



3575 CAHUENGA
BOULEVARD

3575 CAHUENGA BOULEVARD

PRIME OFFICE SPACE AVAILABLE
FOR LEASE IN UNIVERSAL CITY/STUDIO CITY



BUILDING RENOVATIONS: NEW LOBBY • NEW HALLWAYS • NEW RESTROOMS • NEW TENANT PATIO

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DETAILS

3575 CAHUENGA BOULEVARD

3575 Cahuenga Blvd was one of the original buildings built in the area to cater to the entertainment industry and now with building-wide renovations under way it is a great opportunity to have your business in a prime area surrounded by major entertainment companies as well as popular retail and food establishments.

Be a part of an entertaining community of tenants and join with

- Advanced Digital Services
- Atlas Digital
- Sony Films
- Mad Minds Digital
- Lightbox Entertainment and more great tenants



BENEFITS & FEATURES

Many Suites Have Usable Balconies

10,000± SF Outdoor Patio Seating Area

After-Hours HVAC Easily Accessible

Food & Retail Amenities Surround the Offices

Easy Access to 101/134/170 Freeways

Quick & Easy Access to Hollywood & Burbank

AVAILABLE

Office Suites: 985 SF to ± 9,214 SF

Ground Floor: 2,757 SF

See floorplans for actual suites & square footage

LEASE RATE

Office Suites: \$2.95 FSG

PROMOTION*

\$2 PSF Tenant Moving Allowance

\$1 PSF Broker Bonus

**New 3-Year Lease*



FLOOR PLANS

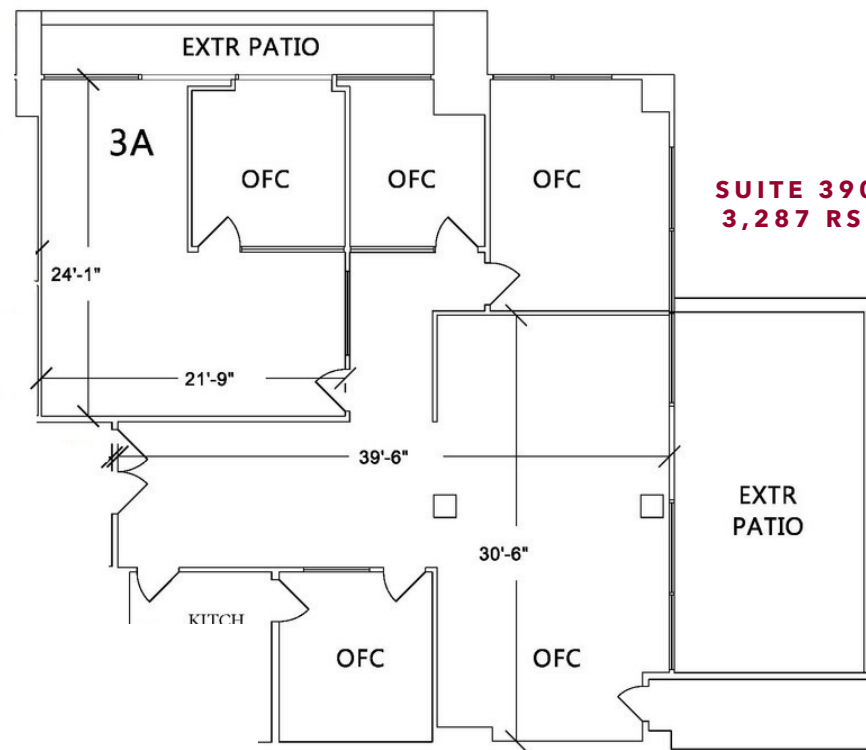
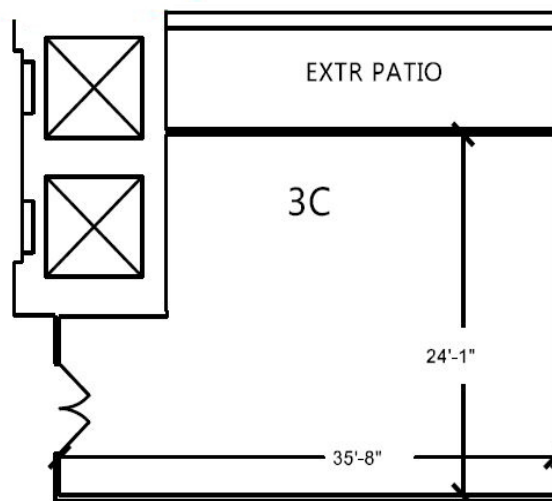
3575 CAHUENGA BOULEVARD

3RD FLOOR

- Two Private Balconies
- Glass Walls and Wood Floors
- Kitchen
- Corner Suite

3RD FLOOR

- Private Balconies
- Wood Floors
- Directly off Elevator



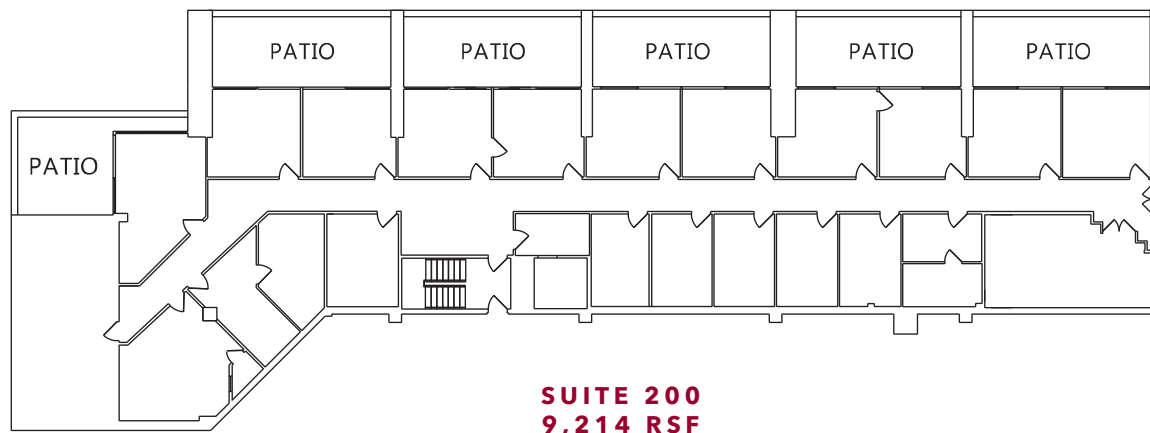
SUITE 390
3,287 RSF

SUITE 305
1,042 RSF

FLOOR PLANS

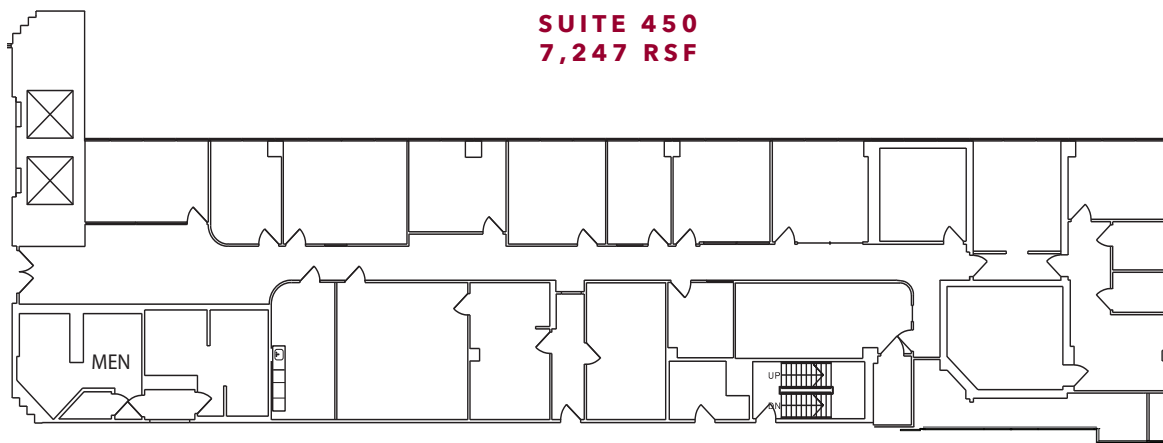
3575 CAHUENGA BOULEVARD

2ND
FLOOR



- Elevator Lobby Identity
- Extensive Private Patios

4TH
FLOOR

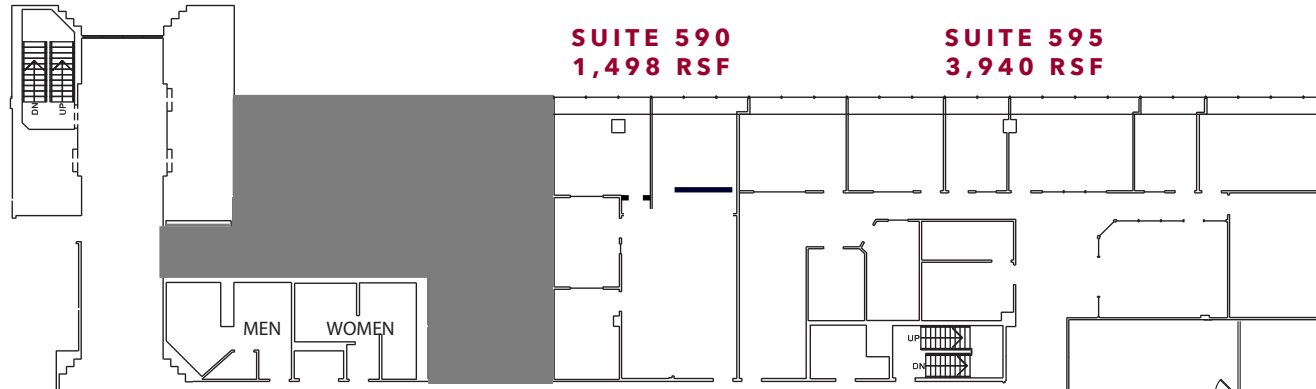


- Double Corner Bright Space
- Direct Access to Large Outdoor Patio

FLOOR PLANS

3575 CAHUENGA BOULEVARD

5TH
FLOOR



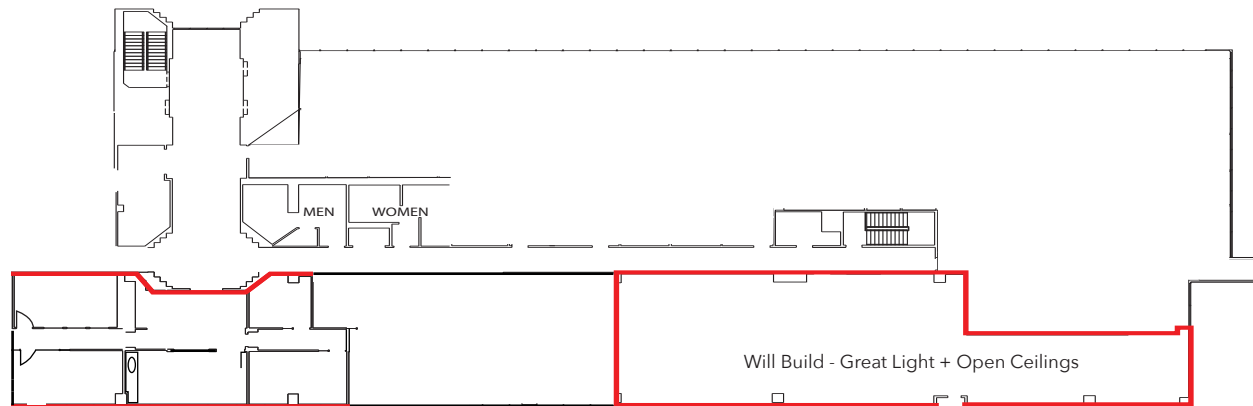
SUITE 590
1,498 RSF

SUITE 595
3,940 RSF

- 8-11 Offices
- Conference Room
- Kitchen
- IT Room

***Suites can be combined for 5,438 RSF**

6TH
FLOOR



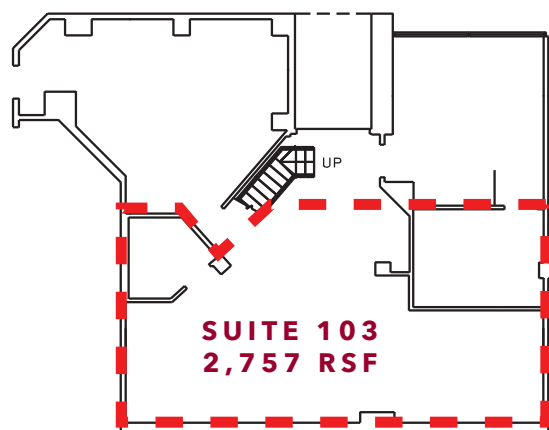
SUITE 600
2,518 RSF

SUITE 690
4,030 RSF

- Build to Suit
- Corner Suite
- High Exposed Ceilings
- Mountain Views

FLOOR PLANS

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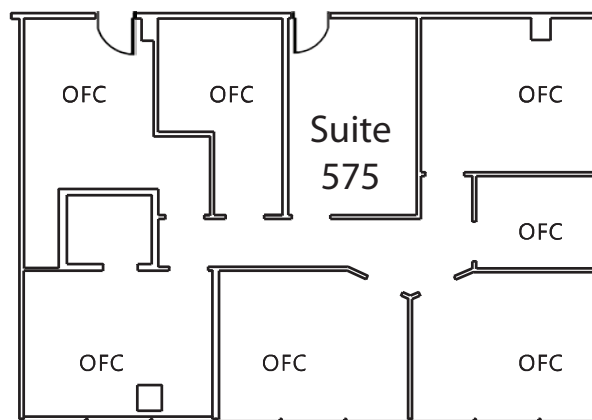


 = MEZZANINE

- Double Height Ceilings
- Street Frontage
- Mezzanine

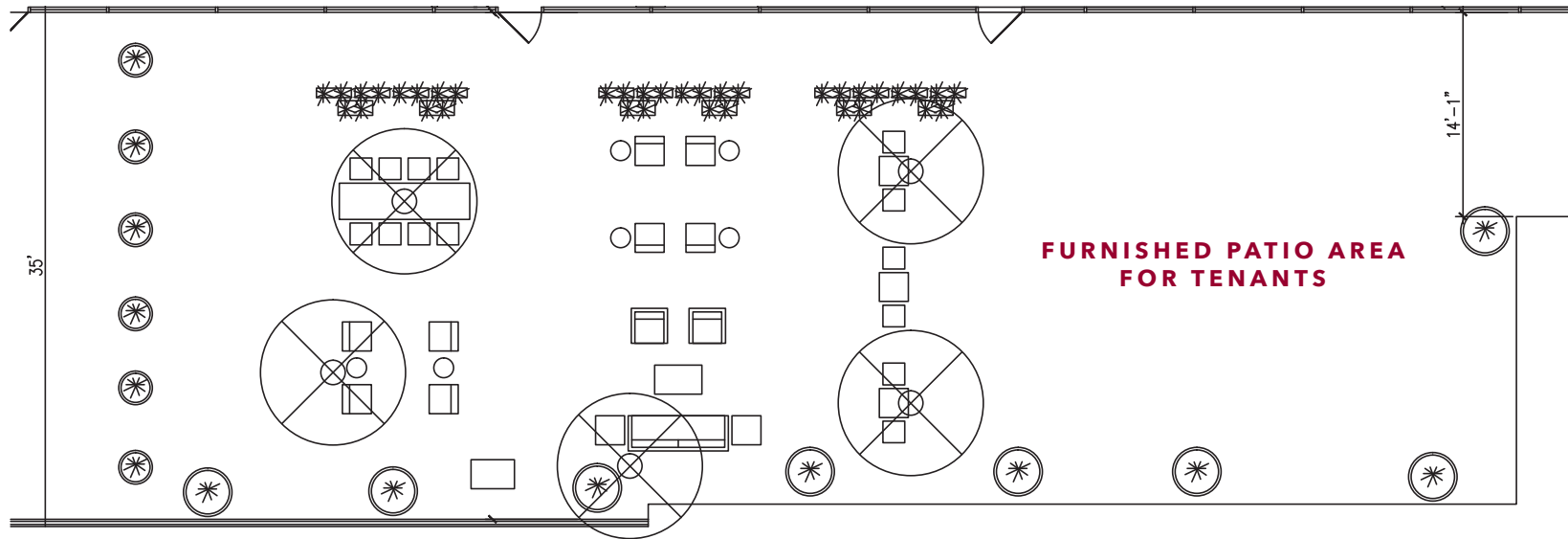
1ST FLOOR
(NOT TO SCALE)

SUITE 575
1,824 RSF



Tenant Outdoor Patio Amenities

3575 CAHUENGA BOULEVARD





PROPERTY ACROSS
FROM UNIVERSAL STUDIOS



EASY ACCESS TO
U.S. HIGHWAY 101



AREA AMENITIES

3575 CAHUENGA BOULEVARD



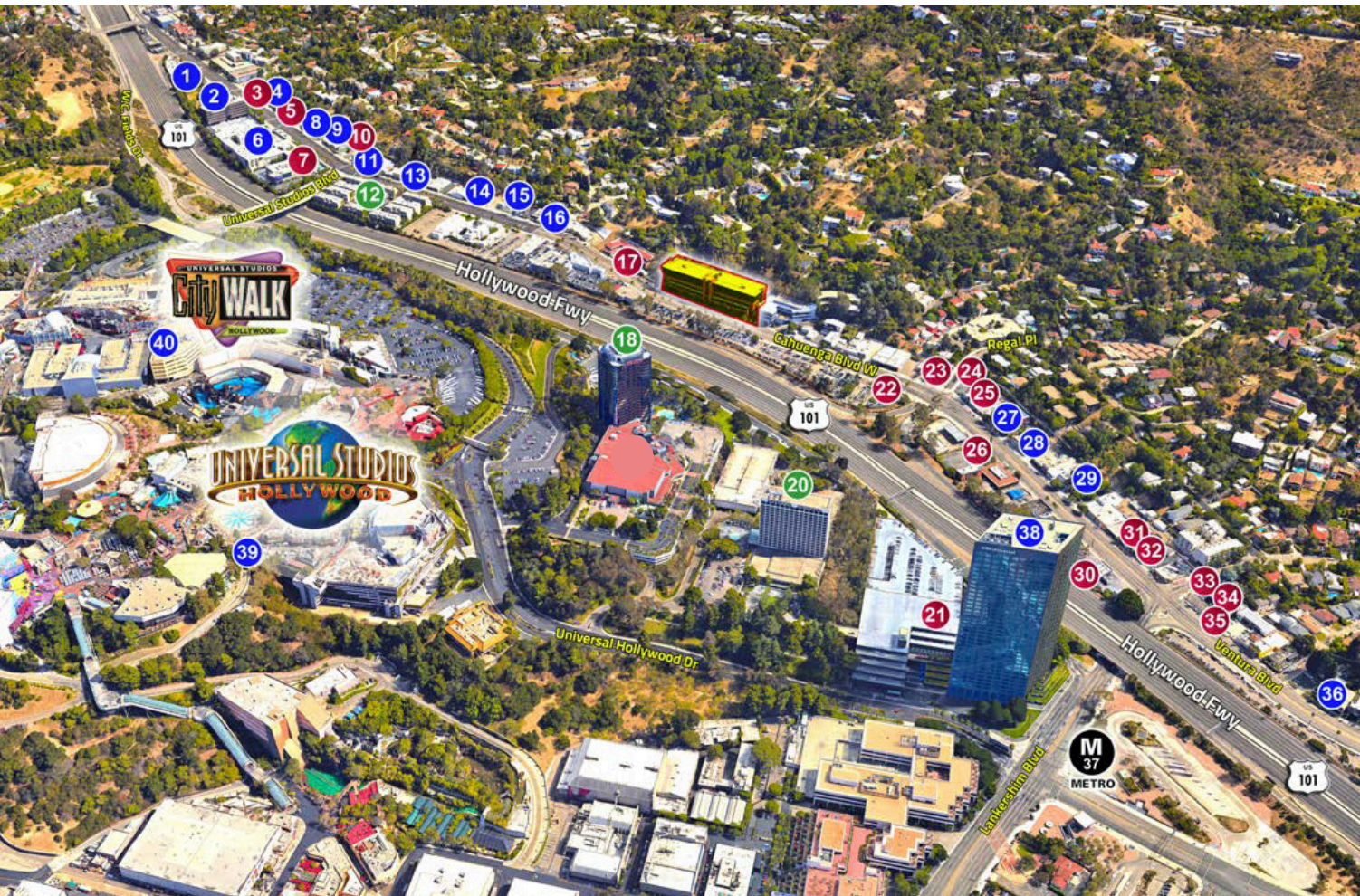
REGIONAL MAP

3575 CAHUENGA BOULEVARD



LOCAL TENANTS & AMENITIES

3575 CAHUENGA BOULEVARD



ENTERTAINMENT/ MEDIA COMPANIES

1. DG Entertainment
2. Joke Productions
- Abominable Pictures
- Panasonic
- Extreme Reach
- EPS-Cineworks
4. Theatre West
6. Added Value Marketing
8. Moving Art Pictures
9. ShapeShifter Post
11. Atlas Digital
13. LA Studios
14. Digital Film Tree
15. Production Offices
16. Reproductions
27. KPFC 90.7 FM
28. Spitz Studio City
29. Media Storage Group
36. Del Oro Music
38. NBC Universal Building
39. Universal Studios
40. Universal City Walk

SOCIAL (DINING & GYM)

3. GC Marketplace Restaurant
5. Solo Spin
7. LA Fitness
10. Mercado Restaurant
17. Joe's Falafel
21. Peet's Coffee
22. In 'N Out
23. Miceli's
24. Poquito Mas
25. Good Neighbor
26. Panda Express
30. Carl's Jr
31. The Baked Potato
32. The Salsa Bar
33. Fatburger
34. Fernanda's NY Pizza
35. Subway

OTHER

12. Live/Work Lofts
18. Hilton L.A./ Universal City
20. Sheraton Universal

METRO STATION

37. Metro Station Universal City/ Studio City

3575 CAHUENGA BLVD.
LOS ANGELES, CA

ENTERTAINMENT/MEDIA
COMPANIES

SOCIAL
(DINING & GYM)

OTHER

METRO STATION



3575 CAHUENGA

B O U L E V A R D

www.3575Cahuenga.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR LEASING INFORMATION PLEASE CONTACT:

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