

1201
WEST 5TH ST

LOS ANGELES CA 90017



LOS ANGELES CENTER STUDIOS



**Newmark
Knight Frank**

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1201
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LOS ANGELES CENTER STUDIOS



- » CREATIVE AND SECURE
20-ACRE CAMPUS
- » LONG-TERM 'CLASS A' SPACE
- » SHORT-TERM
PRODUCTION SPACE
- » REDUNDANT WIRED
AND WIRELESS INTERNET
- » SUBTERRANEAN PARKING
- » FLIX CAFE
- » FITNESS CENTER
- » AUTO DETAILING
- » BIKE STORAGE
- » PET FRIENDLY

> office space

Los Angeles Center Studios is a full-service independent movie studio with 450,000 square feet of office space for entertainment-related and creative companies with countless amenities. The office component is made up of a 12-story office tower with "Class A" space for long term tenants and two wing buildings with flexible, short-term, turn-key office spaces for those tenants who value quality, speed and flexibility.



availabilities

Suite	T-330: ±7,215 SF T-420: ±3,004 SF T-550: ±2,312 SF
Lease Rate	\$3.35-\$3.65/SF/Mo FSG
Lease Term	Three (3) - Ten (10) Years
Parking	4.0/1,000 Unreserved: \$150/Month Reserved: \$280/Month VIP: \$375/month
Daily Parking Rates	Regular: \$14/day Daily VIP: \$19/day

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- » SIX 18,000 SF SOUND STAGES
- » 72 DRESSING ROOMS
- » IN-GROUND POOL
(30'2" X 50'2" X 16")
- » SILENT AIR
- » AUDIENCE RATED
- » FLOATING WOOD FLOORS

> sound stages

Our six, 18,000 square feet sound stages are the newest and most technologically advanced in Los Angeles. They are all audience rated with floating wood floors and 150 tons of silent air. Since being built in 1999, these stages have already been home to numerous Hollywood blockbusters including "The Jungle Book," "Girl with a Dragon Tattoo," "Dreamgirls," and "Inception" - just to name a few. In addition, television shows such as "Mad Men," "True Detective," and several Disney shows, film here. Los Angeles Center Studios has been used for countless commercials, music videos, special events, concert rehearsals and photo shoots.

Work. Shoot. Play

studio services

- » Grip + Lighting Equipment
- » 350-Seat Theater
- » 35-Seat Screening Room
- » Production Supplies
- » Heavy Equipment
- » Basecamp Parking



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> practical locations

- » Diverse campus with countless locations
- » Vertical backlot
- » Adjacent to Downtown LA with skyline views
- » Film-friendly tenant base
- » Heavy Equipment

> special events

- » Breathtaking views of Downtown LA skyline
- » Multiple venues accommodating up to 10,000 guests
- » Gourmet catering
- » 350-seat theater, enclosed city streets
- » Private park

> flix cafe

- » Full-service restaurant
- » Breakfast + lunch with daily specials
- » Coffee | Espresso bar
- » Catering available



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Building Amenities



350 Seat

SCREENING
& PRESENTATION FACILITY



Conference

ROOM
AVAILABLE FOR RENT



35 Seat

SCREENING ROOM



Flix Cafe

A GREEN CERTIFIED
RESTAURANT



Day

SPA



Auto

DETAILING



1,200

SUBTERRANEAN
& EV PARKING
STATION



Bocce

BALL COURT



Fitness

CENTER



ATM

MACHINE



**Fast, Redudant
Internet**

ON ONE WILSHIRE LOOP



Colocation Room

HIGH BANDWITH UP TO
2GBPS REDUNDANT
INTERNET & LAN SPEED



Dog Friendly

INCLUDING
A DOG PARK



Secure Bicycle

AND GAME LOUNGE



Dry Cleaning

SHOE SHINE & REPAIR



Starbucks

COFFEE



Recycling

SERVICES

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3rd Floor

T-330: ±7,215 SF



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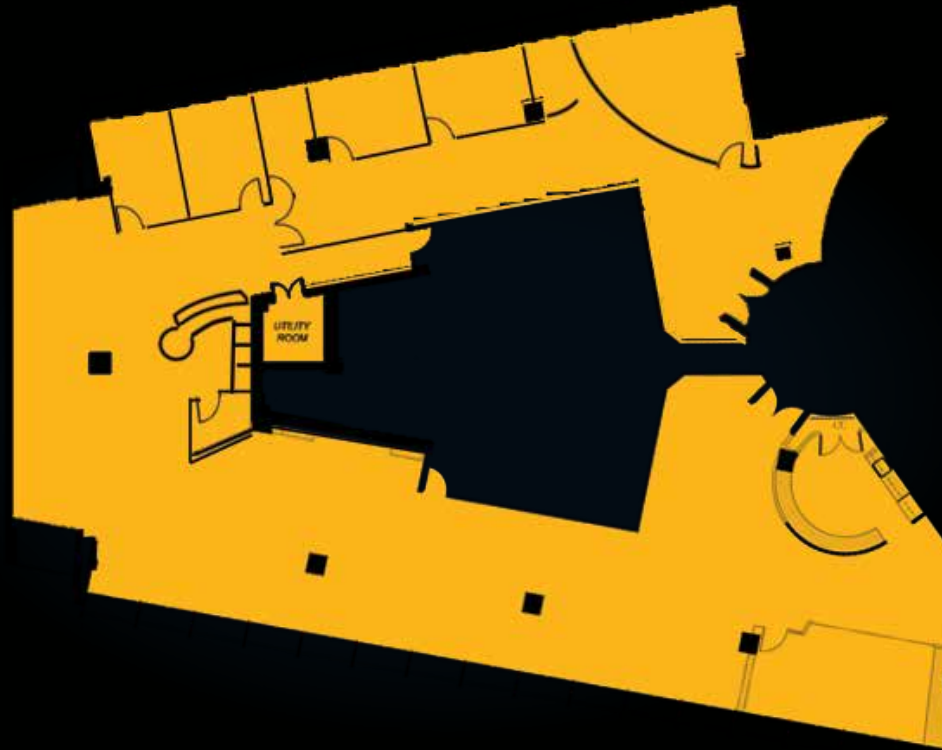


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4th Floor

T-420: ±3,004 SF



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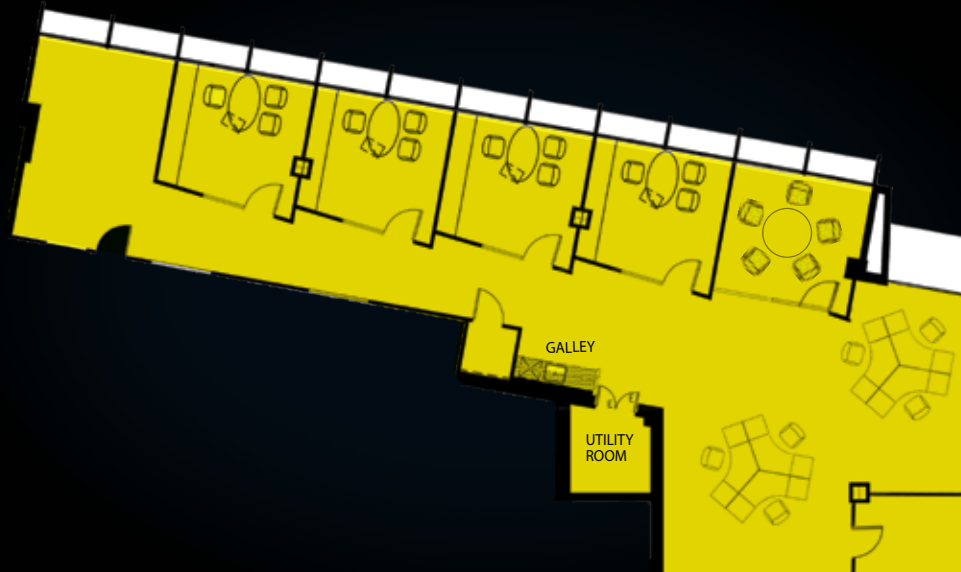


LOS ANGELES CENTER STUDIOS



4th Floor

T-420: ±3,004 SF



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5th Floor

550: ±2,312 SF

SUITE T-500 - (APPROX 5,348 RSF)

SUITE T-550 - (APPROX 2,312 RSF)

SUITE T-530 - (APPROX 8,152 RSF)

Labels within the plan include: SUITE, UTILITY ROOM, and various room numbers.

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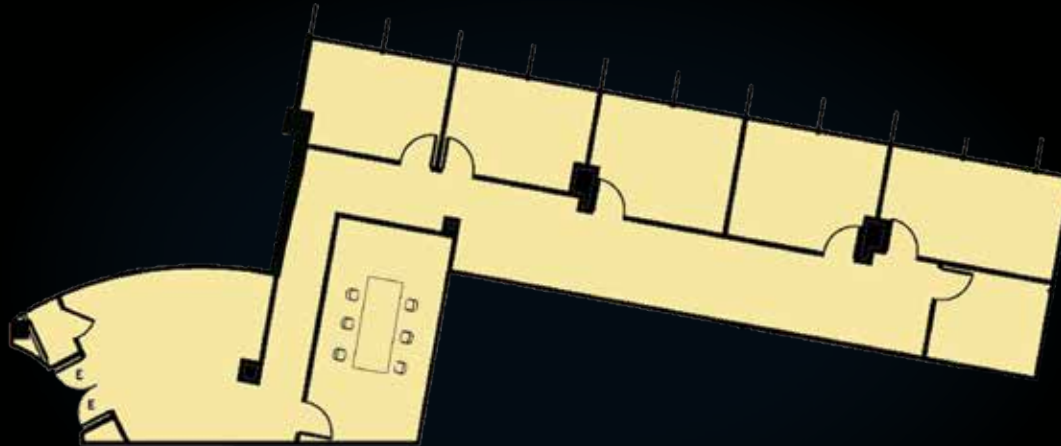


LOS ANGELES CENTER STUDIOS



5th Floor

T-550: ±2,312 SF



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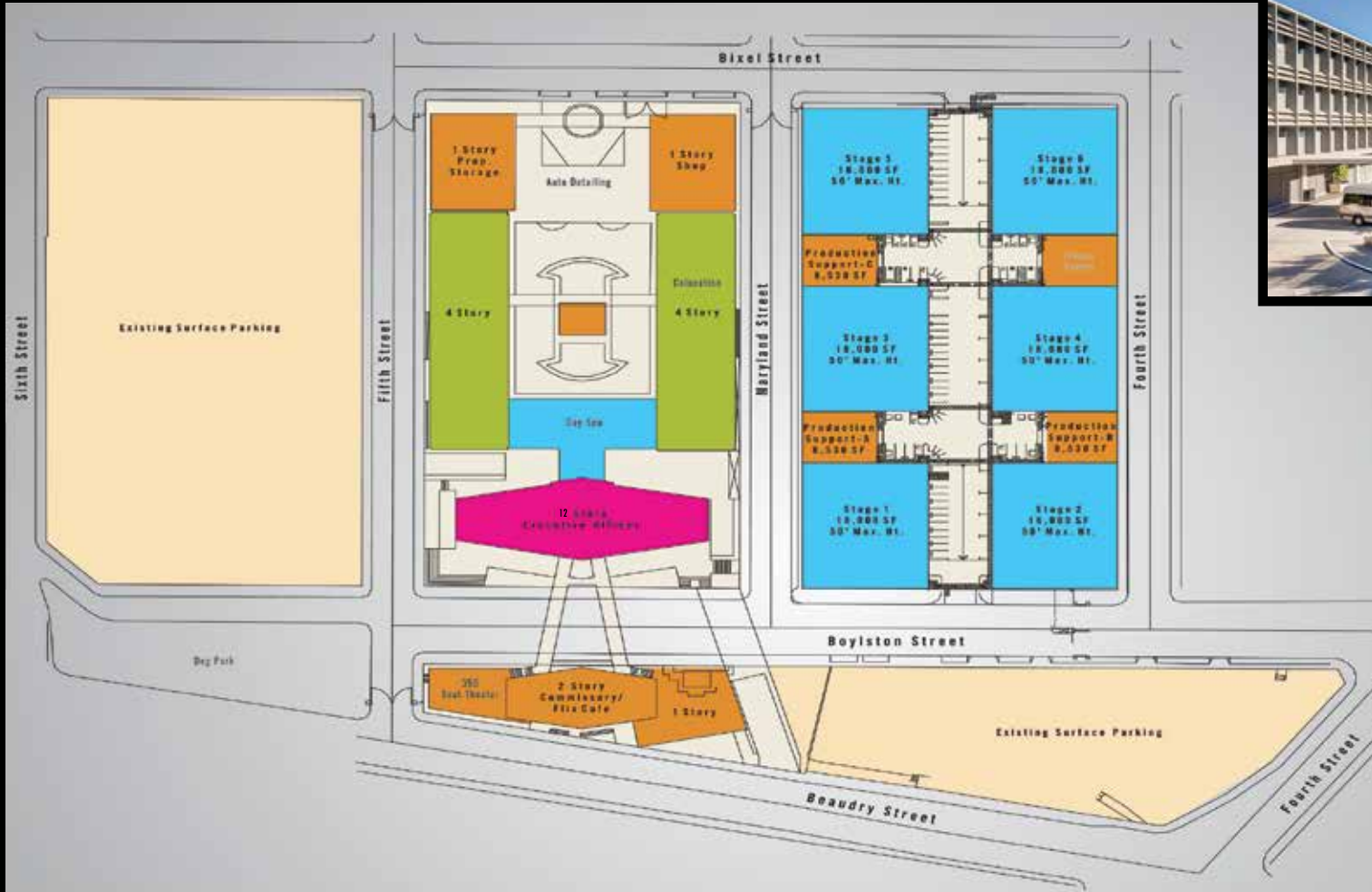
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Site Plan



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Amenity Map



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Select Local Adjacent Amenities



Border Grill



FIGat7th



Miro



The Standard



Plan Check Kitchen + Bar



CPK

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