FOR SALE

10707

BURBANK BOULEVARD

NORTH HOLLYWOOD · CA 91601

RECORDING STUDIO +
CREATIVE OFFICE



±4,000 SF BUILDING / ±5,227 SF LAND

OFFERED AT $3,200,000



A fifinished, owner-user studio in the middle of North Hollywood's creative community. Built for serious work, and for the people who come to make it.

PROPERTY OVERVIEW

Address	10707 Burbank Boulevard Nor th Hollywood, CA 91601
Property Type	Recording Studio + Creative Office
Building	±4 ,000 SF, single story
Land	±5,227 SF (0.12 AC)
APN	2415-019-020
Zoning	C2 (City of Los Angeles)
Year Built	1960 · extensively renovated
Offering	Fee simple, owner-user
Price	$3,200,000 ($800/SF)

Fully rebuilt and fully equipped. The rooms, wiring and acoustic treatment that would take a buyer months and a significant budget to build are already in place, wrapped in finishes that make the building a pleasure to spend long days in.

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VIEW PROPERTY WEBSITE

BUILT FOR THE WORK · DESIGNED FOR THE HANG

1

State-of-the-Art Recording

Professional mix stages, acoustically treated control rooms and isolated vocal booths, ready for tracking, mixing and post from day one.

2

Mix Stage + Screening

A projection-equipped mix room suited to film and TV audio, playback sessions, intimate screenings and client presentations.

3

Heavily Updated, Elevated Finishes

A gut remodel throughout: wide-plank oak, polished concrete, handmade tile, skylights and custom lighting. Nothing left to do but move in.

4

The Hang

A chef's kitchen and communal table that open fully to the courtyard through a wall of folding glass. Long sessions, done right.

5

Outdoor Spaces

A landscaped courtyard, covered outdoor bar and lounge seating for listening parties, artist showcases and the moments between takes.

6

Secure + Private

A secure, self-contained property with the privacy artists expect, minutes from Burbank, Hollywood and the rest of Los Angeles.







THE STUDIOS

TUNED ROOMS. NO COMPROMISES.

The core of the building is a suite of purpose-built rooms: a large-format control room, a live room with natural light and wood floors, private isolation booths, and a projection mix stage. The infrastructure is already in the walls, which is the expensive part. For a producer, composer, studio operator or audio-post company, it is a turnkey home.

THE HANG

WHERE THE SESSION KEEPS GOING

Great studios are measured by how people feel between takes. Here the kitchen, communal table and courtyard work as one space, opening through folding glass doors to an outdoor bar under a painted sunset.

Full kitchen + communal table
Built for long days and client hospitality

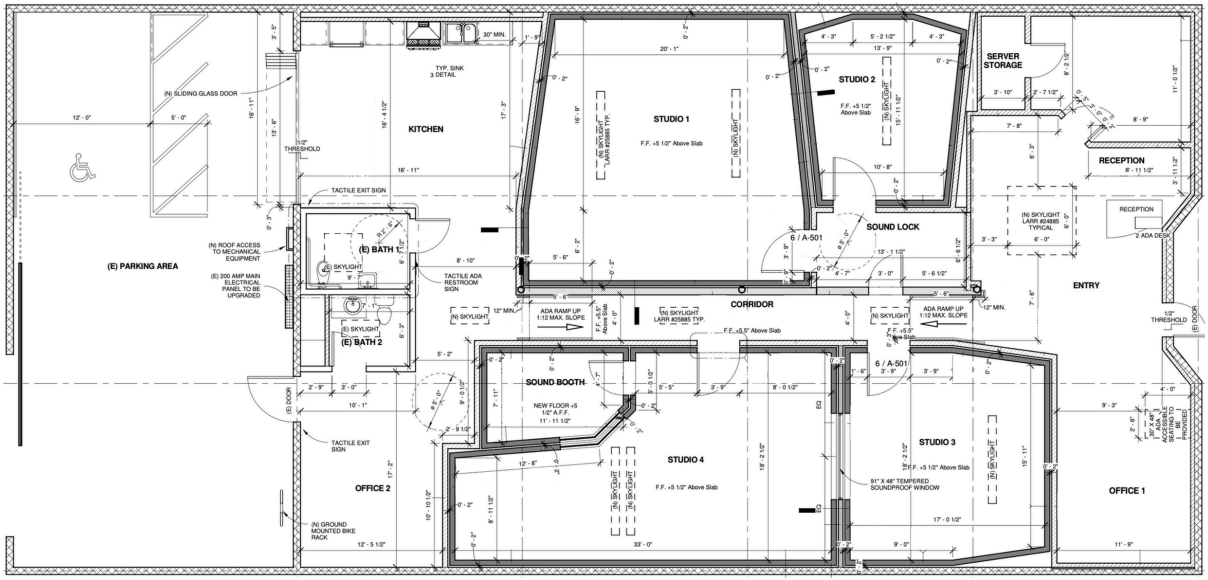
Covered outdoor bar + lounge
Listening parties, showcases, team nights

Indoor-outdoor flow
Folding glass wall to the courtyard



FLOOR PLAN

±4,000 SF · SINGLE STORY · NOT TO SCALE



THE NEIGHBORHOOD

NORTH HOLLYWOOD: LA'S CREATIVE HUB

NoHo has become one of the most concentrated creative communities in Los Angeles. Theatres, galleries and music share the streets with post houses, production companies and the studios of Burbank and Universal City next door. The people who make things live and work here, and they eat, drink and hang here too.

It is also easy to get anywhere from here. Freeway access is minutes away, the Metro B and G Lines run from NoHo Station, and Hollywood Burbank Airport is a short drive.

STUDIOS + MEDIA

Television Academy · Saban Media Center
Universal Studios / NBCUniversal
Warner Bros. Studios, Burbank
Walt Disney Studios, Burbank
Post, audio + production houses

ARTS + CULTURE

NoHo Arts District
El Portal Theatre
Lankershim Arts Center
The Road Theatre
Laemmle NoHo 7

EAT + DRINK

Groundwork Coffee · Historic Depot
Republic of Pie
Pitfire Artisan Pizza
Kahuna Tiki
The Brickyard Pub

GETTING AROUND

NoHo Station (Metro B + G) · ±1 mi
Hollywood Burbank Airport · ±3 mi
Quick access to the 170, 134 + 101
Minutes to Burbank + Studio City
Direct line to Hollywood + DTLA

Area references are for general orientation only. Distances are approximate.

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BURBANK BOULEVARD

NORTH HOLLYWOOD · CA 91601

1508 17th Street, Santa Monica, CA 90404
310.899.2700 · leewla.com · Lic# 01222000

Sale Advisors

Brad McCoy
CO-PRESIDENT
bmccoy@leewestla.com
310.899.2730 · Lic# 01938098

Dylan Mahood, CCIM
PRINCIPAL
dmahood@leewestla.com
310.899.2706 · Lic# 02027002

Conor Halloran
PARTNER
challoran@leewestla.com
310.899.2724 · Lic# 02085970

Cristina Glascock
ASSOCIATE
cglascock@leewestla.com
310.899.2746 · Lic# 02252335

Andrew McCoy
ASSOCIATE
amccoy@leewestla.com
310.899.2727 · Lic# 02139451

Billy Garland
ASSOCIATE
wgarland@leewestla.com
310.899.2718 · Lic# 02244656

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