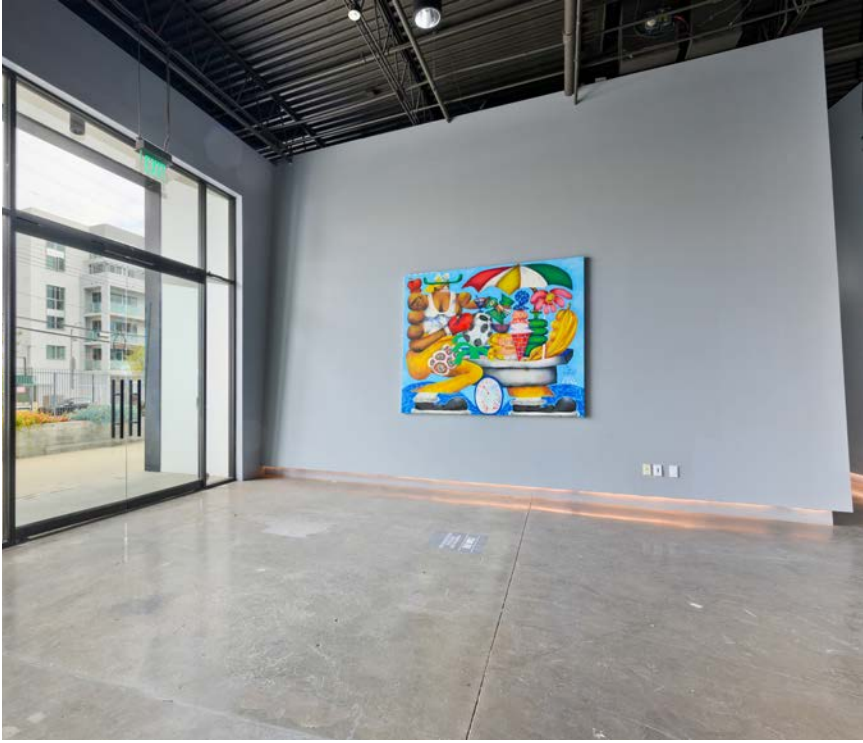
Last User's Configuration







LEE WEST LA



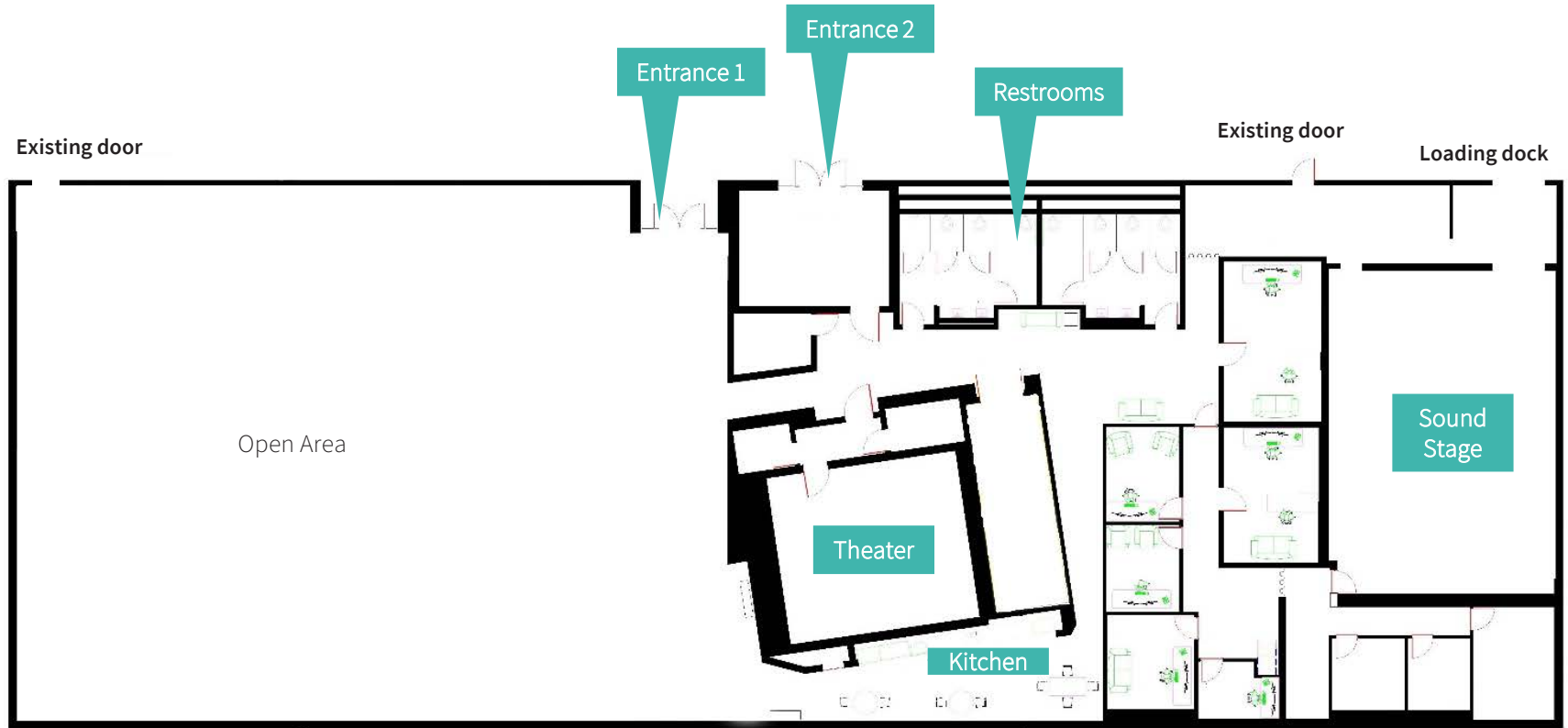
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# FLOOR PLAN

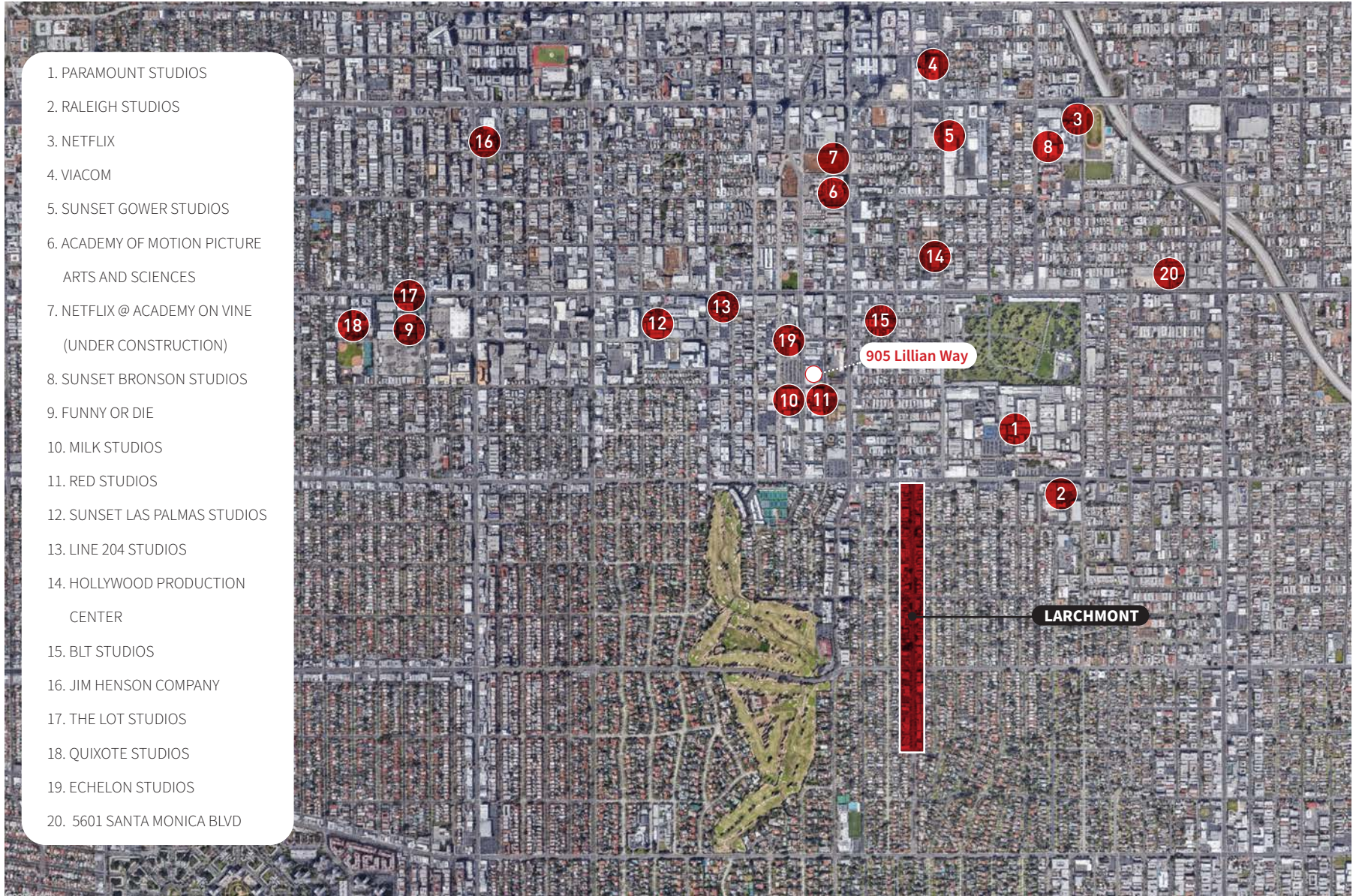


# AMENITY MAP



# STUDIOS MAP

- 1. PARAMOUNT STUDIOS
- 2. RALEIGH STUDIOS
- 3. NETFLIX
- 4. VIACOM
- 5. SUNSET GOWER STUDIOS
- 6. ACADEMY OF MOTION PICTURE  
ARTS AND SCIENCES
- 7. NETFLIX @ ACADEMY ON VINE  
(UNDER CONSTRUCTION)
- 8. SUNSET BRONSON STUDIOS
- 9. FUNNY OR DIE
- 10. MILK STUDIOS
- 11. RED STUDIOS
- 12. SUNSET LAS PALMAS STUDIOS
- 13. LINE 204 STUDIOS
- 14. HOLLYWOOD PRODUCTION  
CENTER
- 15. BLT STUDIOS
- 16. JIM HENSON COMPANY
- 17. THE LOT STUDIOS
- 18. QUIXOTE STUDIOS
- 19. ECHELON STUDIOS
- 20. 5601 SANTA MONICA BLVD



# CONTACTS

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