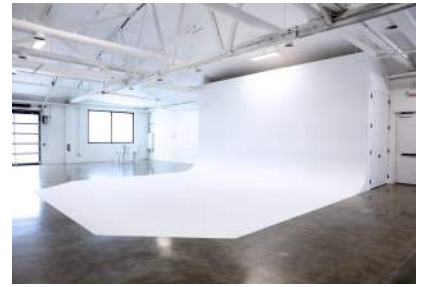


THE ANNEX



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

THE MODERN WAREHOUSE. THE ANNEX IS AN INDUSTRIAL SPACE REIMAGINED FOR MAXIMUM POTENTIAL.



Rental includes:

- 10,000 Sq Ft Parking Lot included with 21 Parking Spots
- 4 Ground-level Loading Bays
- 2 Green Rooms w/en suite Full Bath
- 3 Conference Rooms / Production Offices

- Open Floorplan Living Kitchen
- 50mbps of bandwidth (up to 2GB available)
- House Power 2 Cam Locks with 400/400 Amps 3-phase

• **15,000 SQ FT**
• **834 OCCUPANCY**

