

Studio and Sound Production Stages Available for Lease

1143 N. Vine St., Los Angeles, CA 90028



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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 footage 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.

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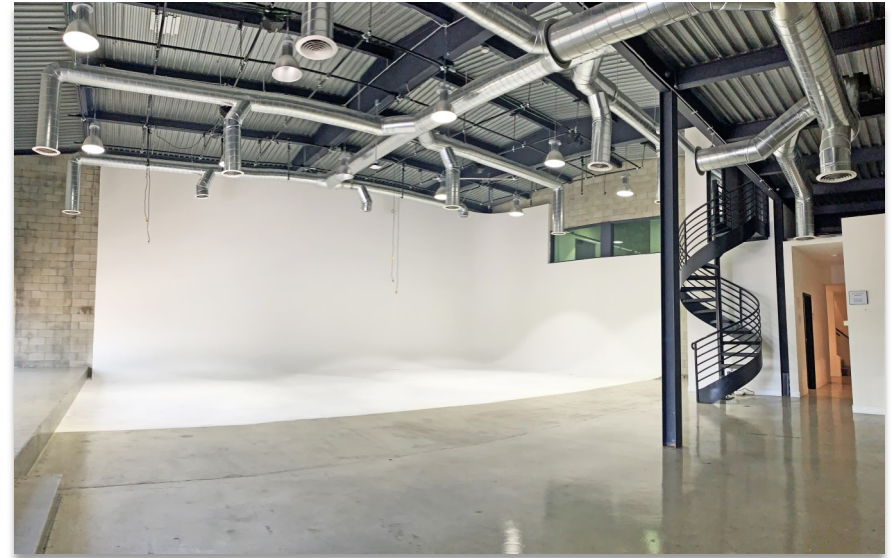
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PROPERTY FEATURES

- Freestanding approx. 10,413 SF two-story production studio
- Two production stages, both with high clear ceilings and cyclorama walls
- Existing double doors for loading
- Gated parking area with 12 parking stalls, up to 15 with valet
- Equipment elevator, multiple restrooms, kitchen and storage space
- 10 person office on ground level, 5 person production office, and edit bay
- Remaining lighting grills/speed rails and camlock connectors in place
- 1,000 amp, 3 phase power
- Property uses LADWP
- \$2,000,000 buildout by Sephora for their internal media production house (video, commercial, print, stills, and social media)

AREA AMENITIES

- Surrounded by the media capital of Hollywood Studios, post houses, media companies, restaurants, clubs, services, freeways, hospitals, etc.



DEMOS	1 Mile	3 Mile	5 Mile
Population	61,705	453,372	1,021,711
Avg. HH Income	\$77,492	\$91,534	\$92,818
Daytime Pop	51,179	373,665	836,237
Traffic Count	± 48,696 cars per day		



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FIRST FLOOR PLAN



***NOT TO SCALE**



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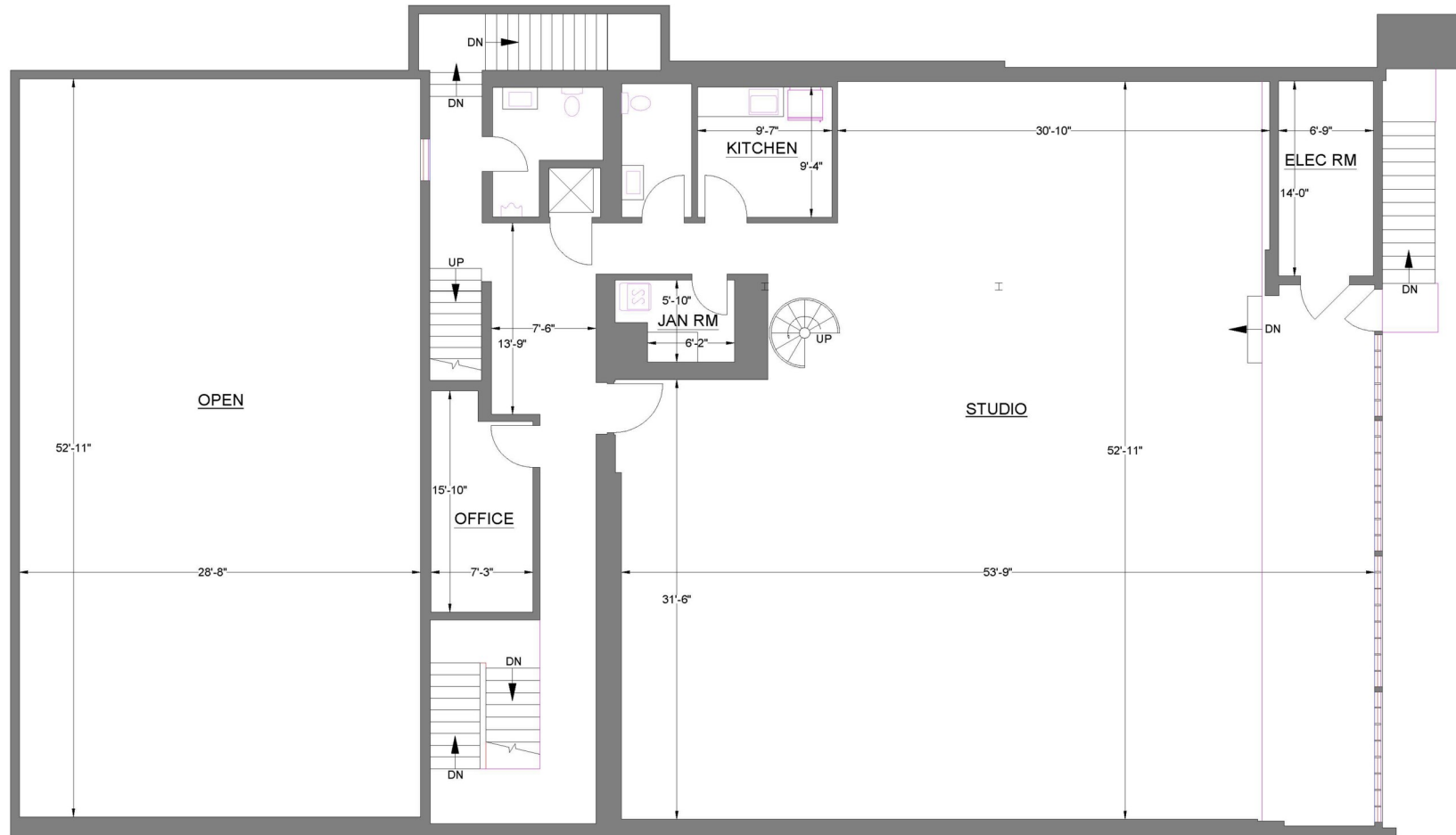
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SECOND FLOOR PLAN



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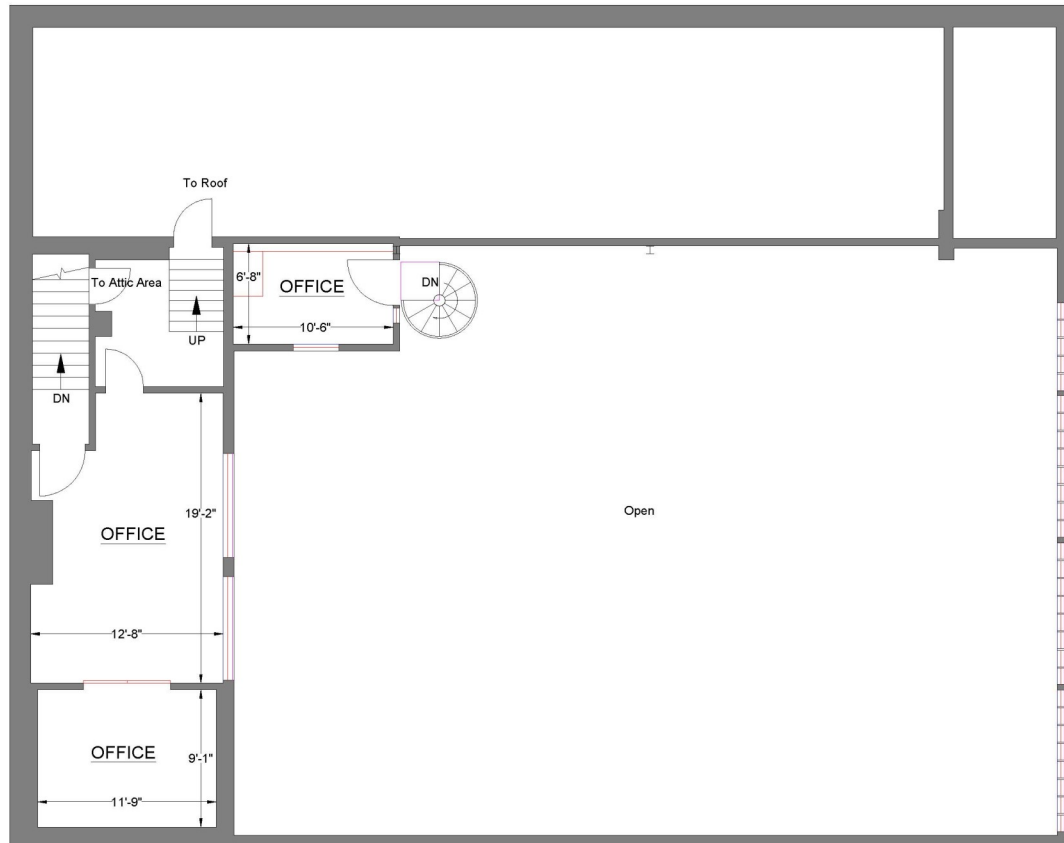
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THIRD FLOOR PLAN



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