

THE LOBBY + GALLERY



5431 W 104TH ST, LOS ANGELES, CA 90045 | HELLO@OPTIMISTSTUDIOS.COM | 424.277.0842 | OPTIMISTSTUDIOS.COM

**A MULTI-FACETED SPACE WITH A CAFE/BAR, KITCHEN AND LOUNGE
— OPTIMIZED FOR PARTIES, PRODUCTIONS AND EVENTS.**



Rental includes:

- 10 Parking Spaces; additional parking available
- Full Kitchen
- 1GB Fiber Internet

- **NEARLY 3,700 SQ FT**
- **ADDITIONAL BREAKOUT SPACE AVAILABLE**

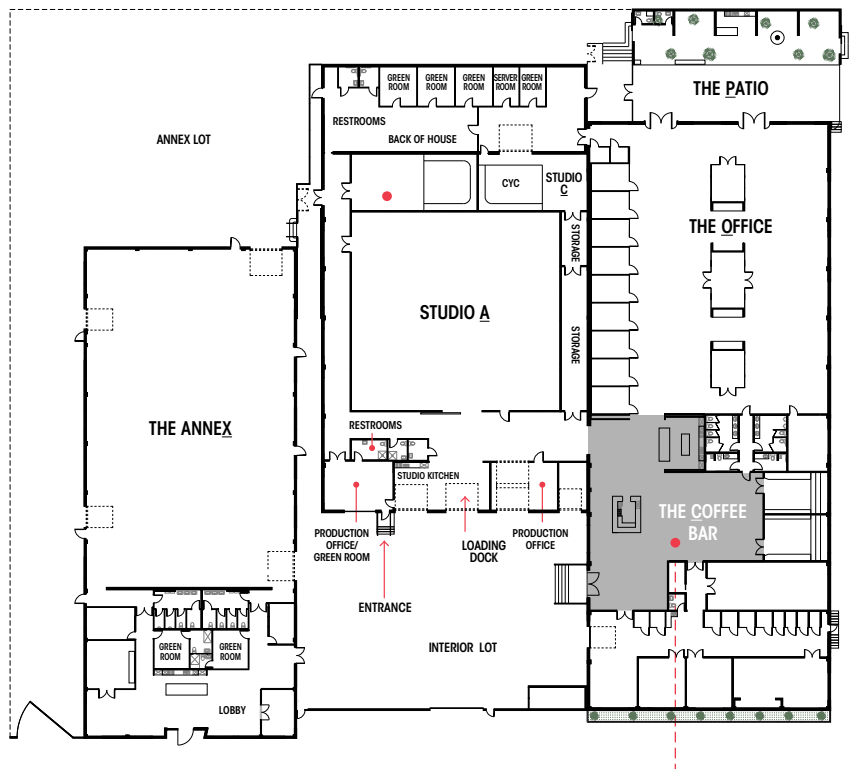
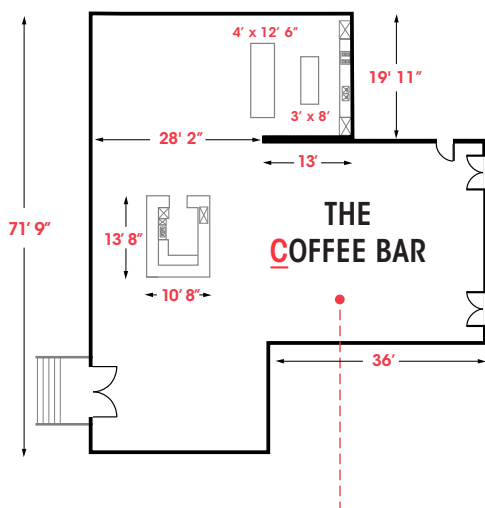
Additional:

Coffee Bar Rental w/Barista: \$250/day for staffing + \$5/coffee or option to pay for staffing only and allow guests to purchase their own coffee directly from an Optimist Studio cafe menu

120" 9-Panel Video Wall Rental: \$1,500/day

Surround Sound Audio System Rental: \$350/day and client operates or \$500/day and Optimist Studios operates

2 high-end Green Room Rentals: Price & availability upon request



THE OFFICE



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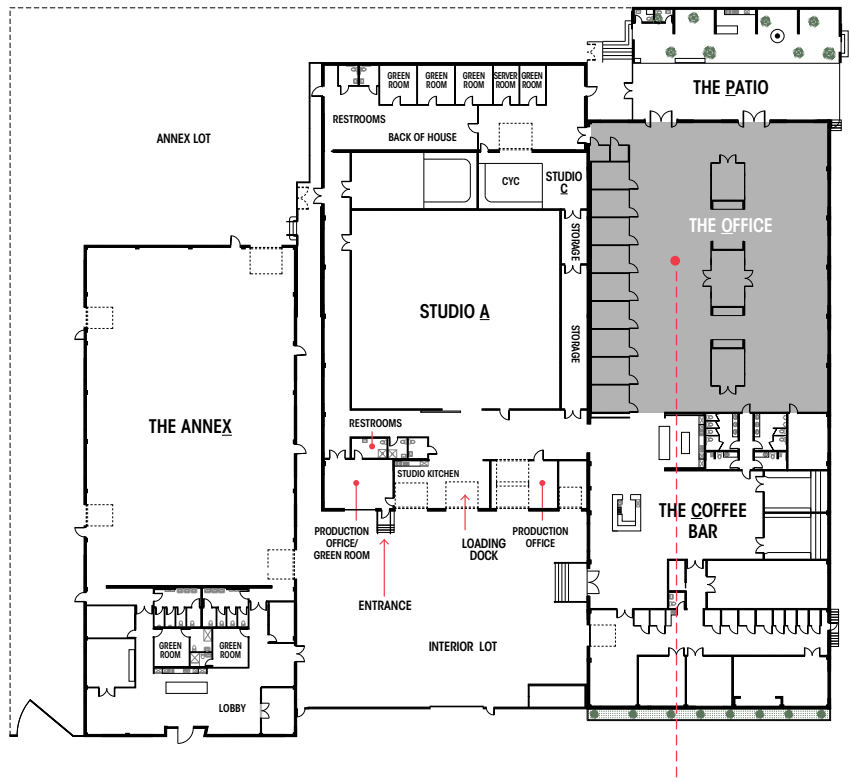
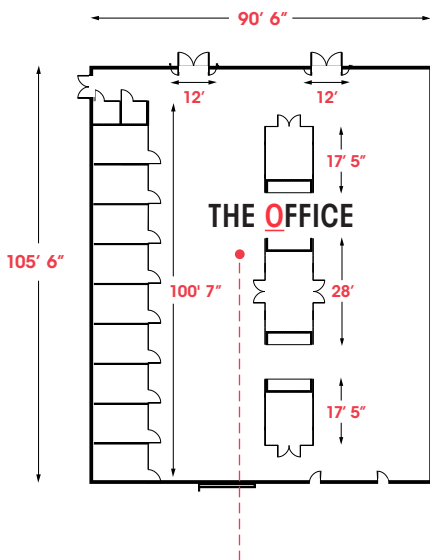
**A SOPHISTICATED WORK SPACE PROVIDES INSTANT INFRASTRUCTURE,
PRODUCTION HOMEBASE OR LOCATION BACKDROP.**



Rental includes:

- Living Office Set for scenes
- Iconic Glass Cube Conference Rooms w/ Google Suite
- Independent Sound-proof Work Rooms
- Executive Offices
- 1GB Fiber Internet

- **APPROX 9.800 SQ FT**
- **ADDITIONAL BREAKOUT SPACE AVAILABLE**



THE PATIO + GARDEN



5431 W 104TH ST, LOS ANGELES, CA 90045 | HELLO@OPTIMISTSTUDIOS.COM | 424.277.0842 | OPTIMISTSTUDIOS.COM

A GENEROUS AND SECLUDED OUTDOOR SPACE COMPLETE WITH OUTDOOR KITCHEN, RESTROOMS AND SEMI-PRIVATE CABANAS.



Rental includes:

- Sonos Sound System throughout
- Outdoor Kitchen, including refrigerator, sink and dishwasher
- Oversized Gas Fire Pit
- Grass Picnic Area

- **ACCOMODATES UP TO 250 GUESTS**
- **ADDITIONAL BREAKOUT SPACE AVAILABLE**

