



# BOXCAR STUDIOS



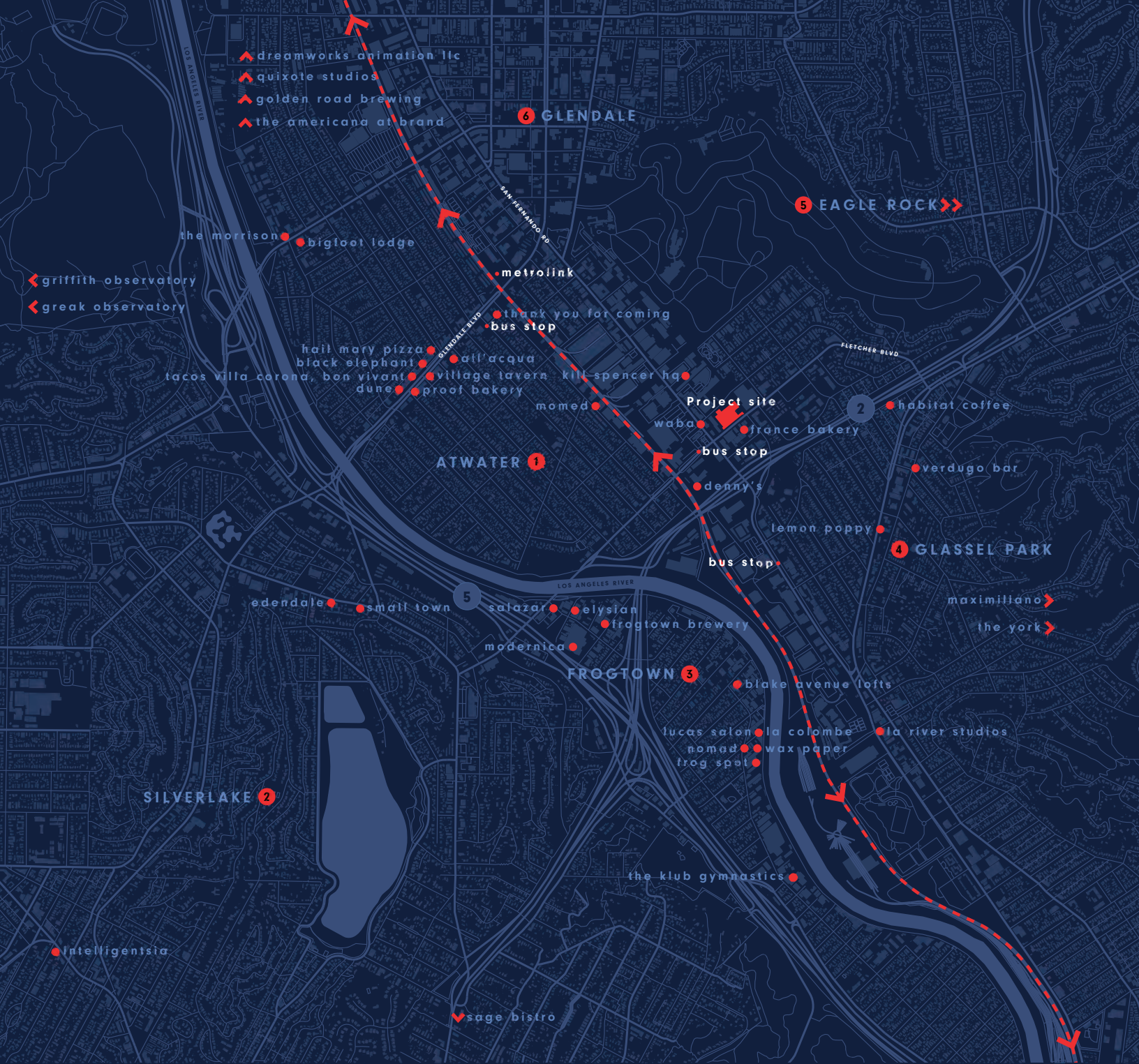
3030 Andrita Street  
Los Angeles, CA 90065

[boxcar-studios.com](http://boxcar-studios.com)



## A Perfect Production

Introducing Boxcar Studios, an innovative campus located in the Atwater Village neighborhood of Los Angeles. With over 107,000 total square feet of studio and creative office space and almost 27,000 square feet available, Boxcar Studios is uniquely suited for entertainment, media, technology, design and artistic uses. This secured environment is situated on close to 4 acres of land featuring thoughtfully landscaped spaces ideal for meeting, working, or catching some serenity.



# Location

Boxcar Studios is located in heart of Atwater Village, one of Los Angeles' most desirable and cutting edge neighborhoods. In addition to the amenities of the immediately surrounding area, nearby Frogtown, Silver Lake, Los Feliz, Highland Park and Eagle Rock boast some of the hottest restaurants and retail in the country. The adjacent Los Angeles River Basin will benefit from a \$1B renovation with a master plan by Frank Gehry. It is no wonder that so many young, dynamic, and creative workers prefer to call this Northeast Los Angeles (NELA) area home.

Boxcar Studios is easily accessible to the 2, 134, 5 and 110 freeways, less than 10 minutes from Downtown Los Angeles, and 15 minutes from Hollywood.

Highlights include: Salazar, La Colombe, All'Acqua, Proof Bakery, Bon Vivant Market & Café, Hail Mary Pizza, Dune, Momed, Thank You for Coming, Small Town, Dreamworks Animation Studio, and Quixote Studios



1



2



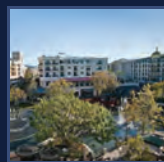
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4



5



6

Gaw Capital recently acquired Boxcar Studios (formerly known as 3030 Studios). With fresh perspective and investment, the project is undergoing a transformative renovation. Gaw Capital's other notable Los Angeles properties include the Bradbury Building, The MacArthur, and the Banks in Chinatown (home to Majordomo restaurant).

Silverlake-based Bestor Architecture created the vision for the new Boxcar Studios. Known for the conversion of studio and workspaces for Beats By Dre, Nasty Gal, and the Cooper Design Space, Bestor Architecture creates designs that are graphically transformative.



# Specifications

## & Features

Available Space:  $\pm$  **26,914 RSF** (divisible to  $\pm$ **7,096** RSF)

Ceiling Height: 10-30'

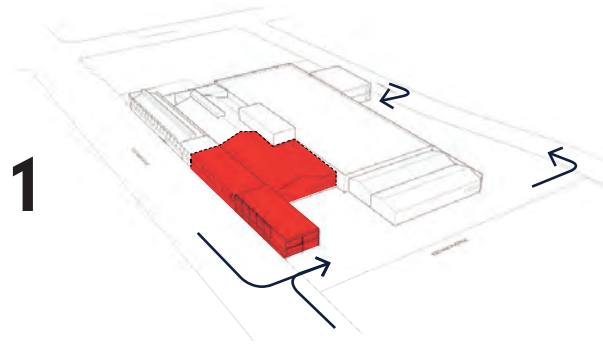
Parking: 3/1,000 with valet assist

Electrical: 2,000 AMP, 3 phase service

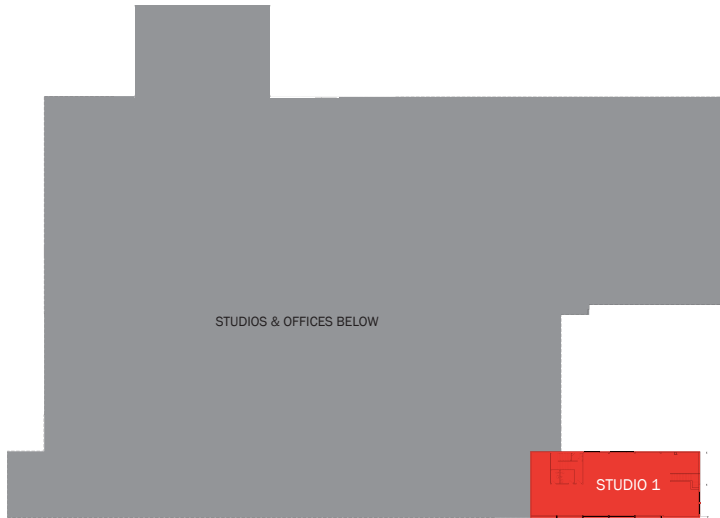
HVAC: Ample HVAC throughout

Rental Rate: Negotiable

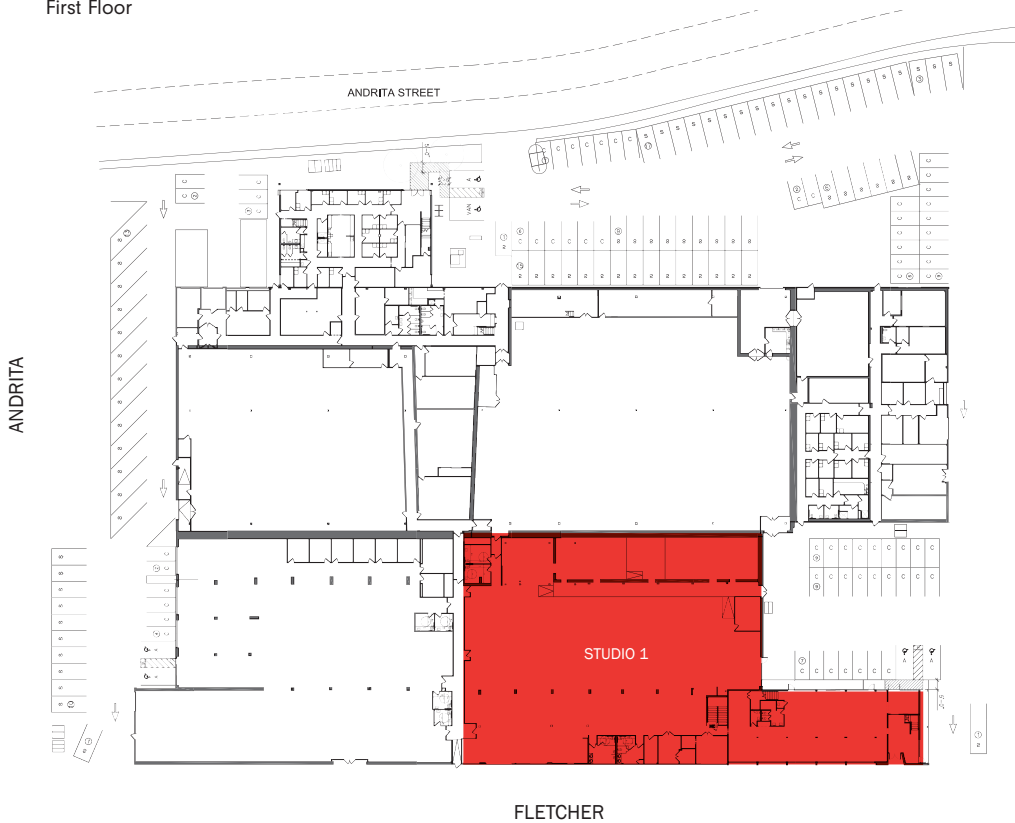
# Scenario 1



Second Floor



First Floor



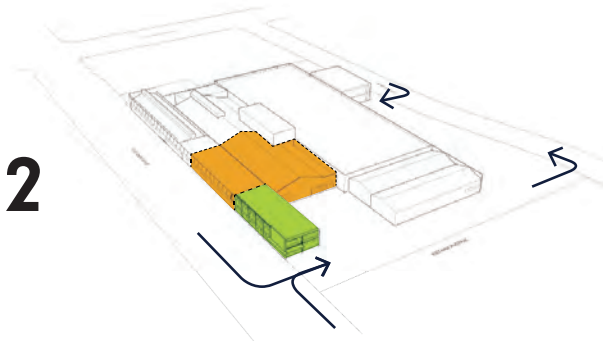
**STUDIO 1: ± 26,914 RSF**

**TOTAL RSF: ± 26,914 RSF**

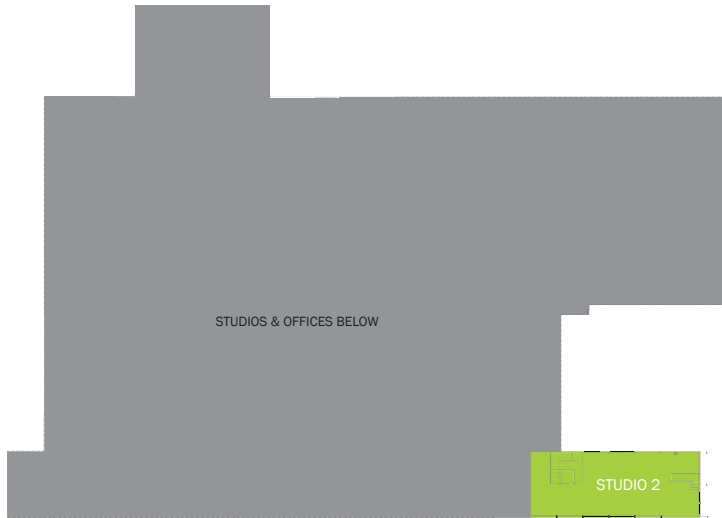
**PARKING @ 3/1,000  
WITH VALET ASSIST**



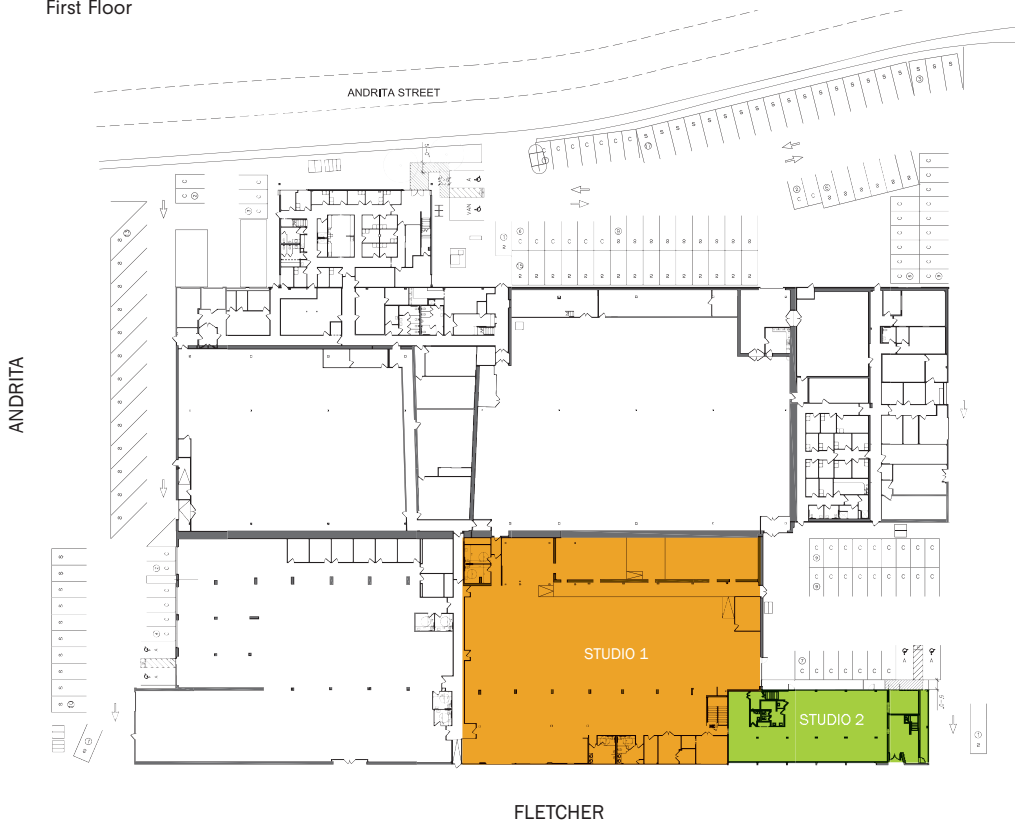
# Scenario 2



Second Floor



First Floor



**STUDIO 1: ± 19,818 RSF**



**STUDIO 2: ± 7,096 RSF**

**TOTAL RSF: ± 26,914 RSF**

**PARKING @ 3/1,000  
WITH VALET ASSIST**



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