



GLENDAL CAMPUS



02 / GLENDALE

Welcome to Glendale Studios. The latest addition to the East End Studios portfolio.

Located only minutes from Hollywood, just off Los Feliz Boulevard, Glendale Studios is a 97,000 square foot facility featuring two purpose-built 39'-clear state-of-the-art stages. The larger of Glendale's stages may be separated easily into two smaller stages, making a three-stage campus. The stages are directly supported by Class-A production offices, ample parking, base camp, mill and storage, and robust hair, makeup, wardrobe and talent holding areas. The facility also boasts a spectacular multi-purpose rooftop terrace, outfitted with both camlock and convenience power. Glendale has been designed to be flexible from a production perspective. The facility can support single cam and multi cam television productions, feature films, digital production workflows (XR and VR capable), as well as commercial and marketing campaigns. All production and support spaces are adjacent to the stages, with several direct points of entry. The facility is actively under construction and will be operational by September 2023.



EAST END
STUDIOS

EAST END
STUDIOS

03 / GLENDALE



04 / GLENDALE

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Bliss
RESERVATIONS
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East End

WHY NOT LABOR

05 / GLENDALE

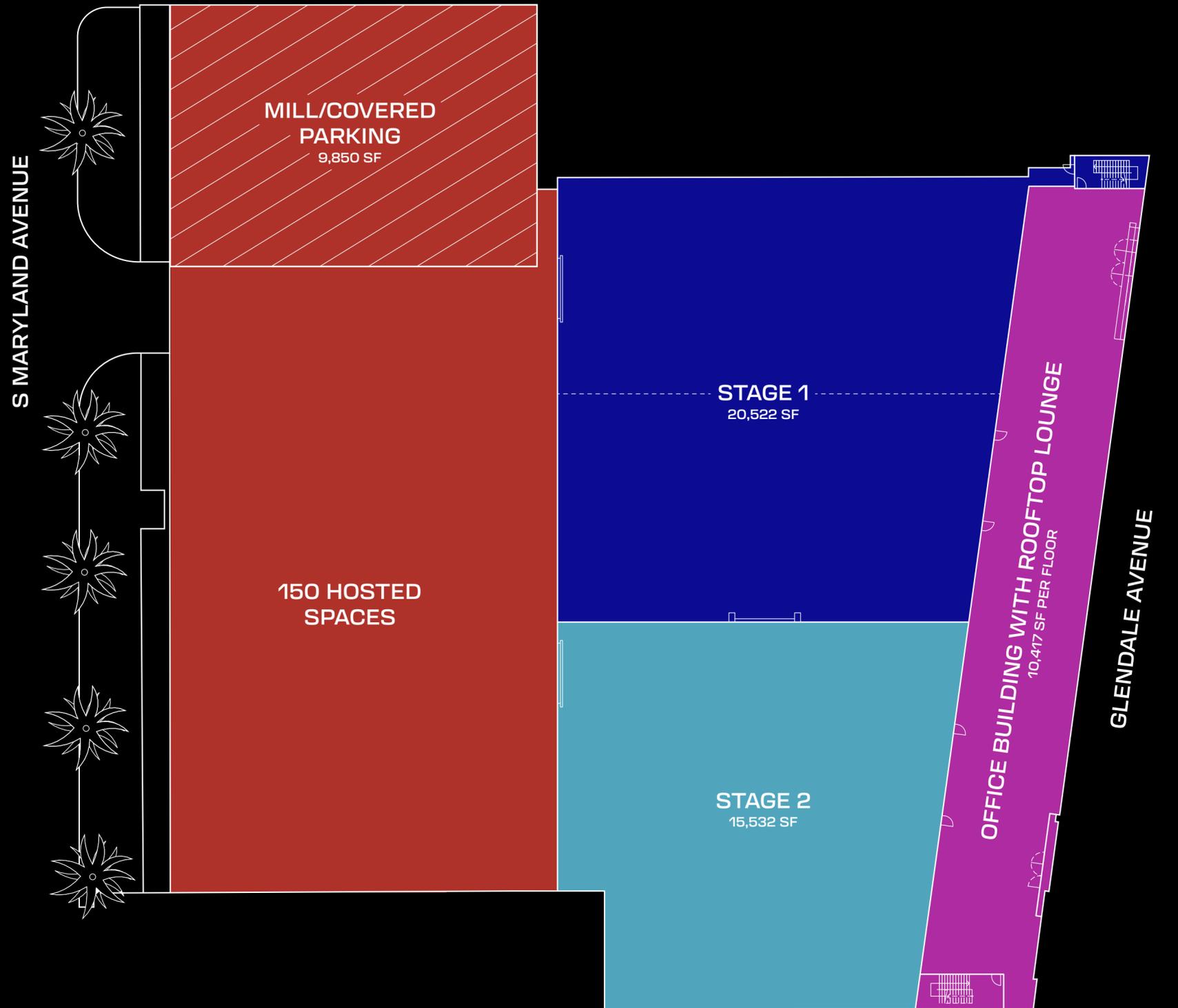


06 / CAMPUS MAP

Submarket	Glendale
Total Size	97,000 SF
Height	5 Stories
No. of Stages	2 (expandable to 3)
Stage Area	36,054 SF
Production/Office/Support	40,380 SF
Central Mill	9,850 SF
Rooftop Terrace	10,417 SF
Hosted Parking	150 Spaces

NOTE

Stage 1 can be split; Stage 1A would be 10,618 SF / Stage 1B would be 9,904 SF





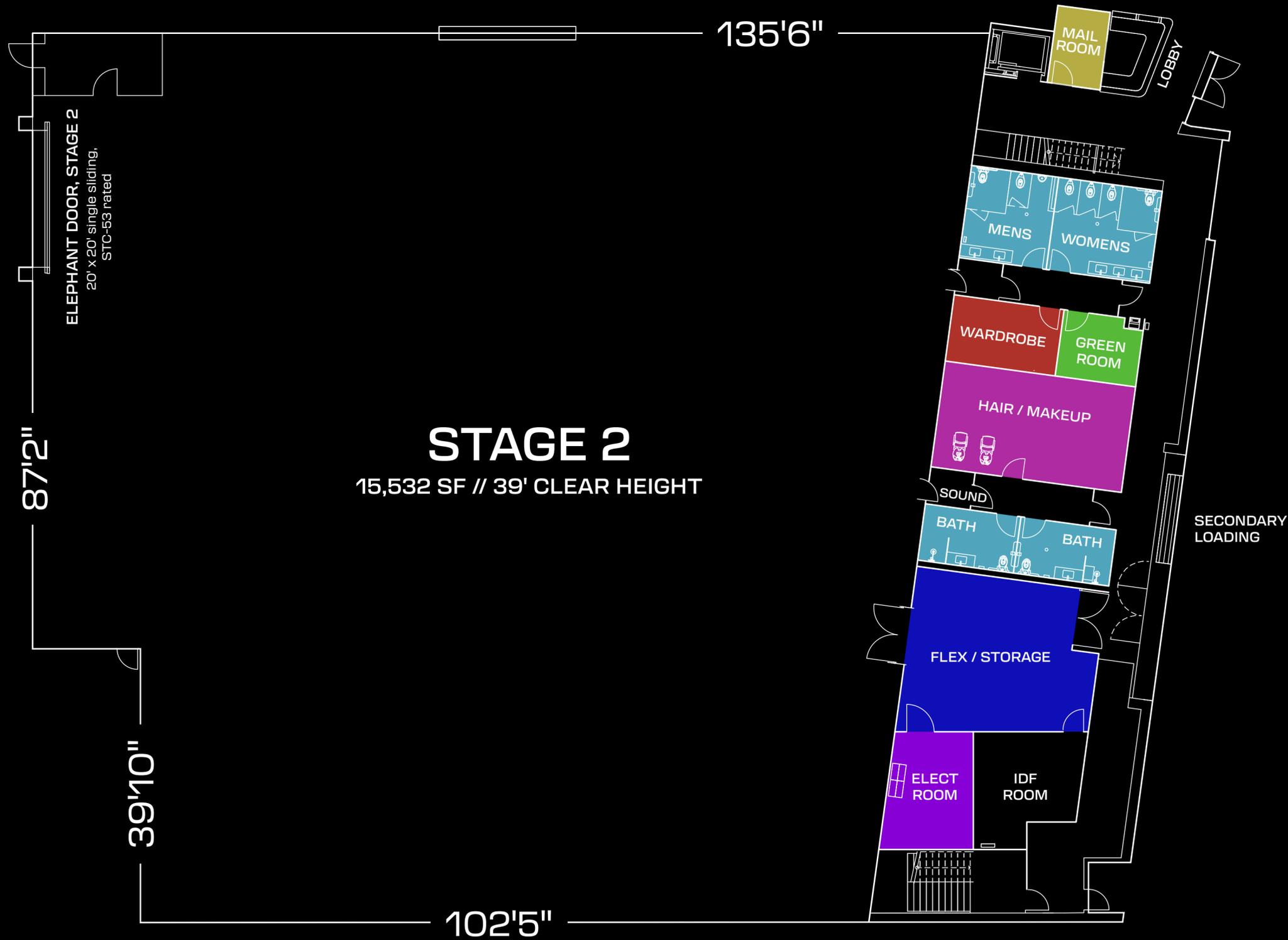
Glendale features two stages totaling 36,054 SF, with adjacent support spaces for each stage. The stages are directly accessible to/from the basecamp and parking areas.

Adjacent support spaces include robust hair, makeup, wardrobe, and talent holding areas as well as plentiful parking, base camp and mill and storage. The stages are supported by Class-A production offices on the floors above.

The stages feature state-of-the-art soundproofing, integrated smart grid analog style control systems and ample power distribution.

See specifications for more details.





STAGE SPECS

Structure:

- 6" thick concrete slab-on-grade for a stage floor max load of 500 lbs/sf
- Open-web steel joist roof, with steel joists spaced 8' on-center
- Truss supports 2000 lbs. at each pick point spaced on a 8' x 12' grid; see included specifications
- Clear span
- 24" sound mitigated rathole

Sound:

- Acoustically designed with 12"-thick insulated concrete walls; InsulQuilt lined walls, black
- Wall assembly achieves STC Rating of 65+
- Designed to minimum noise criteria rating of NC-25
- 20' x 20' sliding elephant doors, STC-53 rated
- Personnel access via STC rated hollow metal doors with sound locks

Power:

- Each stage has a 2000A 120/208V, 3 phase 4 wire panel provide service via:

Cam Lock #1		600A
Cam Lock #2		400A
Cam Lock #3		200A

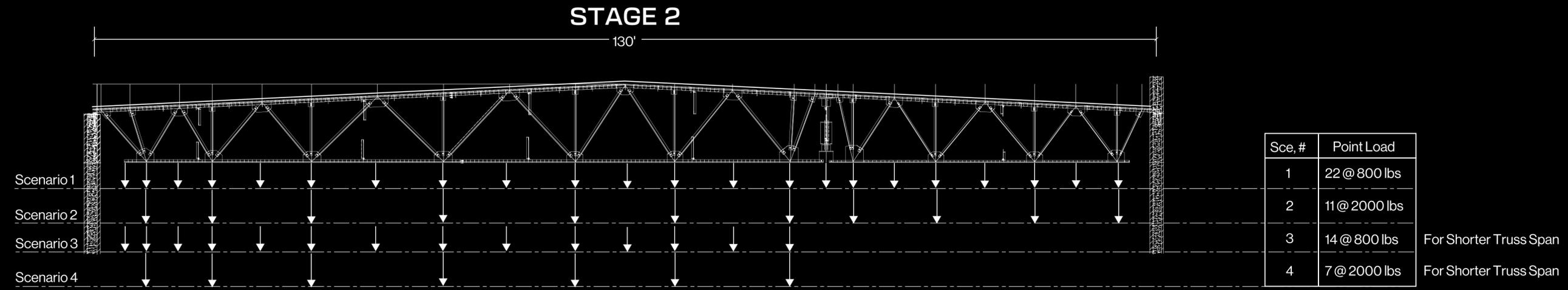
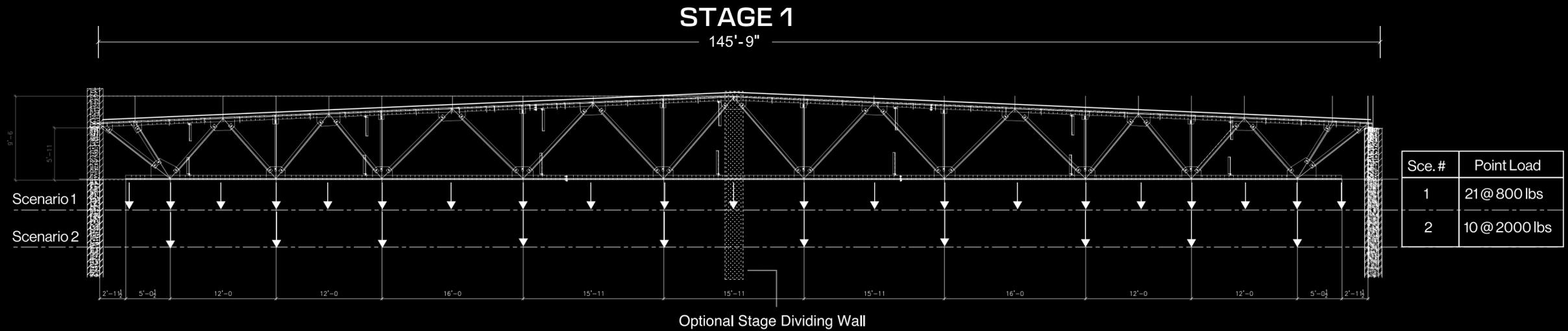
+800 amps of distributed power

Air/HVAC:

- 150 ton/SF provided via 11 rooftop units with 10,000 CFM supply fans
- 6 additional theatrical exhaust fans sit atop the stages
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections

Security:

- MPAA compliant
- 12 MP dome cameras: 360°, vandal/weather resistant with full exterior coverage
- License plate and facial recognition capable
- 30 days local storage; cloud storage for tagged events
- 6' high perimeter fence & walls



TYPICAL TRUSS LOADING DIAGRAM

1. Max permissible truss load based on 20 psf.
2. Loading Scenarios are not to be loaded simultaneously, any deviation must be reviewed by a CA licensed engineer.
3. All loads greater than 800 lbs must be located at panel points.
4. In-plane bridles are limited to 45 degrees.
5. All out of plant bridles to be reviewed by CA licensed engineer.
6. Loads shown are static loads. If dynamic loads are anticipated the loading must be reviewed by a CA licensed engineer.

Glendale provides elegant and comprehensive office and production support spaces, and an expansive rooftop lounge, at an ideal ratio to support modern studio workflows. While connected to the stages, all areas may also be independently and directly accessed from Glendale Avenue through a modern and secure lobby.

Leasable Space	60,647 SF
Private Offices	22
Workstations	118
Conference Rooms	6
Kitchen Pantries with Break Rooms	4

OFFICE / MILL / SUPPORT

Square Feet:

- Office and Production Spaces~ 27,861 leasable SF
- Mill ~ 9,850 leasable SF
- Support Space ~ 12,519 leasable SF
- Rooftop Terrace ~ 10,417 leasable SF

General:

- 5 floors, including mezzanine and rooftop terrace
- Floor plates: ~ 14,300 rentable SF
- Spaces designed to be separated in conjunction with stage utilization
- High performance exterior glazing
- Floor Finishes: carpet tile in all offices and conference rooms; tile in all break rooms and bathrooms
- Wall Finishes: white satin paint
- Ceilings: ~ 9' 6" clear; exposed wood frame in breakroom and open work areas, 2' x 2' ACT in offices, hard-lid elsewhere
- Lighting: 4' linear LEDs throughout
- 2 sets of restrooms on each floor
- Elevators serving all office floors and an oversized freight elevator

Office:

- 22 private offices
- 118 workstations
- 6 conference rooms, including 2 acoustically insulated to facilitate screening room conversion
- Kitchen pantries with break room located at each of Mezzanine, Floor 2 and Floor 3

Mill:

- Covered outdoor
- Power and outlets: 200A – 120/208V 3-Phase, 4 wire cam lock; 8 individual GFCI duplexes
- Walls able to be semi-covered for climate control; swamp coolers upon request
- Space may be divided

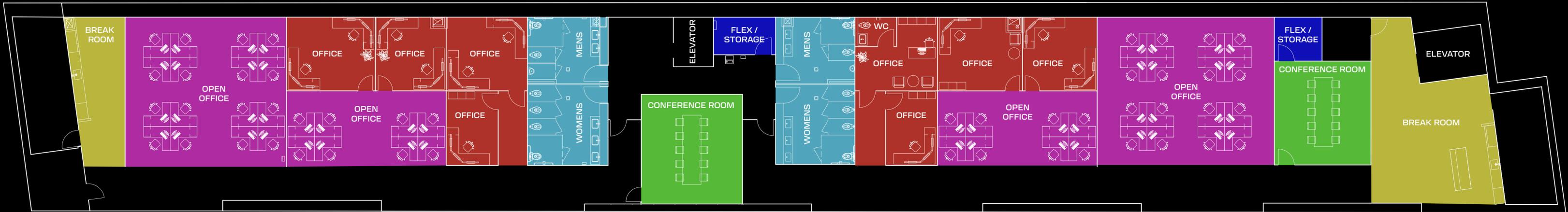
Support:

- Support space located on the 1st floor, immediately adjacent to stage access doors
- All stages have direct access to the production support spaces and are housed in one building
- Specialized support spaces next to stages include:
 - 3 hair/makeup stations
 - 3 wardrobe rooms with washers/dryers
 - 6 private restrooms with showers
 - 3 green rooms
 - 2 flex/multi-purpose areas



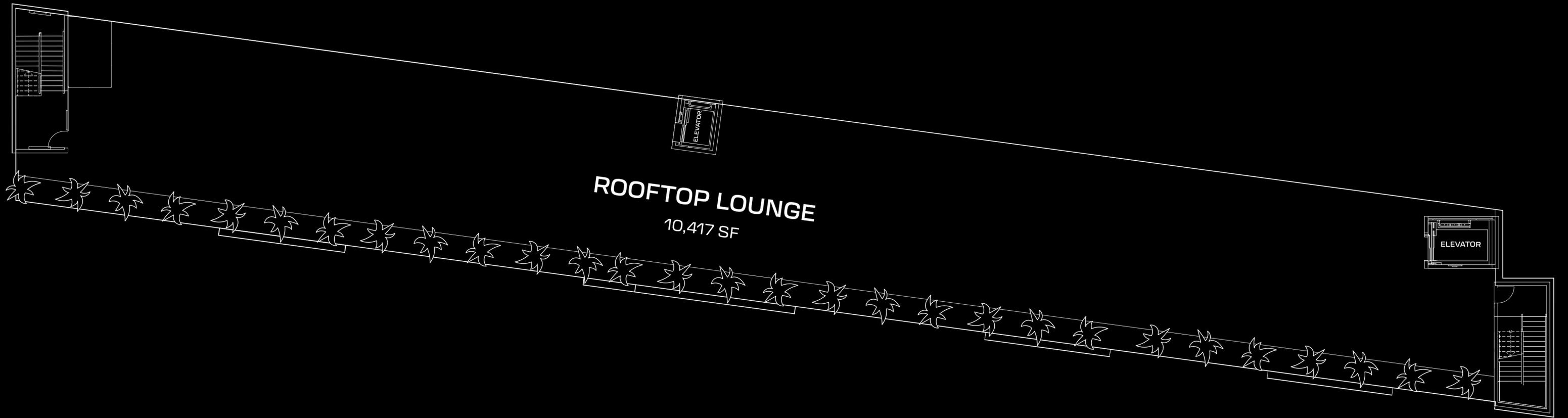
16 / OFFICES

Offices are designed with a mix of open and private offices for production services. Open office areas may be modified to include additional private offices. The spaces are finished with carpet tile in all offices and conference rooms and tile in all break and bathrooms. Each office floor features 9'6" ceilings.



- Restrooms ●
- Offices ●
- Break Rooms ●
- Conference Room ●
- Flex / Storage ●
- Open Office ●





18 / OFFICES

ROOFTOP

The facility boasts a spectacular multi-purpose, partially covered rooftop terrace, outfitted with both camlock and convenience power.

CATERING SERVICES

The campus is outfitted to accommodate every type of catering service, both inside and via food trucks. The open-air rooftop lounge with expansive views is both an exceptional event location and a welcome break space for production staff, cast and crew.

LIGHTING & GRIP

- HMI
- Intelligent Lighting
- Fluorescent
- Quartz
- Distribution Boxes
- Extensions
- Dimmers
- Cables
- Switches
- Overheads
- Flags

EXPENDABLES

- Tape
- Gels
- Globes
- Hardware
- Ropes
- Lumber
- Paint
- Textiles
- Backdrops

HEAVY EQUIPMENT

- Lifts, Cranes and Dollies
- Trucks
- Generators

PRODUCTION SUPPLIES / COMMS

East End Studios works with best-in-class providers to deliver all requisite equipment straight to the stage.

East End Studios is a premier independent studio management and development company. Your vision is our mission.

When complete, East End's studio portfolio will total over 2.5 million square feet across four (4) developments in Los Angeles and one (1) in Queens, New York. The five (5) campuses, which include Glendale, will house thirty-seven (37) purpose built best-in-class stages with an approximately 1:1 ratio of appurtenant Class-A office/production/mill/support spaces. All of East End's campuses will be fully equipped to handle modern XR/VR workflows.



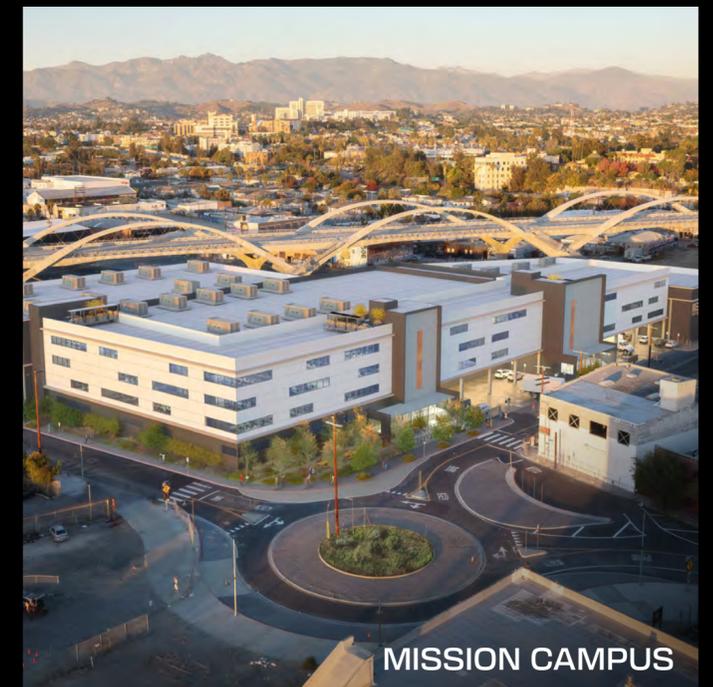
GRIFFITH CAMPUS



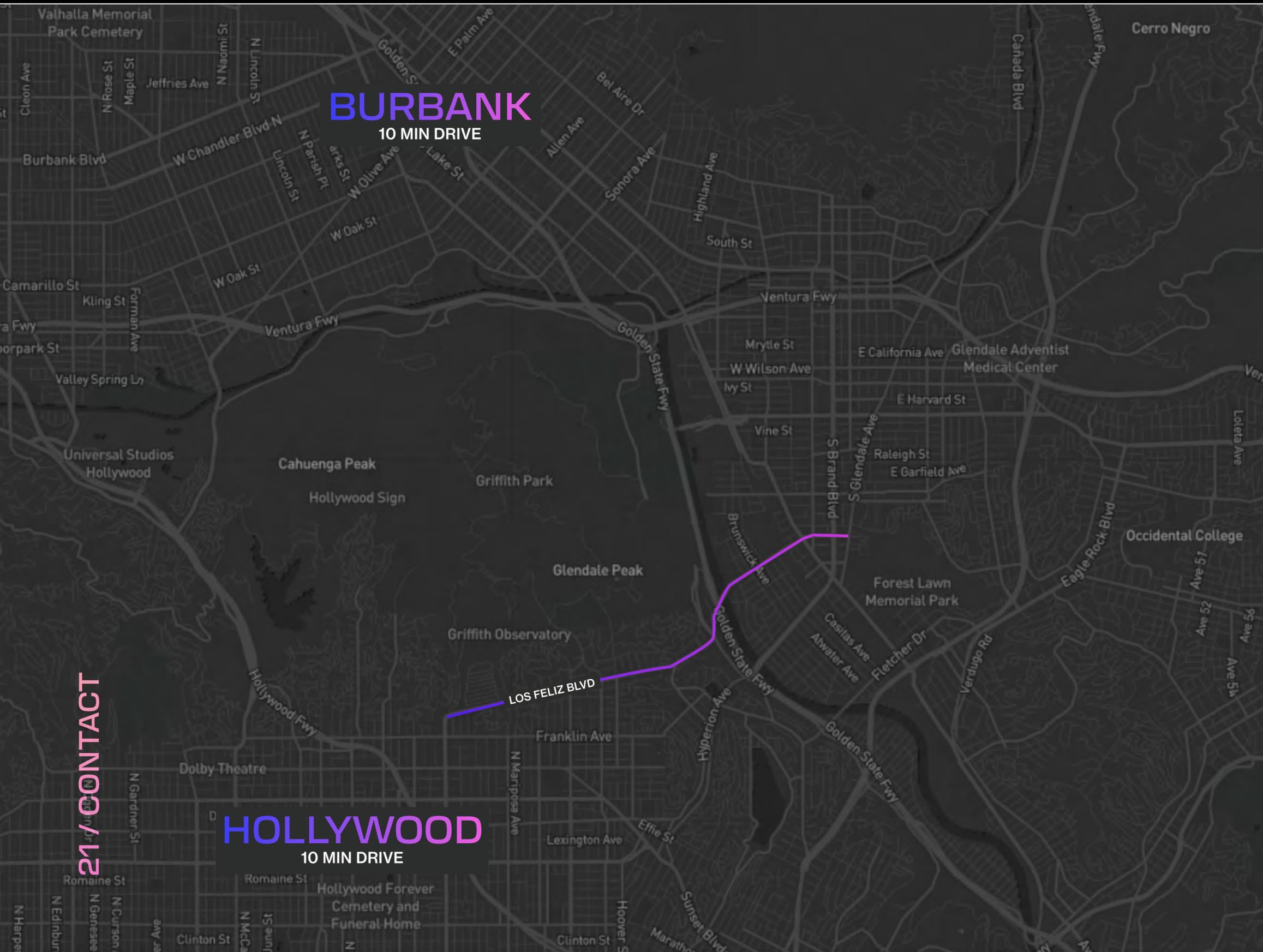
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SUNNYSIDE CAMPUS



MISSION CAMPUS



BURBANK

10 MIN DRIVE

HOLLYWOOD

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21 CONTACT



Leasing Contacts

