

AVAILABLE
±5,000 SF



COMMERCIAL
REAL ESTATE
the sign of a profitable property

ORANGE DR

SANTA MONICA BLVD

CREATIVE STUDIO AVAILABLE FOR LEASE IN HOLLYWOOD

7000 Santa Monica Blvd., Los Angeles, CA 90038



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

7000 Santa Monica Blvd., Los Angeles, CA 90038



APPROX. 5,000 SF

CREATIVE STUDIO

- ✓ The space includes 6 private offices, 2 conference rooms, 3 separated bullpen areas, a full kitchen, a loft office, and a reception area.
- ✓ There is a garage door, which is currently not operable, but there is potential to convert it to be functional.
- ✓ Current tenant leases 4 tandem parking spaces at the neighboring property to the south, with overflow parking available for rent at the end of the block.
- ✓ Full or partial sublease available - possibility of long-term direct lease.
- ✓ Former historic recording studio location has been upgraded and is currently used as creative office for a production company. Originally built by Victor (RCA), it later became Radio Recorders. Content that has been produced here has been by the likes of Elvis, Chet Baker, Jimmie Rodgers, Louis Armstrong, Stevie Wonder, Bing Crosby, Nat Cole, Lil Jon, Xzibit, No Doubt, Guns n Roses, etc. Since 2008, it has been a creative content production studio where numerous video and digital projects have been produced.

AREA AMENITIES

- ✓ Located in the heart of the Hollywood Production and Creative landscape, the immediate area offers transportation, services, and many supportive amenities with long operating hours. The central location makes it an ideal destination for workers from a large radius.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	55,193	383,634	926,376
 Avg. HH Income	\$93,472	\$102,232	\$97,466
 Daytime Pop	45,998	323,087	774,847
 Traffic Count	± 47,376 CPD ON STREET		

CREATIVE STUDIO
HOLLYWOOD

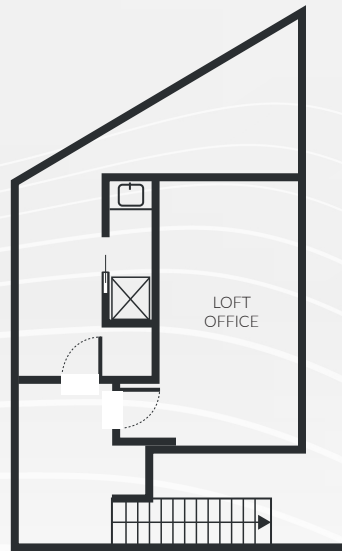
INTERIOR PHOTOS

7000 Santa Monica Blvd., Los Angeles, CA 90038



FLOOR PLAN

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EXISTING SECOND LEVEL FLOOR PLAN



EXISTING FIRST LEVEL FLOOR PLAN

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Sleep



BEST BUY

SUBWAY

TRADER JOE'S



Ralphs



citi



Public Storage

Smart & Final.

SPROUTS FARMERS MARKET

AT&T



AutoZone

CVS pharmacy



Walgreens

Chick-fil-A

Bobatime



IHOP

99c only STORES

AERIAL MAP



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