

Step into the **spotlight.**

**A state-of-the-art production campus
in Atwater Village.**





Ready for your close up.

Reframe Studios is the newest state of the art stage and production campus in the media center of Los Angeles.

Following an extensive \$37 million renovation, Reframe Studios has transformed into a fully equipped studio lot with powerful infrastructure catering to modern film and production uses. Anchored by two 23,000 SF state-of-the-art stages with adjacent office and support space, Reframe promotes creative synergy and operational efficiency from inception to distribution. Encircled by the biggest players in the entertainment industry, Reframe boasts a central commute for talent and the creative workforce.



Hypothetical Tenant Layout



| Availabilities | |
|----------------|-------------|
| 1st Floor | 91,175 RSF |
| 2nd Floor | 44,185 RSF |
| Penthouse | 2,798 RSF |
| Lower Level | 8,170 RSF |
| Full Building | 146,328 RSF |

From top tier infrastructure
to high impact design, an
environment **built to exceed.**

Exterior Freight Elevator

Capable of servicing all 4 Levels (Basement to Penthouse) and newly installed passenger/freight inside.

33ft clear stages with LED screen capability

33ft to steel truss grid (30lb PSF grid).

20' x 20' STC 55 rated elephant doors and at-grade loading

with clearance and circulation for production vehicles.



5000 dedicated Amps plus additional 1000 Amps available
Per stage: 2000 amps (at 120/208V 3-phase) and three 400A company switches.

140 tons of HVAC per stage
Special effect exhaust fans with manual control and “silent air” capable.

Creative Penthouse
perch with views of Griffith Park

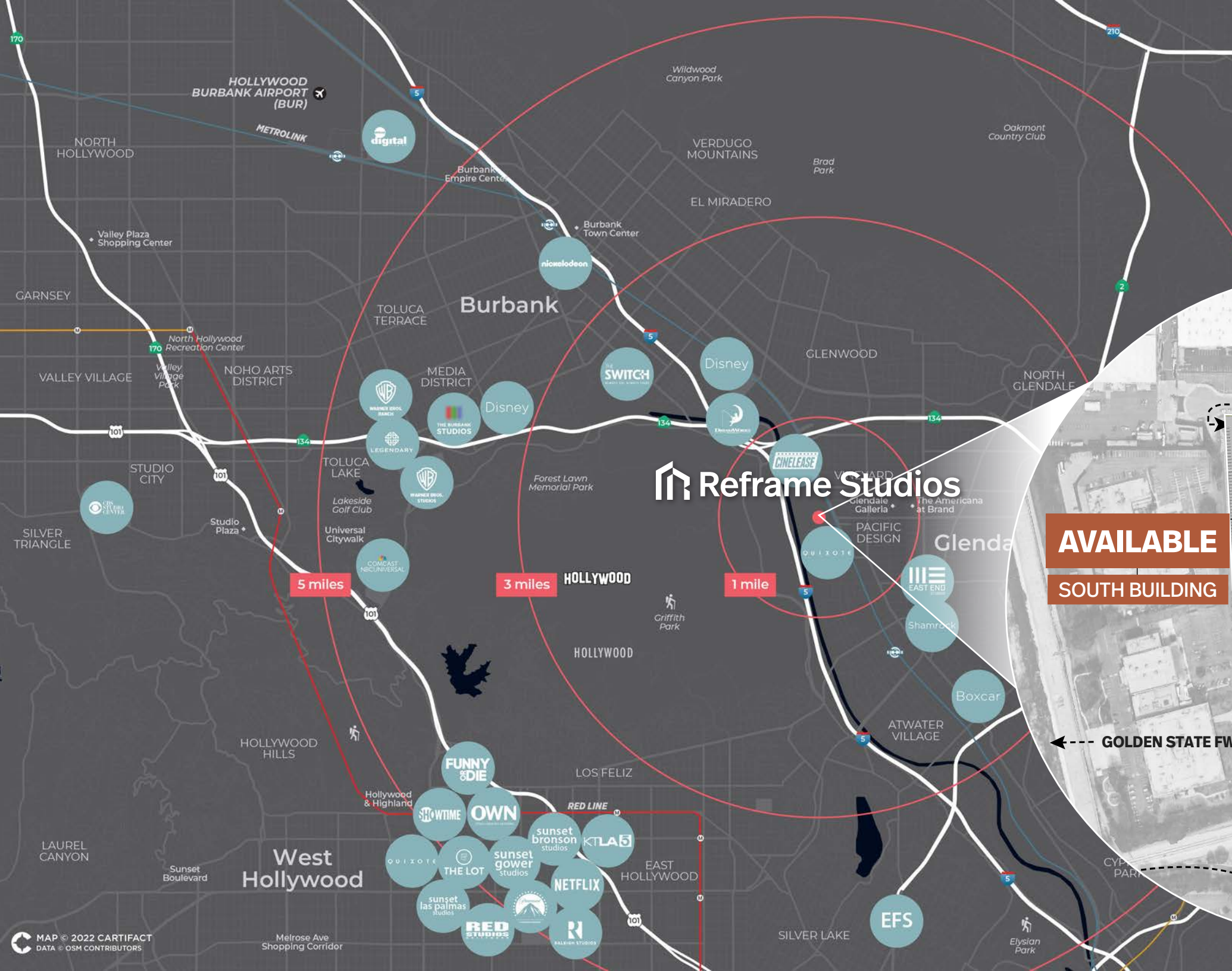
Brand new elevator systems

Fenced and Secured

3/1,000 Free Surface Parking & EV Chargers

Environmentally-conscious and sustainable upgrades
like rainwater harvesting for irrigation, low-water native landscaping and infrastructure for future solar.

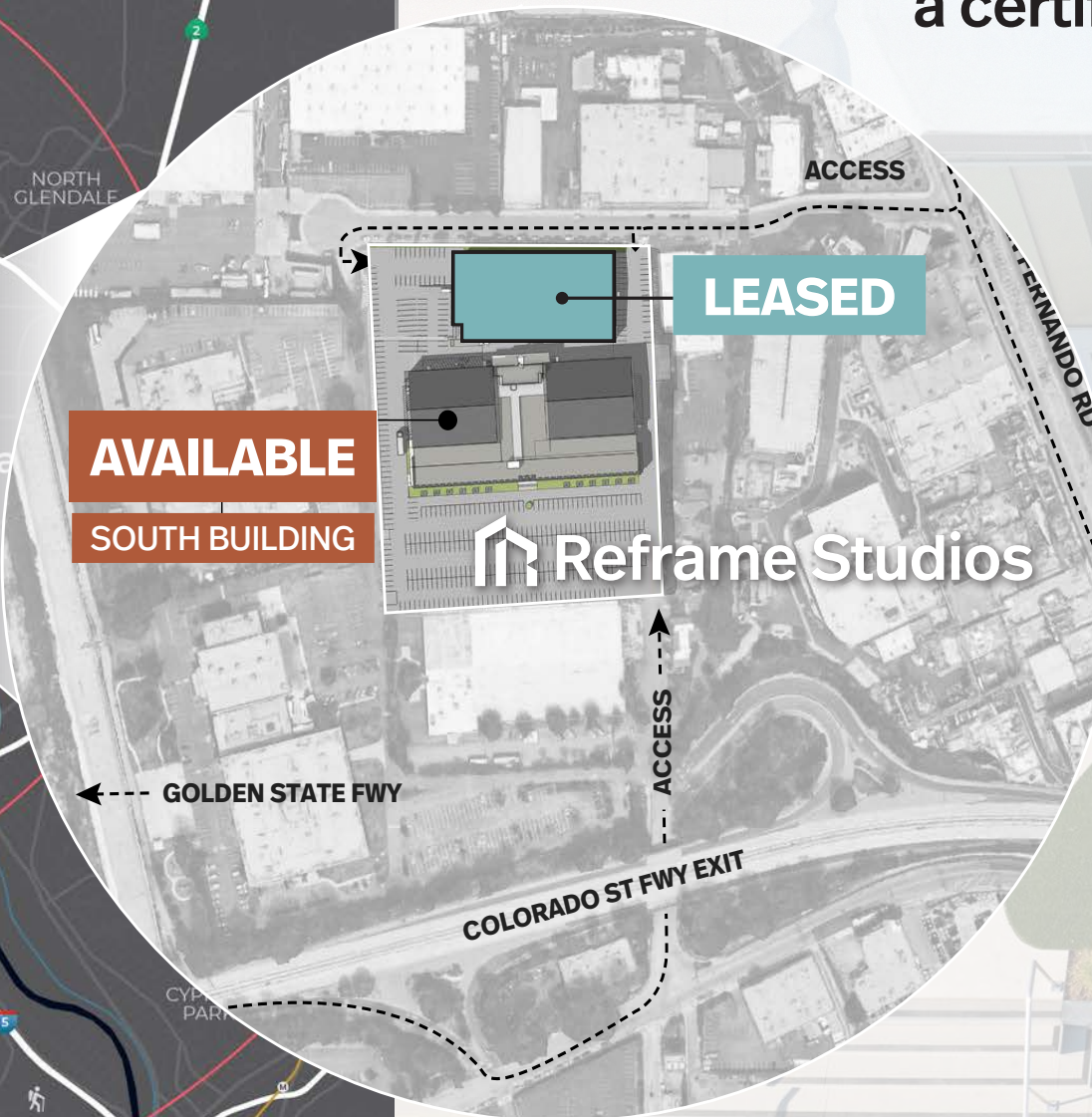
Standout Features



Reframe Studios sits in the epicenter of entertainment, among the industry's most creative and renowned.

Less than 5 minutes to the Burbank Media District, home to the world's biggest film and television studios, a short drive to downtown Glendale for the region's best shopping, and minutes to trendy hotspots from local neighborhoods Atwater Village, Frogtown, Silver Lake and Toluca Lake, Reframe Studios is easily accessible to the creative class. Surrounded by media conglomerates and tech unicorns alike, Reframe is nestled in

a certified entertainment and technology hub.





This is your front row seat

Nestled along the media loop adjacent to the 5 Freeway and directly across from Griffith Park, this area is a thriving hub of studio-related businesses, services, and sound stages. Just around the corner, you'll find an array of filming support services, including grips, lighting, and expendables, all within reach.





**For more information
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