

3375 BARHAM BLVD

LOS ANGELES, CALIFORNIA 90068

FOR SALE OR FOR LEASE
7,928 SF TURN-KEY PRODUCTION STUDIO



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FOR LEASE: \$3.95/SF/MG

FOR SALE: \$7,900,000

ADDRESS:	3375 BARHAM BLVD LOS ANGELES, CA 90068
PARCEL # (APN):	5579-008-030
LAND USE:	COMMERCIAL - OFFICE BUILDING
BUILDING AREA:	7,928 SF
LOT AREA:	8,107 SF (0.19 ACRES)
PARKING:	15 PARKING STALLS IN SECURED LOT + GARAGE
ZONING:	CR - 1LV
YEAR BUILT:	1979; EXTENSIVELY RENOVATED
STORIES:	2

PROPERTY HIGHLIGHTS:

- **Rare Owner-User or Single-Tenant Opportunity**
- **Additional Income from Cell Tower and Billboard Lease**
- **15 Private Offices / 14 Workstations**
- **Private Patio**
- **Sound Booth**
- **Sound Engineering Room**
- **4 Editing Bays**
- **Private Screening Room Seats 27**
- **Fiber Connectivity**
- **Enclosed Garage / Storage Area**

LOCATION HIGHLIGHTS:



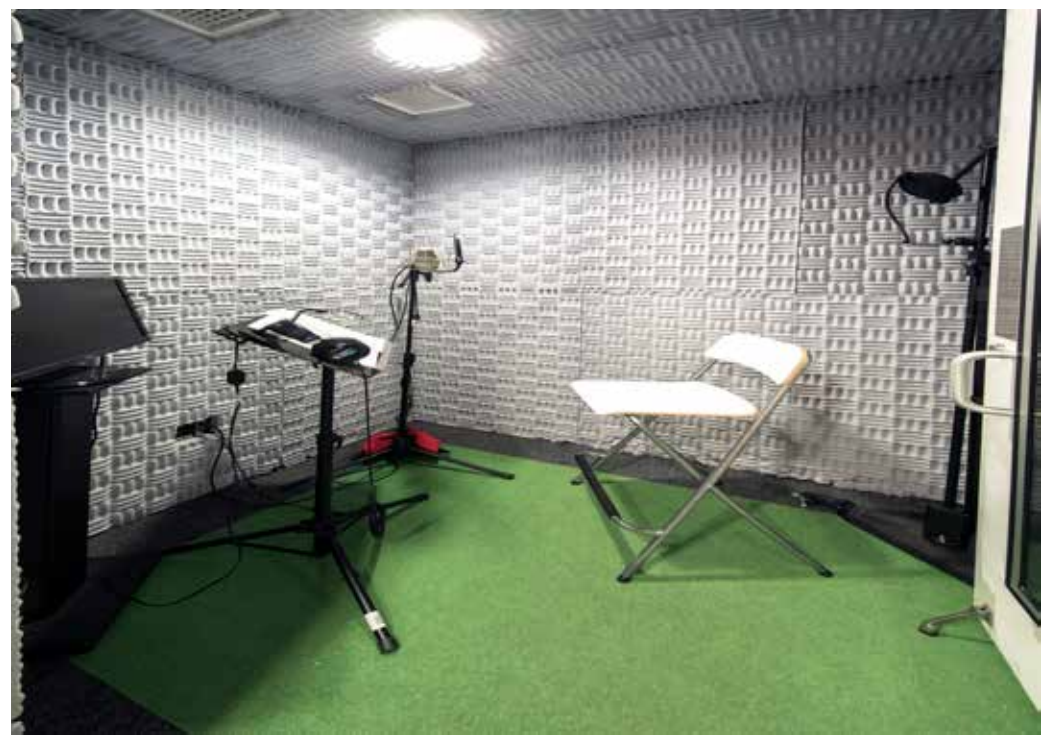
Access to the 134 and 101 Freeways



Prominent Visibility on Barham Boulevard



Adjacent to Universal Studios City Walk





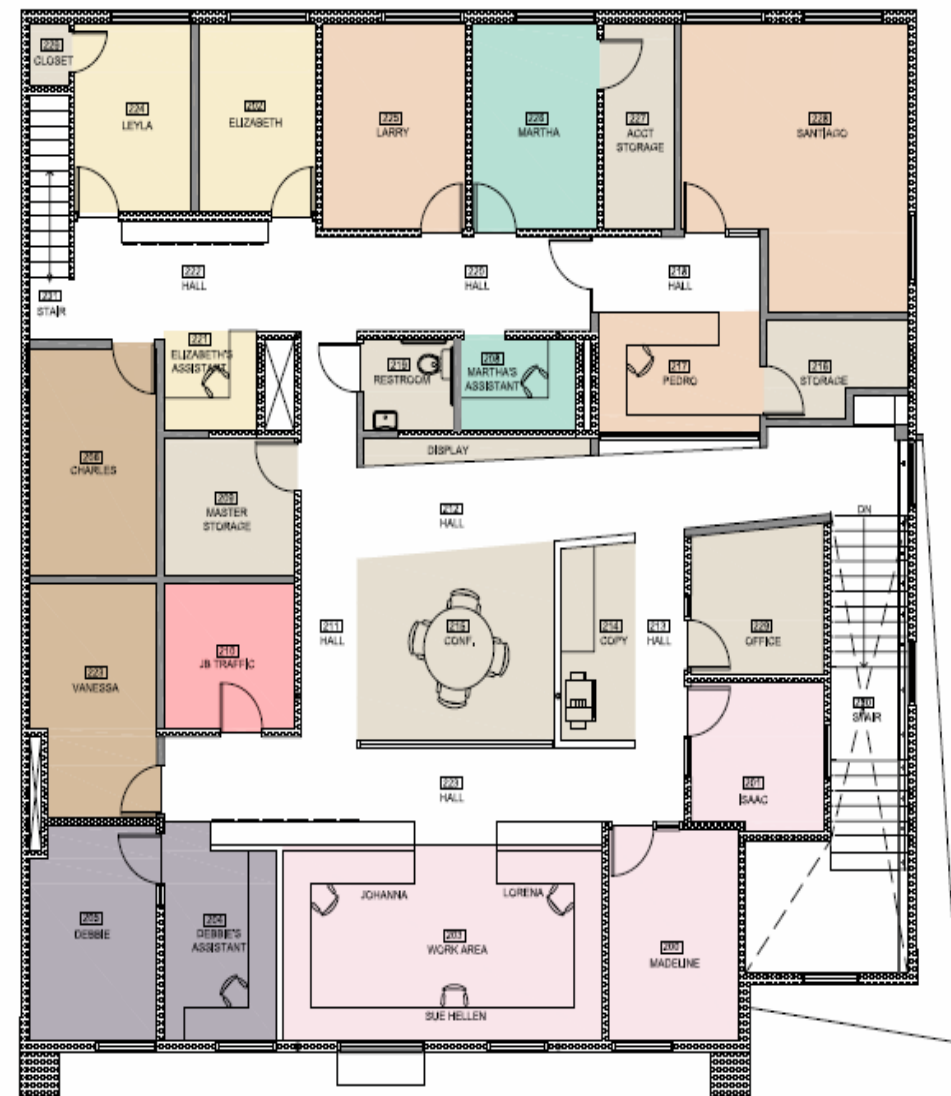
FLOORPLAN - FIRST FLOOR



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

OFFICES: 2
WORK STATIONS: 7

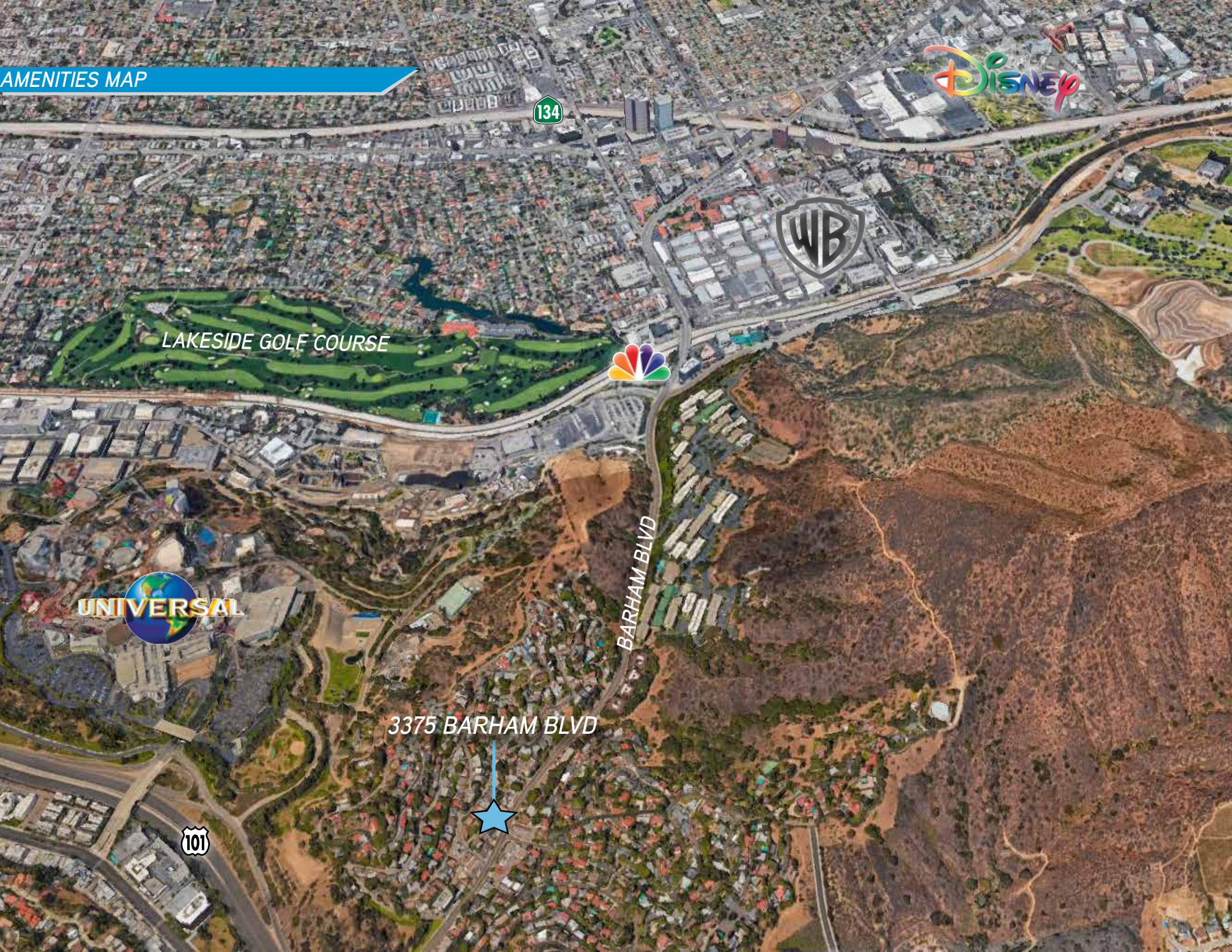
FLOORPLAN - SECOND FLOOR



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

OFFICES: 13
WORK STATIONS: 7

AMENITIES MAP



134



LAKESIDE GOLF COURSE



BARHAM BLVD

3375 BARHAM BLVD



101

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