

# OFFICE SPACE FOR LEASE

## 10960 Ventura Boulevard, Studio City | CA



Building Rendering

For more information please contact:

**Stacy Vierheilg-Fraser**  
**818.933.0313**

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DRE#00986794



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**Available:** 1st Floor - ±2,700 SF  
2nd Floor - ±6,200 SF

**Lease Rate:** \$2.60/SF Modified Gross  
(Tenant pays prorated utilities, trash, janitorial and interior and HVAC maintenance plus CAM charges of approx. \$75.00/month)

**Term:** 2-5 Years

**Parking:** 2/1000 in adjacent lot (gated) and offsite lot (gated)

**Available:** Immediate

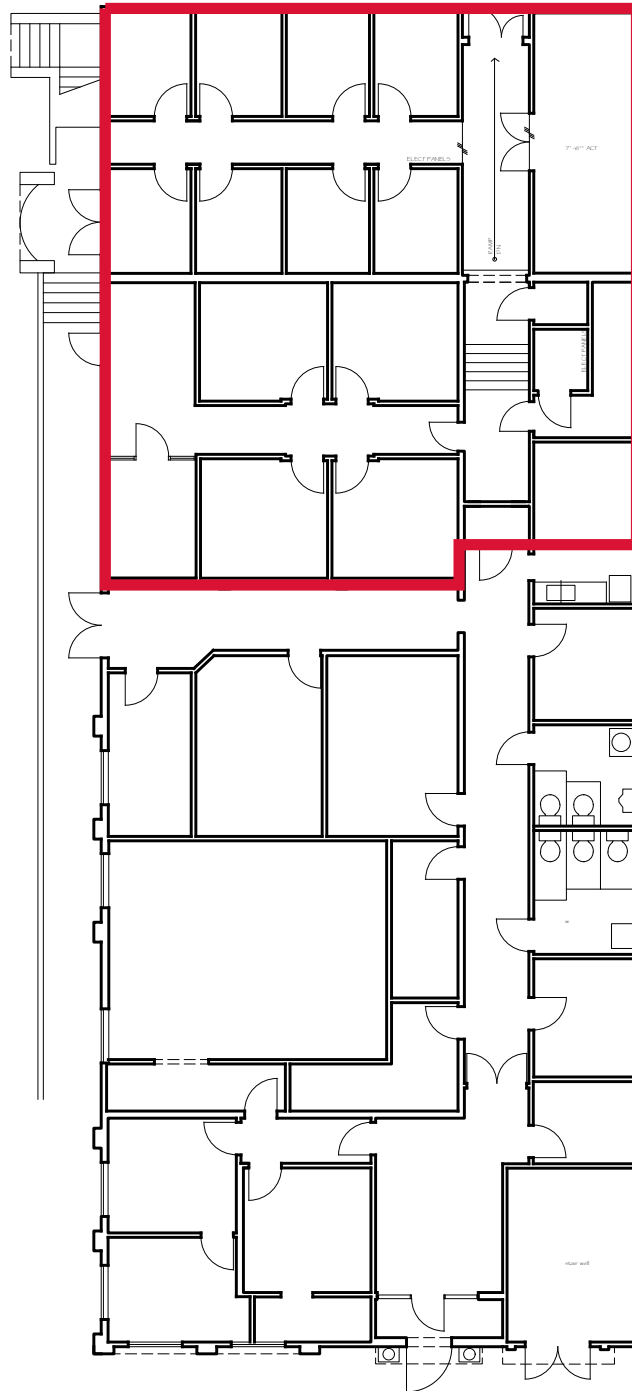
**Features:**

- Perfect for entertainment users/production
- Signage
- Hardwood Floors
- Kitchen
- Private Restrooms
- Private Entrance
- Drywall Ceilings
- Lobby Area
- High Ceilings

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## FIRST FLOOR PLAN



NOT TO SCALE

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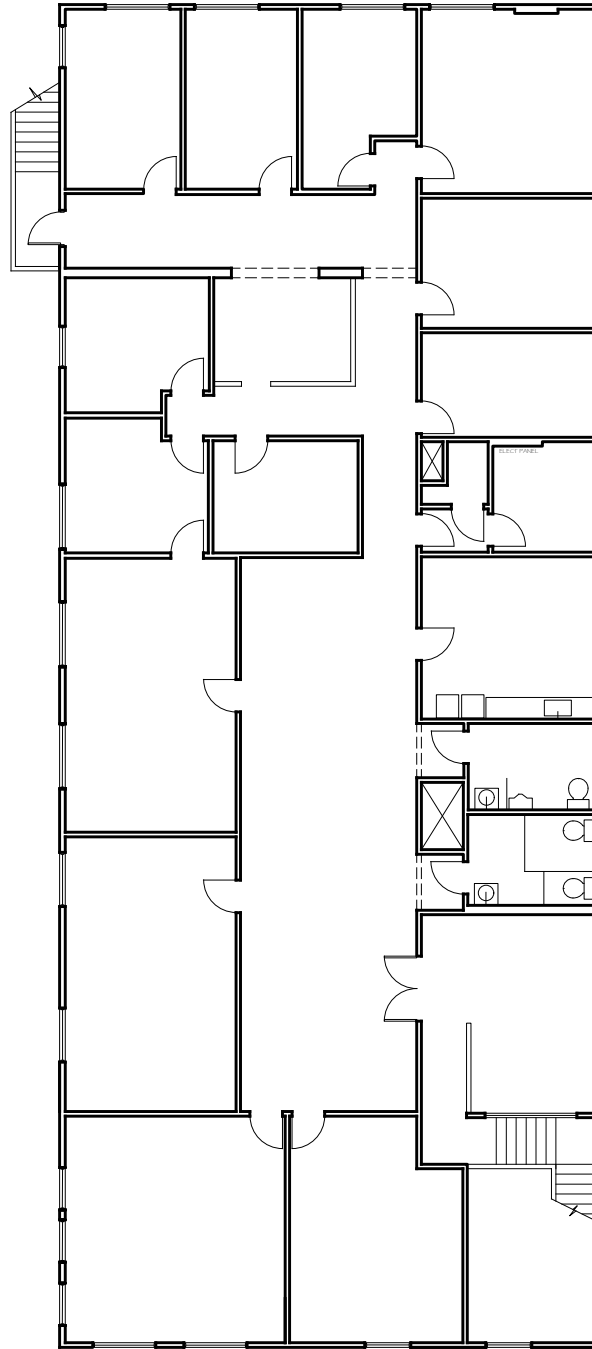


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## SECOND FLOOR PLAN



NOT TO SCALE

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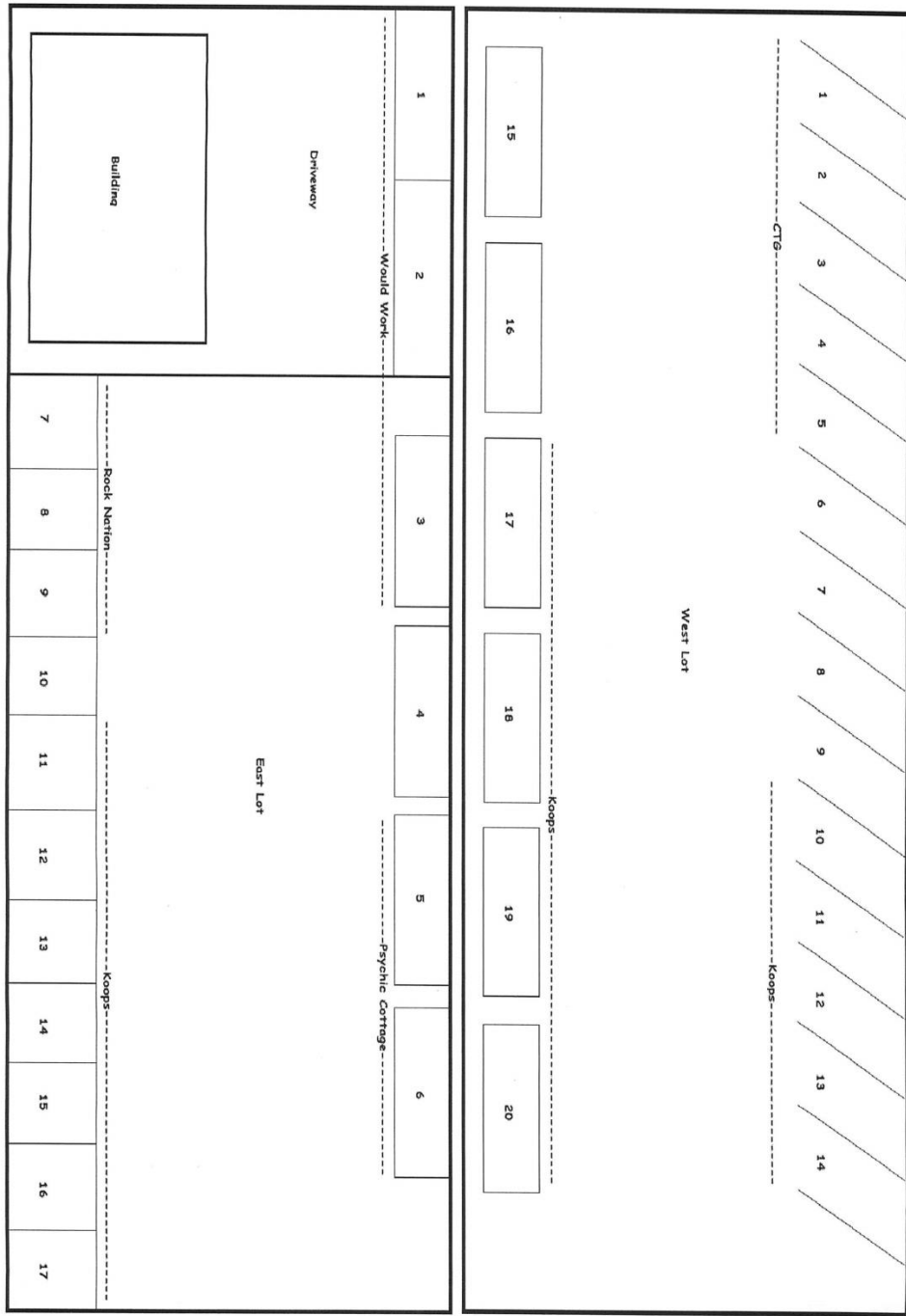


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## PARKING PLAN



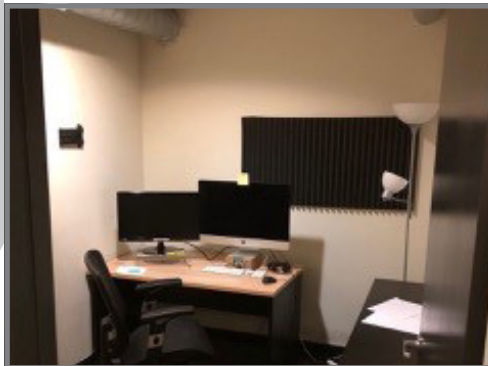
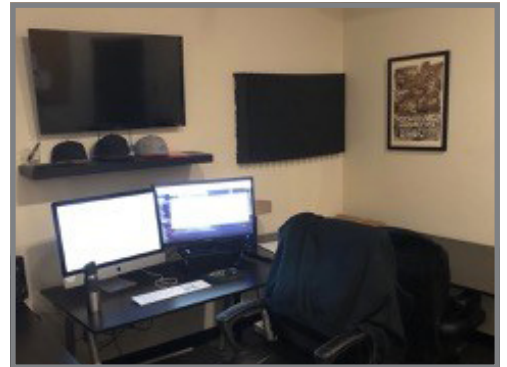
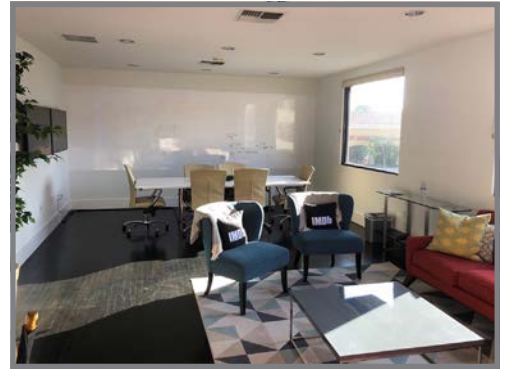
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