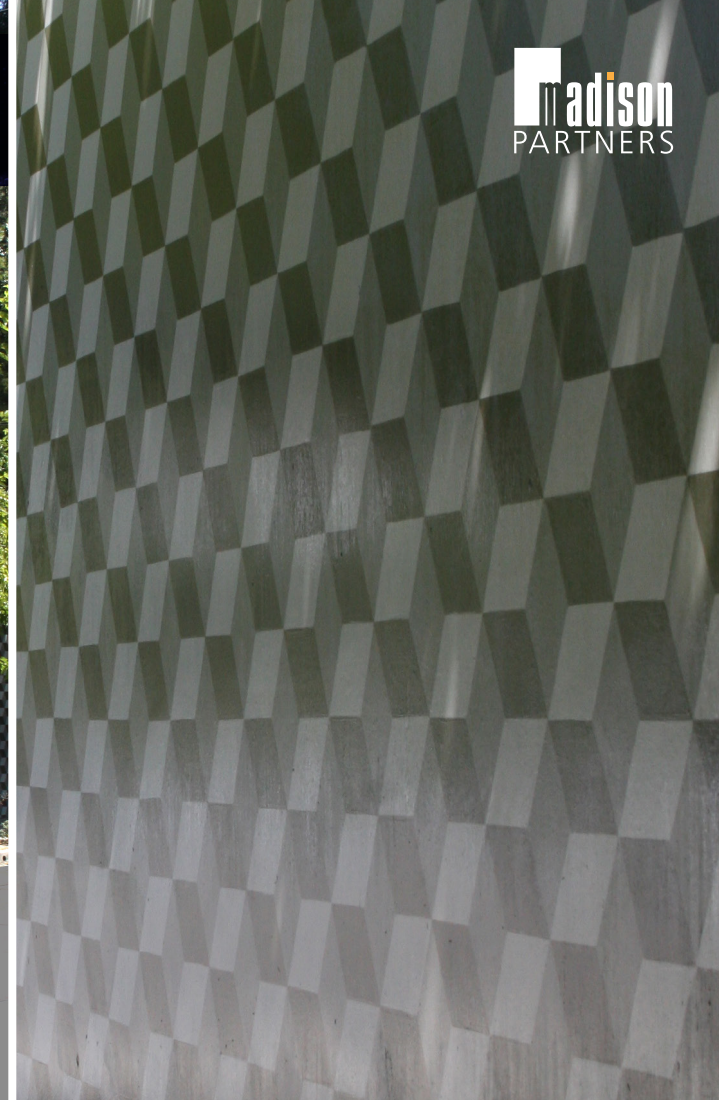


**SALE OR LEASE OPPORTUNITY:
CREATIVE | OFFICE | ART STUDIO**



3371
CAHUENGA BLVD W.
UNIVERSAL CITY



3371
CAHUENGA BLVD W.
UNIVERSAL CITY

PROPERTY DETAILS

Address	3371 Cahuenga Boulevard West
City, State, Zip	Los Angeles, CA 90068
Building Size	± 2,720 SF (buyer to verify)
Use	Creative / Office / Art studio
Sale Price	NEW PRICING - \$1,768,000
Available	Building Available for Occupancy January 1, 2020

THE OFFERING

3371 Cahuenga Boulevard West offers the rare opportunity to lease or purchase a meticulously maintained property in close proximity to Media District Burbank and Hollywood.

Just off the 101 Freeway, the building has been home to Moving Art and Backlight Films since 2007. Ample power and air conditioning make this the perfect home for a recording studio or another production user—while high ceilings are highly desirable for the creative office user.

LA Fitness is within walking distance, as are numerous restaurants, banks, and the US Post Office. The parking lot behind the building allows for up to six cars, and additional metered parking is located within close proximity.

3371

CAHUENGA BLVD W.
UNIVERSAL CITY

LANKERSHIM BLVD

UNIVERSAL STUDIOS






CAHUENGA BLVD

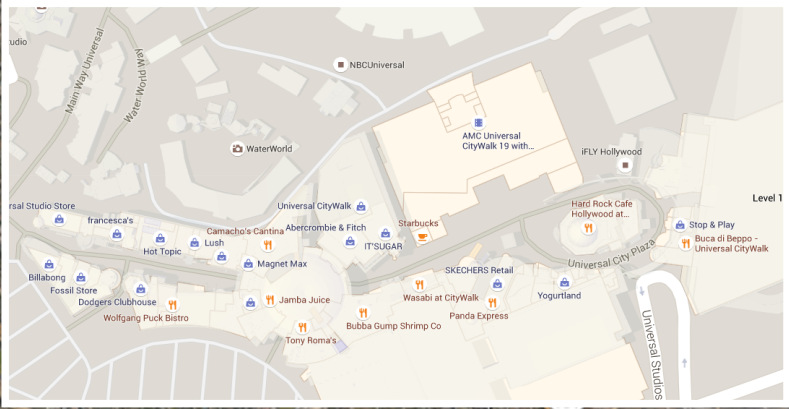
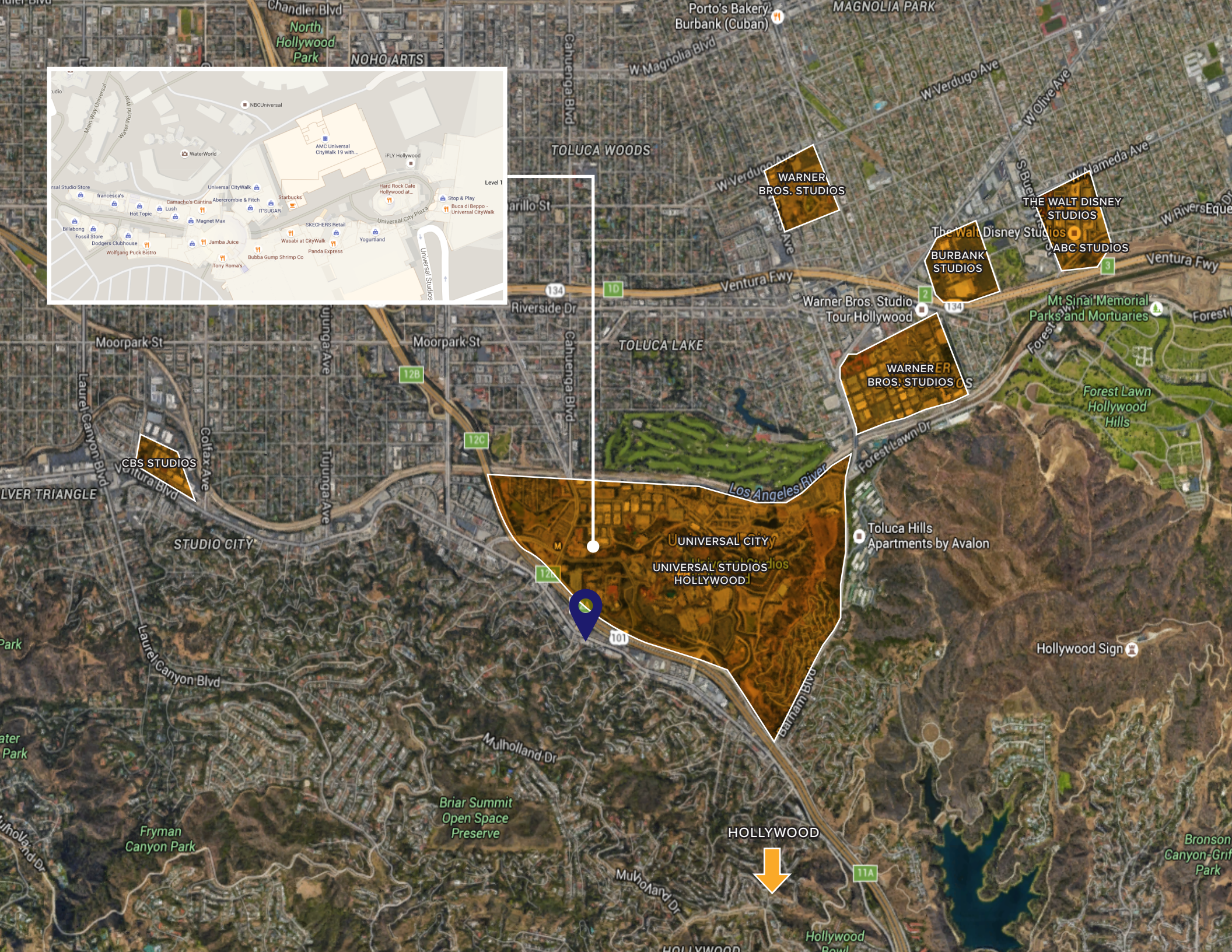
101 FREEWAY

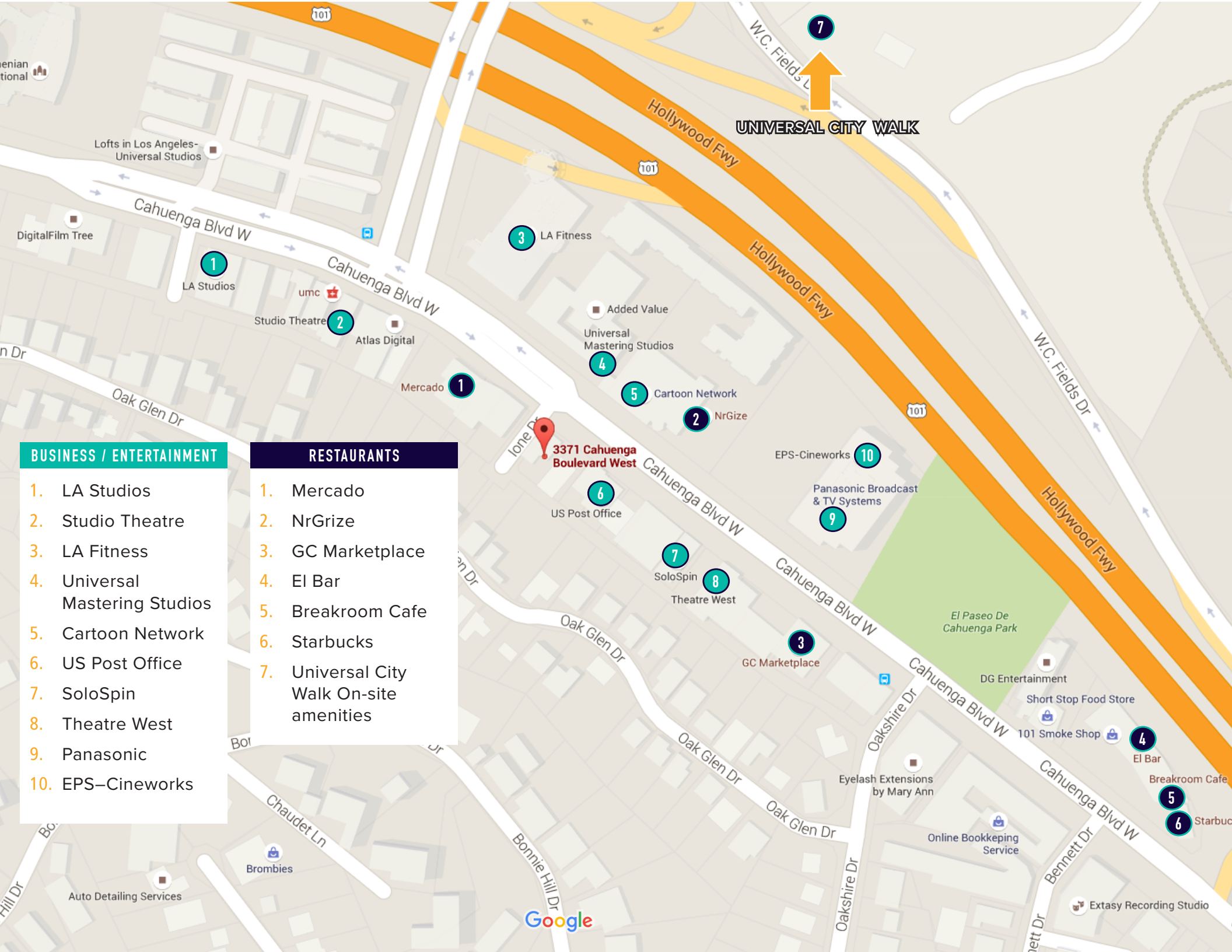






-  No parking
-  1 hour parking : 8am - 6pm
-  2 hour metered parking : 8am - 6pm
-  10 hour parking : 8am - 6pm
-  All day parking





BUSINESS / ENTERTAINMENT

- 1. LA Studios
- 2. Studio Theatre
- 3. LA Fitness
- 4. Universal Mastering Studios
- 5. Cartoon Network
- 6. US Post Office
- 7. SoloSpin
- 8. Theatre West
- 9. Panasonic
- 10. EPS-Cineworks

RESTAURANTS

- 1. Mercado
- 2. NrGrize
- 3. GC Marketplace
- 4. El Bar
- 5. Breakroom Cafe
- 6. Starbucks
- 7. Universal City Walk On-site amenities



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