

# 3501 Cahuenga Boulevard West

Los Angeles, CA 90068

**FREESTANDING FLEX  
BUILDING FOR LEASE**

**UNIVERSAL CITY ADJACENT**



Charles Dunn

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**CHARLES DUNN COMPANY, INC.**

12925 Riverside Drive, Suite 201 | Sherman Oaks, CA 91423 | Lic. #01201641 | charlesdunn.com

# PROPERTY DETAILS

3501 Cahuenga Boulevard West is a freestanding flex building in Universal City.

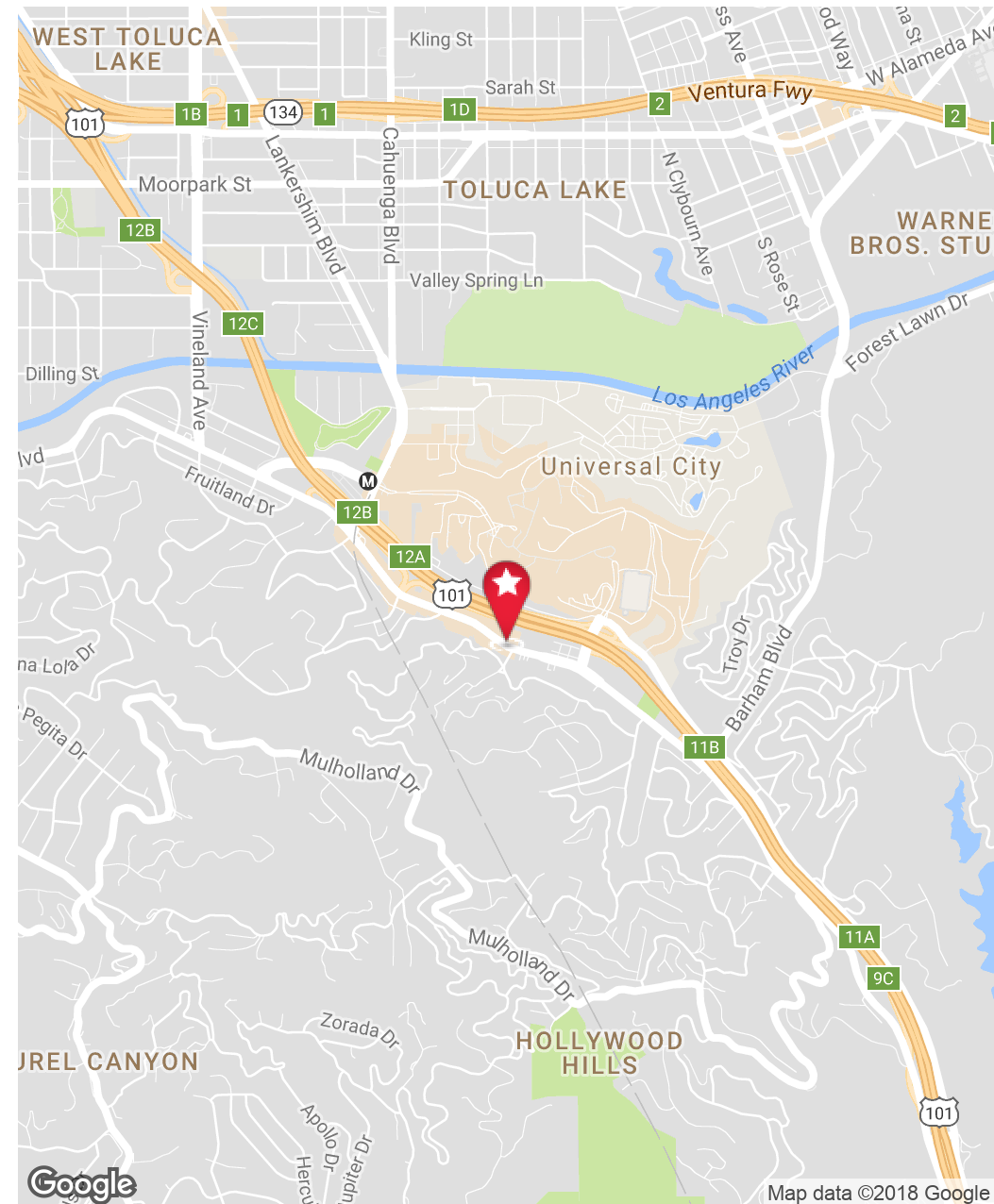
## PROPERTY FACTS

Available:	±7,800 SF
Lease Rate:	\$2.45/SF Modified Gross Tenant pays utilities, janitorial, trash, and interior, common, and HVAC maintenance.
Parking::	±23 parking spaces free of charge
Term:	3-10 years

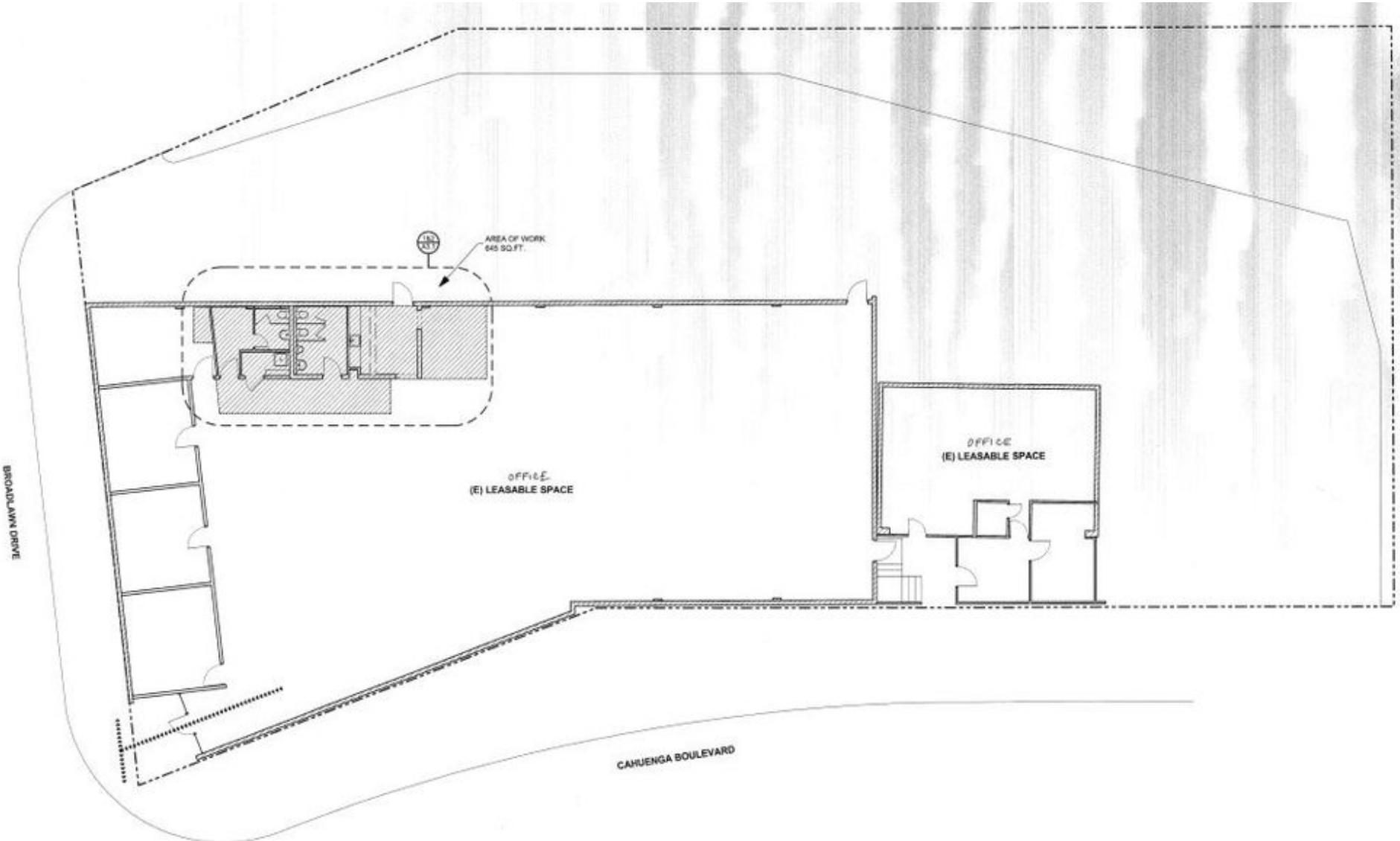
## PROPERTY HIGHLIGHTS

### New Ownership!

- New roof
- New restrooms
- New kitchen
- Concrete floors
- Exposed ceiling (± 10-12 ft. clearance)
- 3 Phase power
- 19-ton HVAC
- Flexible Tenant Improvements



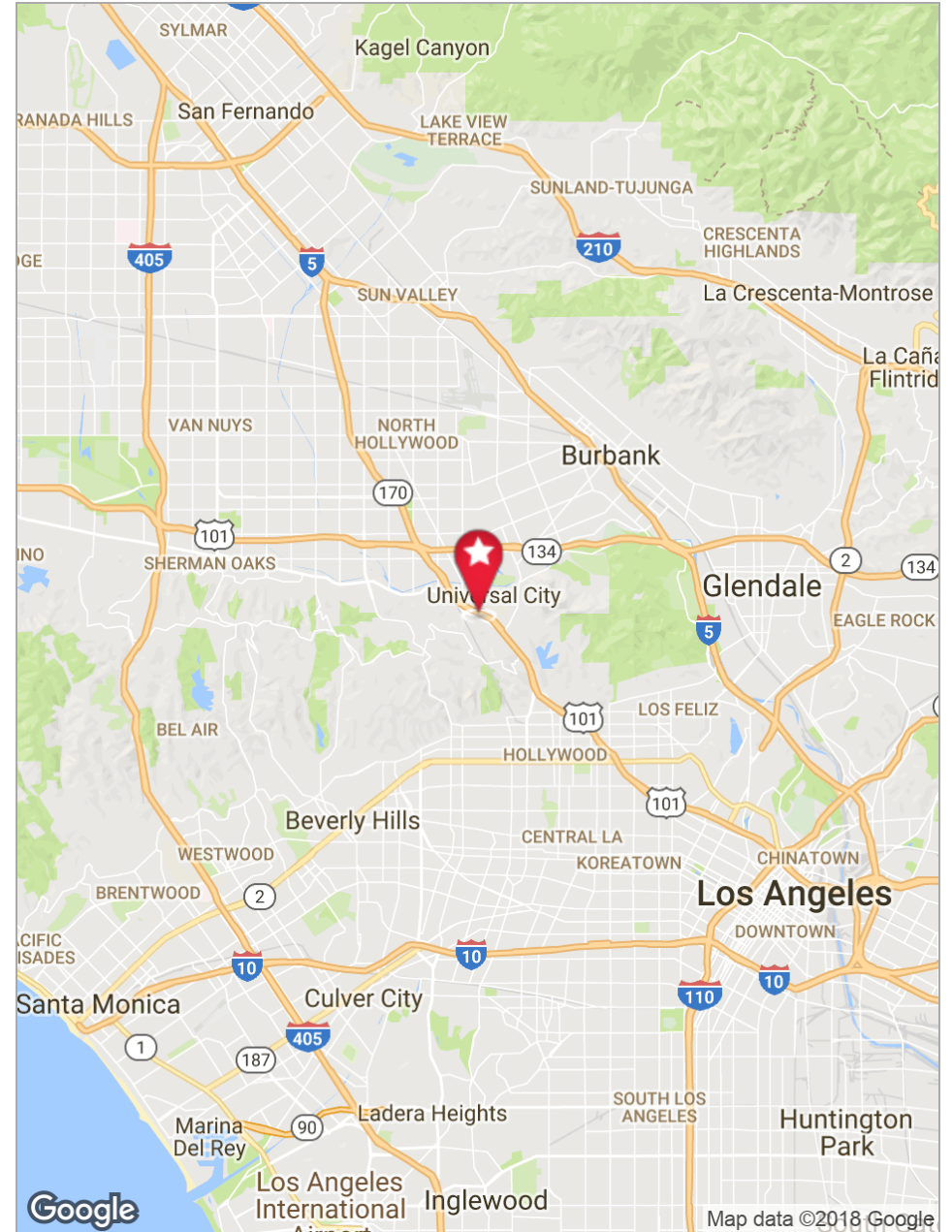
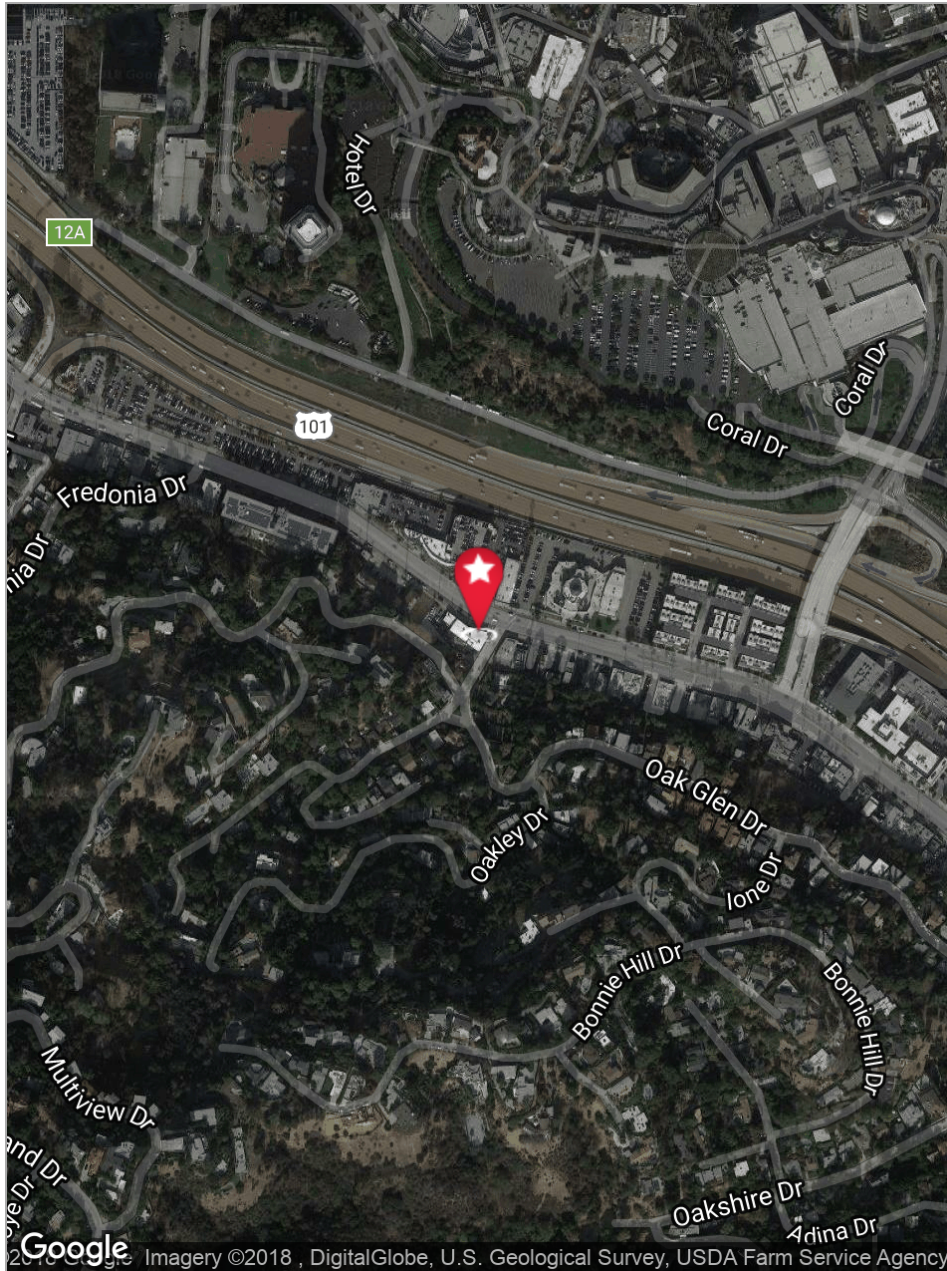
# FLOOR PLANS



# PROPERTY PHOTOS



# PROPERTY MAPS



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