

905 LILLIAN WAY
LOS ANGELES, CA 90038

PRIVATE PRODUCTION COMPOUND WITH SOUNDSTAGE AND SCREENING ROOM

RIOS DESIGNED INTERIOR AND EXTERIOR



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



PROPERTY SUMMARY

ADDRESS

905 Lillian, Los Angeles, CA 90038

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 the 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

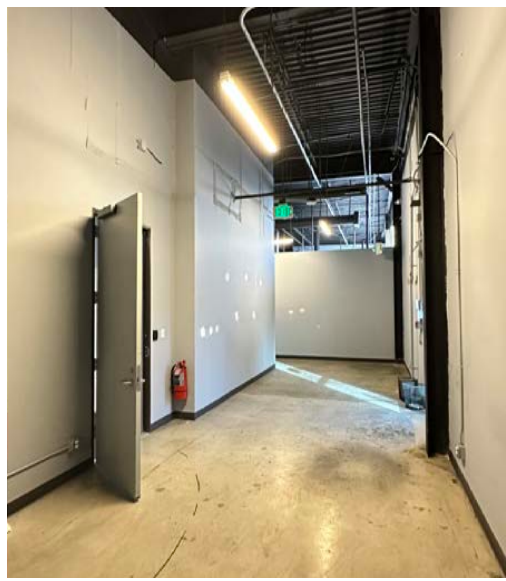
*Subject 3% annual increases



Last User's Configuration



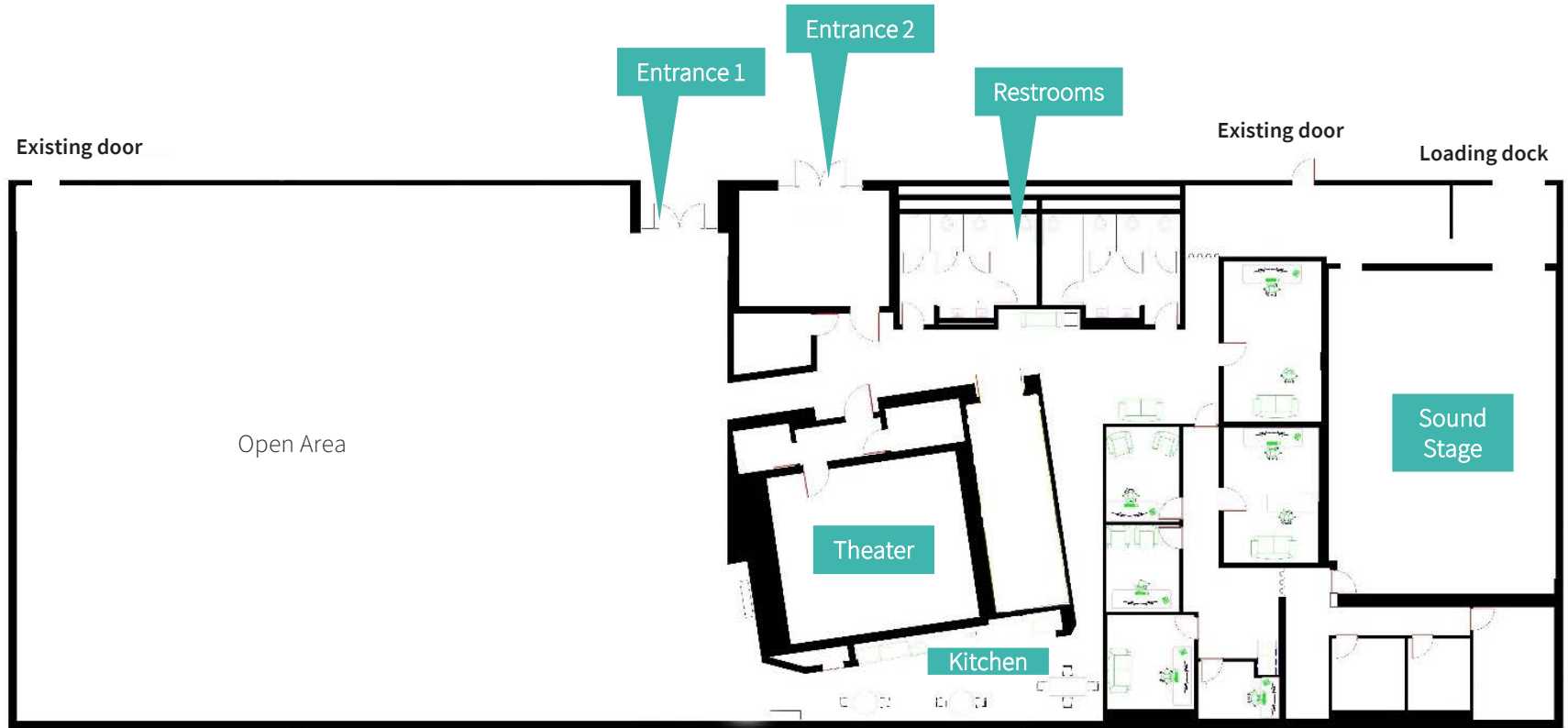
LEE WEST LA



LEE WEST LA



FLOOR PLAN

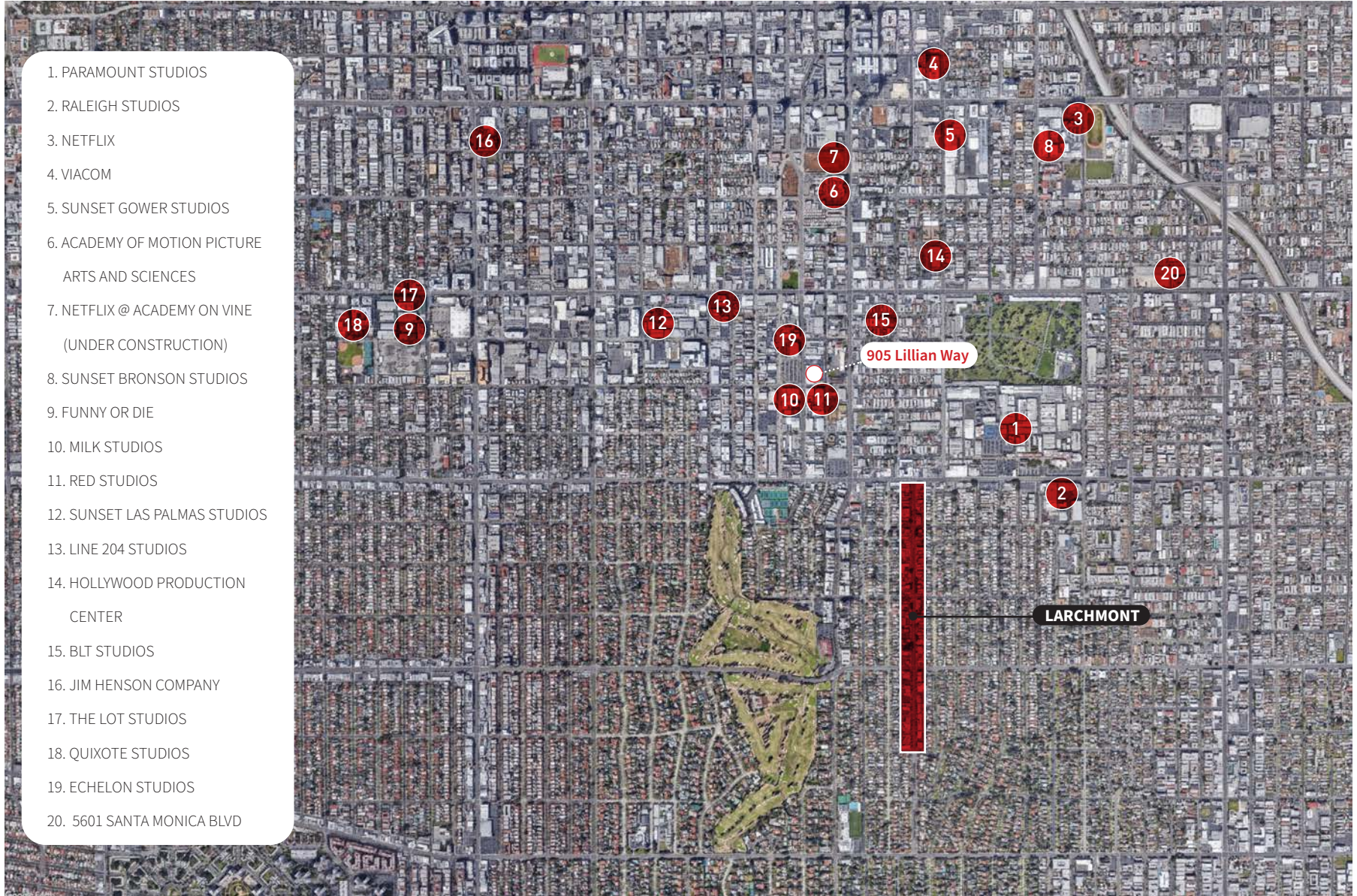


AMENITY MAP



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

905 LILLIAN WAY
LOS ANGELES, CA 90038



10

OFFERING MEMORANDUM

Brad McCoy
BKR DRE 01938098
bmccoy@leewestla.com
310 899 2730

David Wilson
BKR DRE 00822760
dwilson@leewestla.com
310 899 2707

Dylan Mahood, CCIM
AGT DRE 02027002
dmahood@leewestla.com
310 899 2706

Conor Halloran
AGT DRE 02085970
challoran@leewestla.com
310 899 2724