



floorplans

3103-3243 S. LA CIENEGA BLVD, LOS ANGELES, CA 90016

bLackwelder



DISCOVER THE UNEXPECTED

Blackwelder is an adaptive reuse project consisting of 19 existing buildings on a 6.4-acre landmark campus. Designed with the specific needs in mind of creative technology, entertainment, and media companies, the site offers over 160,000 sf of creative office space and features an eclectic range of architectural vernaculars, from purely industrial concrete block masonry and bow-truss roofs to steel frames and corrugated metal.



**Visually
Distinct**



**Light &
Bright**



**Transit
Adjacent**



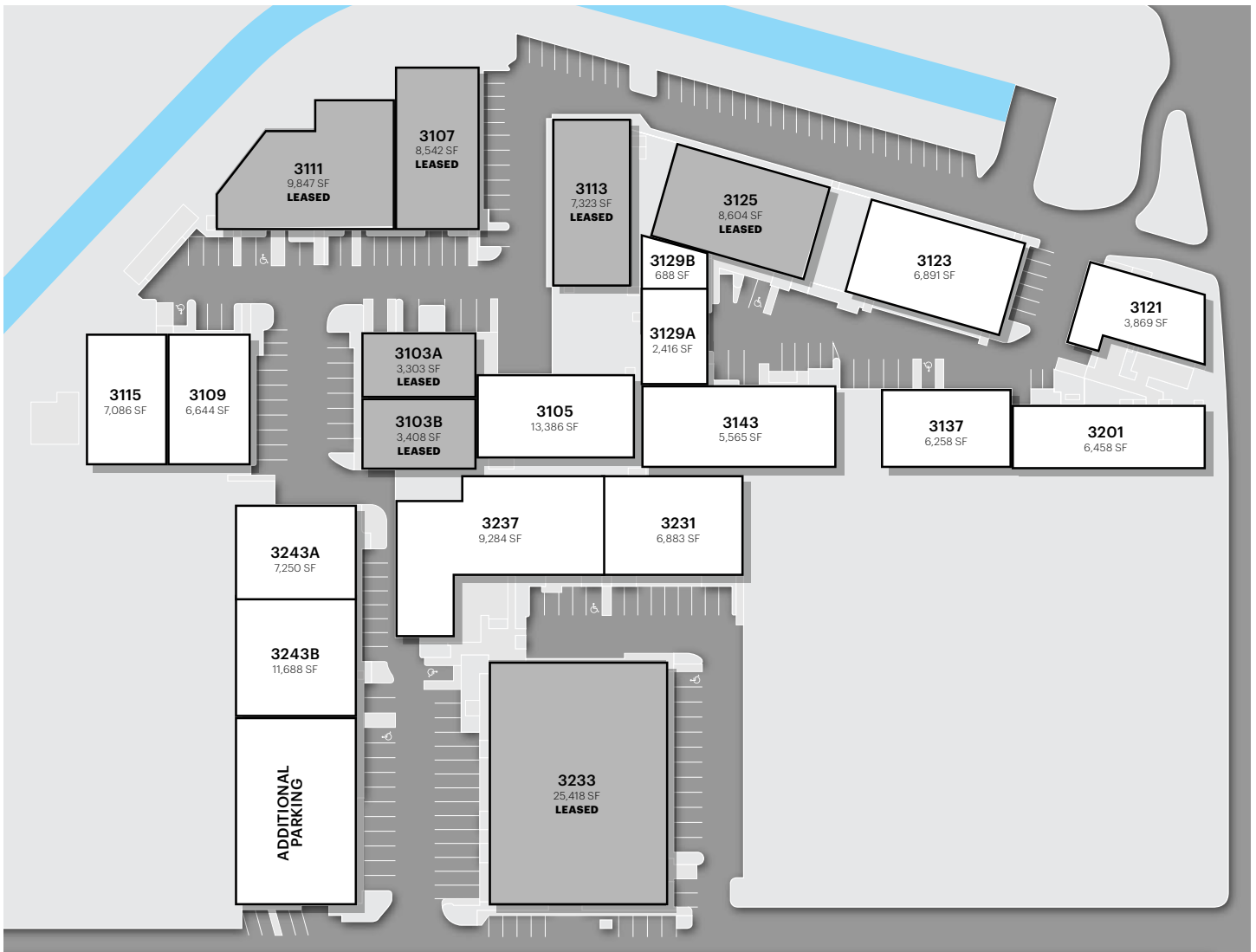
**Conveniently
Located**



**Controlled
Environment**



**Dog
Friendly**



TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM

AVAILABLE SPACE

BUILDING	RSF	AVAIL TOUR	DESCRIPTION
3105 S. LA CIENEGA BLVD	13,386	Now CLICK HERE	Above-grade and mezzanine-level space (2 floors), restrooms, private elevator, private patio
3109 S. LA CIENEGA BLVD.	6,644	Now CLICK HERE	2 private offices, open office / benching, large conference room, restrooms, reception, full kitchen, large glass roll-up door to patio
3115 S. LA CIENEGA BLVD.	7,086	Now CLICK HERE	Highly upgraded kitchen, ample options for different sized offices / edit bays, roll-up doors to stunning private patio
3121 S. LA CIENEGA BLVD.	3,869	Now CLICK HERE	Corrugated metal stand-alone building. Large patio adjacent to the space, authentic loft features including exposed HVAC, skylights, exposed steel girders and roof purlins. 3 private offices, 2 phone booths, 3 conference rooms, server room, private restroom, reception and large open space for work stations, full kitchenette with stainless steel appliances
3123 S. LA CIENEGA BLVD.	6,891	Now CLICK HERE	5 spacious edit bays, 2 production rooms, conference room, kitchenette, mix room, restrooms, private patio
3129-A S. LA CIENEGA BLVD.	2,416	Now	CMU block stand-alone building. Large private patio adjacent to space, creative loft features, including exposed HVAC and exposed steel girders & roof purlins. 2 private offices, conference room, reception, large open area for work stations, full kitchenette with stainless steel appliances
3129-B S. LA CIENEGA BLVD.	688	Now CLICK HERE	Open floor plan, break area, conference room
3137 S. LA CIENEGA BLVD.	6,258	Now CLICK HERE	3 private offices, breakout room, large conference room, copy, server and storage room, restrooms, large open workstation space, kitchenette, 2 glass roll-up doors to patio with fireplace and water feature

AVAILABLE SPACE

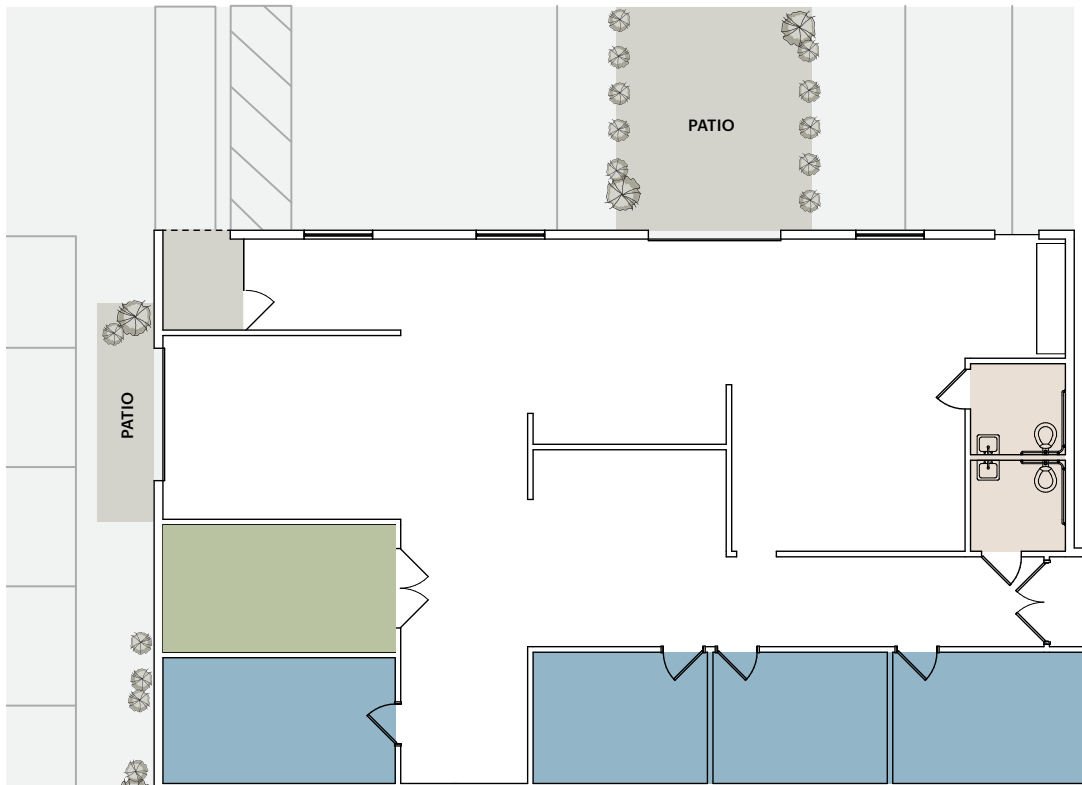
BUILDING	RSF	AVAIL	TOUR	DESCRIPTION
3143 S. LA CIENEGA BLVD.	5,565	Now	CLICK HERE	Polished concrete floors, exposed ceilings and glass roll-up doors, beautifully done white high truss space gives a unique sense of light filled volume unmatched by other spaces. 6 private offices, 1 conference rooms, break room with a full kitchenette, 2 private restrooms, 2 private patios
3201 S. LA CIENEGA BLVD.	6,458	Now	CLICK HERE	Corrugated metal stand-alone butler building, authentic loft features, including exposed HVAC and exposed steel girders & roof purlins, glass roll-up leading to private patio. Full kitchenette with stainless steel appliances, reception and large open space for workstations, private restrooms, 18 private offices or edit bays, 1 conference room
3231 S. LA CIENEGA BLVD.	6,883	Now	CLICK HERE	5 large rooms on ground floor and 2 offices on mezzanine
3237 S. LA CIENEGA BLVD.	9,284	Now	CLICK HERE	Perimeter offices, roll-up door to private patio, restrooms, showers & lockers, full kitchen
3243-A S. LA CIENEGA BLVD.*	7,250	1/1/26		Open plan with 3 meeting rooms, break area, private restrooms, and a rooftop terrace
3243-B S. LA CIENEGA BLVD.*	11,688	Now	CLICK HERE	Open plan with 2 conference rooms, 5 offices or small meeting rooms, 3 storage rooms, 3 phone booths, spacious break area, private restrooms, and large rooftop terrace
5875 BLACKWELDER ST.	5,396	Now		2 conference rooms, 4 private offices, kitchenette, 2 glass roll-up doors to patio, private parking lot

*Contiguous to ±18,938 RSF



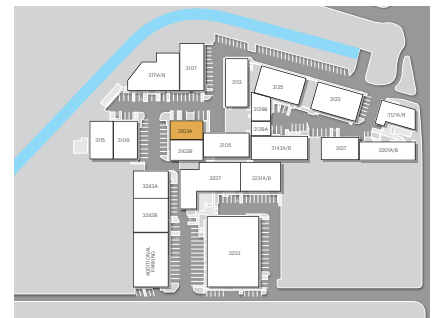
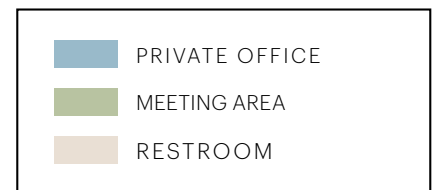
SUITE 3103A | LEASED

~3,303 RSF



FEATURES

- Creative design features, including polished concrete floors and exposed ceilings
- Open and private office spaces
- Break area with kitchenette
- 2 dedicated restrooms
- Indoor/outdoor connectivity with 2 roll-up doors
- Private outdoor patio



Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



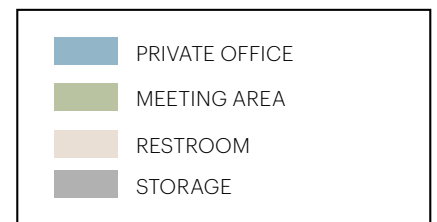
SUITE 3103B | LEASED

~3,408 RSF



FEATURES

- Creative design features, including polished concrete floors and exposed ceilings
- Open and private office spaces
- Break area with kitchenette
- Dedicated restroom
- Patio area adjacent to the space



Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

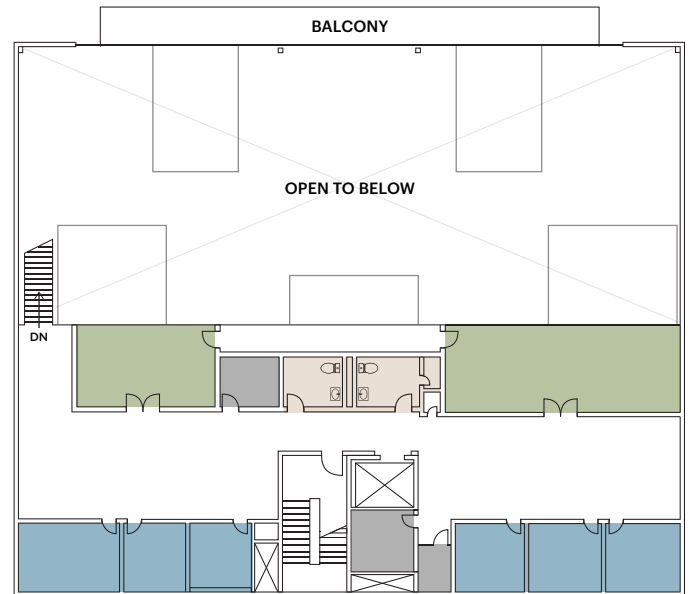
SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



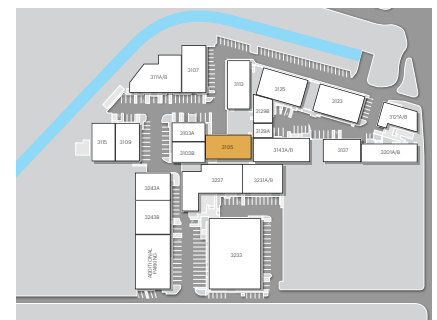
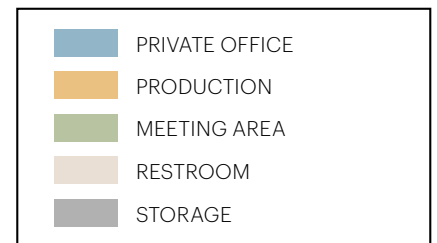
FIRST LEVEL OFFICE, ABOVE GRADE



SECOND LEVEL OFFICE, MEZZANINE

FEATURES

- Free-standing CMU block and corrugated metal butler building with on-grade covered parking
- Above-grade and mezzanine-level office space (2 floors)
- Creative design features, including exposed HVAC, concrete floor sand exposed steel girders & roof purlins
- 2 ADA restrooms on both levels
- Private elevator serving all levels
- Large private outdoor patio area
- Amazing views of the Hollywood Hills
- (1) Shower on mezzanine level

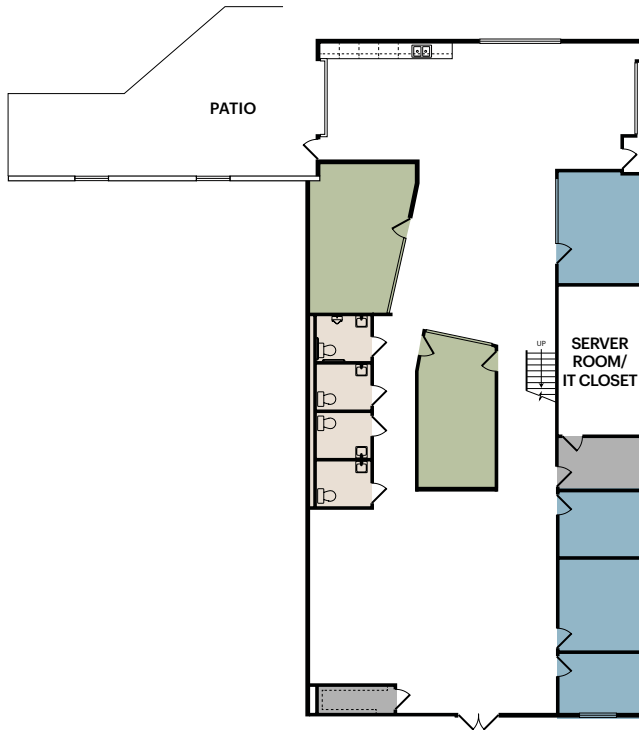


Suite location within the campus

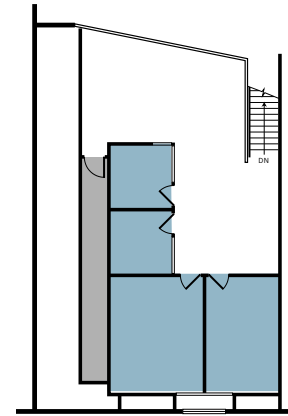


SUITE 3107 | LEASED

~8,542 RSF



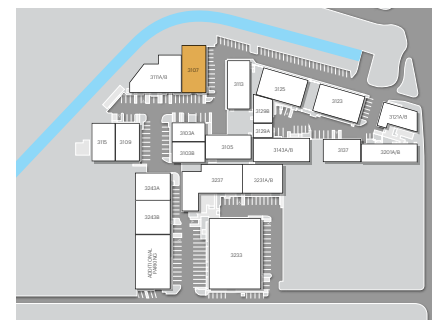
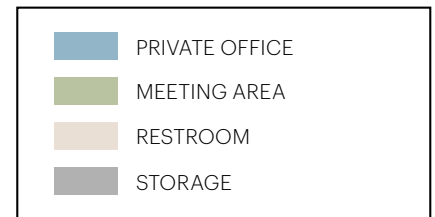
FIRST FLOOR



MEZZANINE

FEATURES

- 2 conference rooms
- 8 private offices
- Restrooms
- Storage
- Kitchen
- Roll-up door to private patio



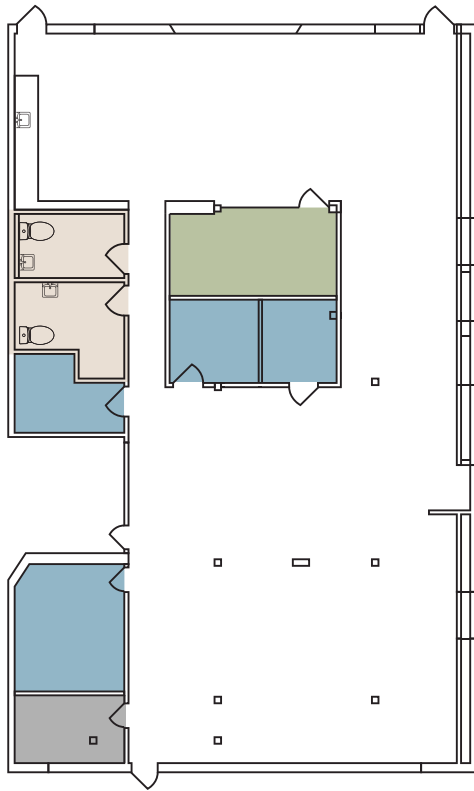
Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

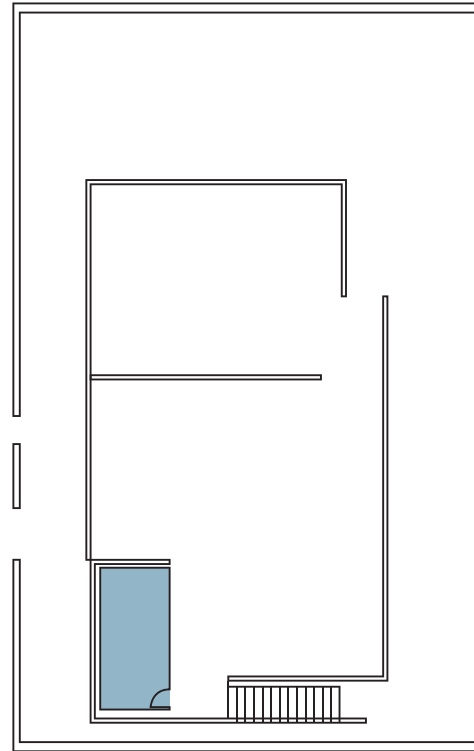
SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



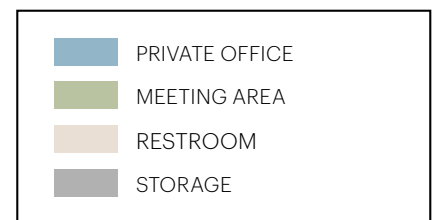
FIRST FLOOR



MEZZANINE

FEATURES

- Large glass roll-up door that opens to the parking lot
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- 5 private offices and large conference room
- Server room
- Large open space for workstations/benching system on both ground floor and mezzanine level
- 2 private restrooms (including one shower)
- Large full kitchen with stainless steel appliances

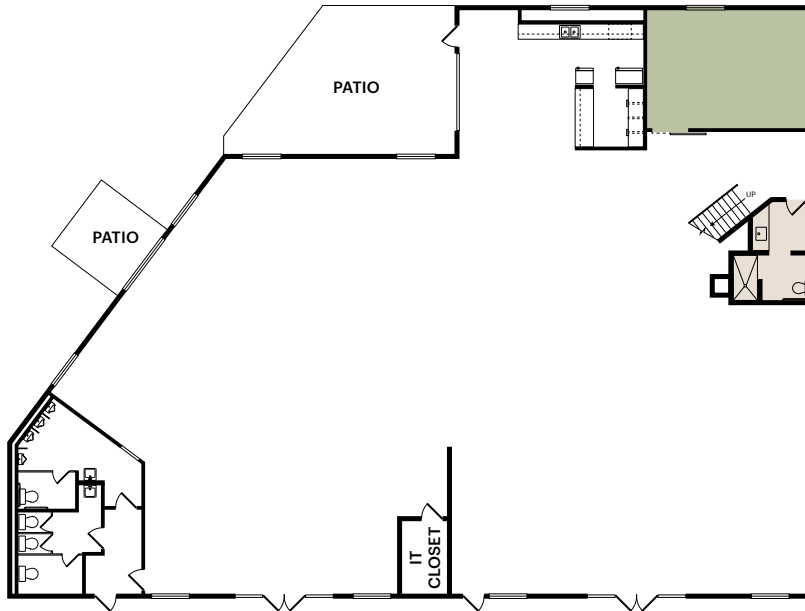


Suite location within the campus

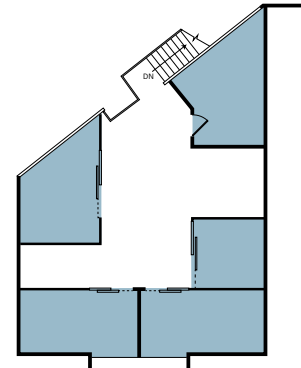


SUITE 3111 | LEASED

~9,847 RSF



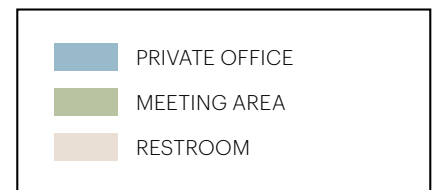
FIRST FLOOR



MEZZANINE

FEATURES

- Kitchenette
- Mezzanine
- 2 private patios
- Private restroom includes a shower



Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

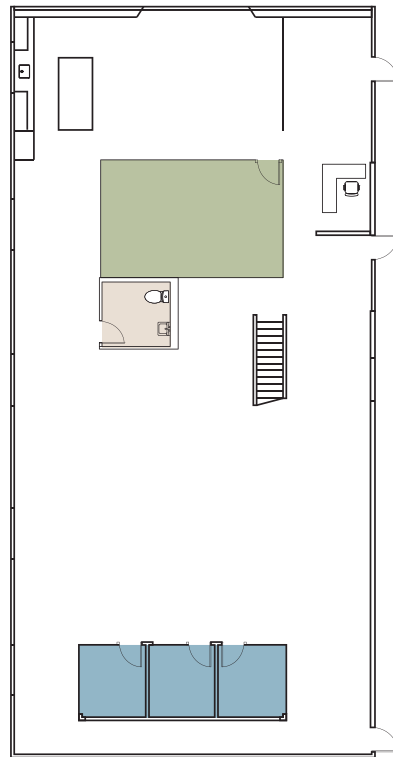
PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM

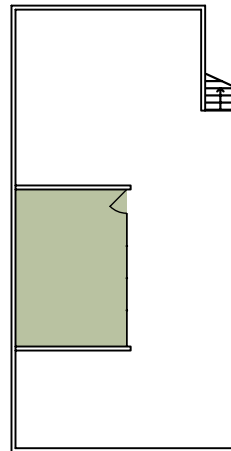


SUITE 3113 | LEASED

~7,323 RSF



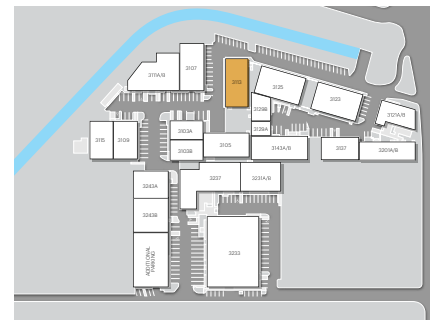
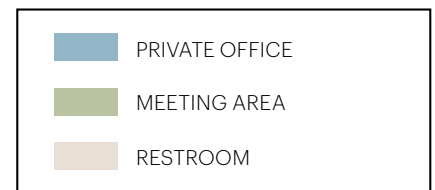
FIRST FLOOR



MEZZANINE

FEATURES

- Large open workstation area
- 3 private offices or huddle rooms
- Large conference room
- Kitchenette
- Lounge area
- Reception
- Collaboration and photo shoot area



Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

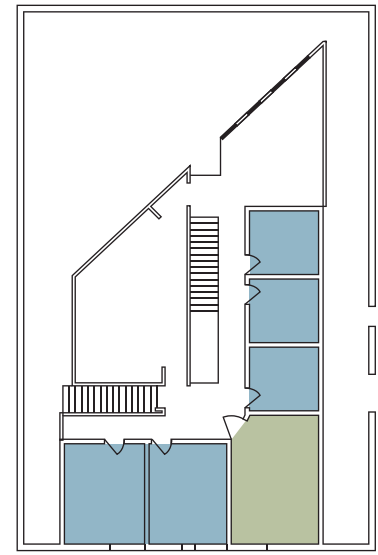
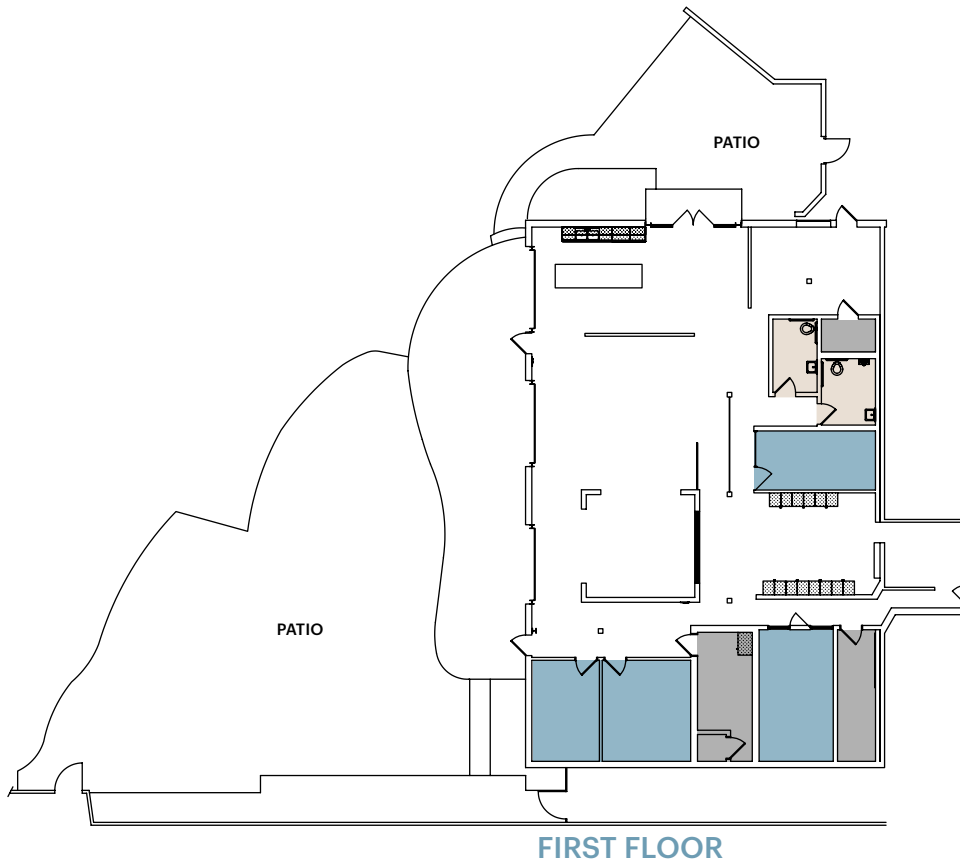
PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



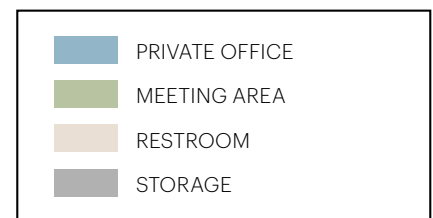
SUITE 3115

~7,086 RSF



FEATURES

- Arguably the best private outdoor/patio space in Los Angeles
- Roll-up doors allow seamless indoor/outdoor experience
- Highly upgraded kitchen
- Many options for different sized offices/edit bays within the premises



Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

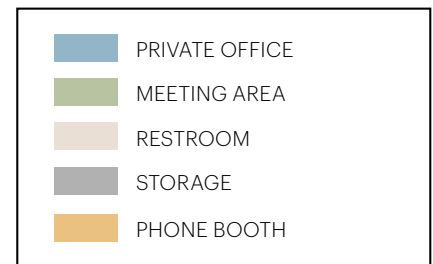
PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



FEATURES

- Corrugated metal stand-alone building
- Large patio adjacent to the space
- Authentic loft features including exposed HVAC, skylights, exposed steel girders and roof purlins
- 3 private offices
- 2 phone booths
- 3 conference rooms
- Server room
- Private restroom
- Reception and large open space for work stations
- Full kitchenette with stainless steel appliances

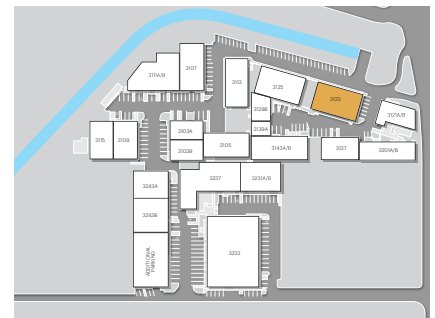
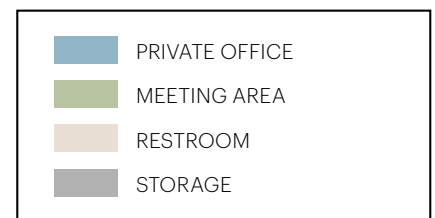


Suite location within the campus



FEATURES

- Authentic creative features, including exposed ceiling and HVAC, polished concrete floors, and an abundance of natural light with plenty of windows and 2 roll up doors
- Edit bays, production rooms, and mix room
- 2 conference rooms
- Kitchenette
- 2 private restrooms
- Exclusive private outdoor patio

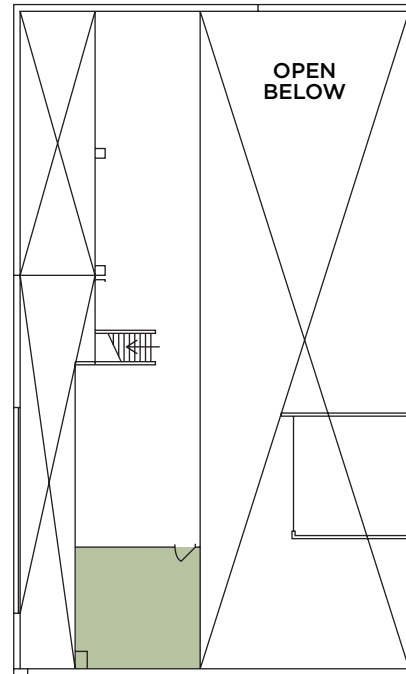
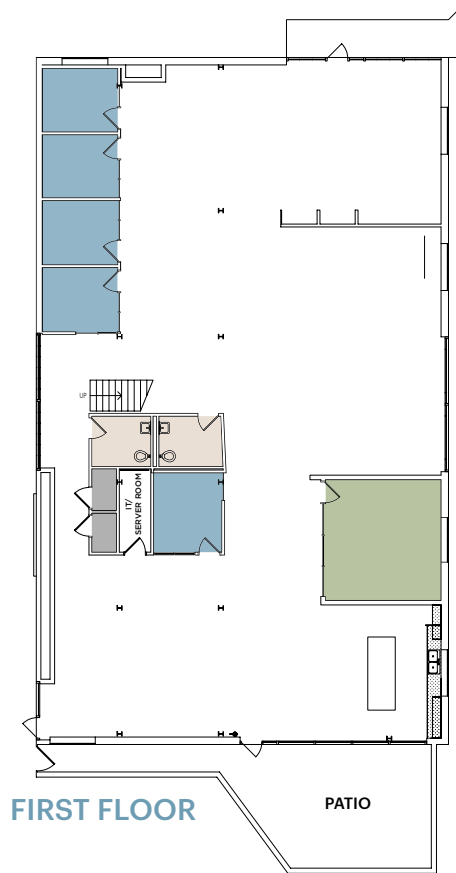


Suite location within the campus



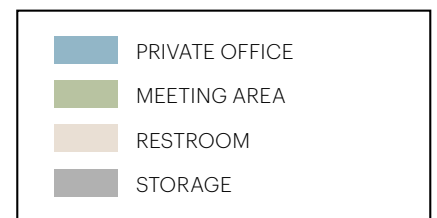
SUITE 3125 | LEASED

~8,604 RSF



FEATURES

- Free-standing corrugated metal butler building
- Large private outdoor patio
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- 2 private restrooms
- Large open concept kitchen with stainless steel appliances
- 5 private offices
- 2 conference rooms
- Server and storage room
- Reception and large open space for work stations/
benching system on both ground floor and mezzanine level



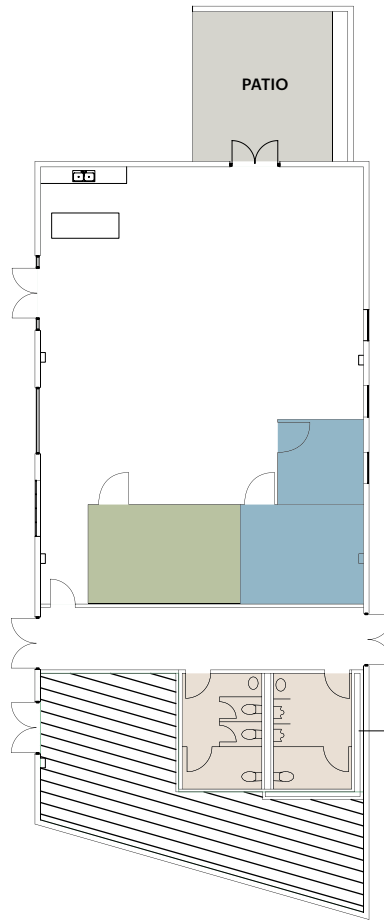
Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

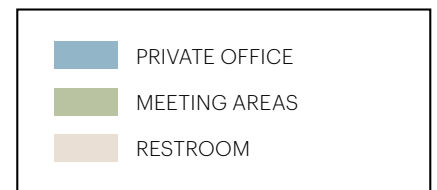
PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



FEATURES

- CMU block stand-alone building
- Large private patio adjacent to space
- Creative loft features, including exposed HVAC and exposed steel girders & roof purlins
- 2 Private offices
- Conference room
- Reception
- Large open area for work stations
- Full kitchenette with stainless steel appliances

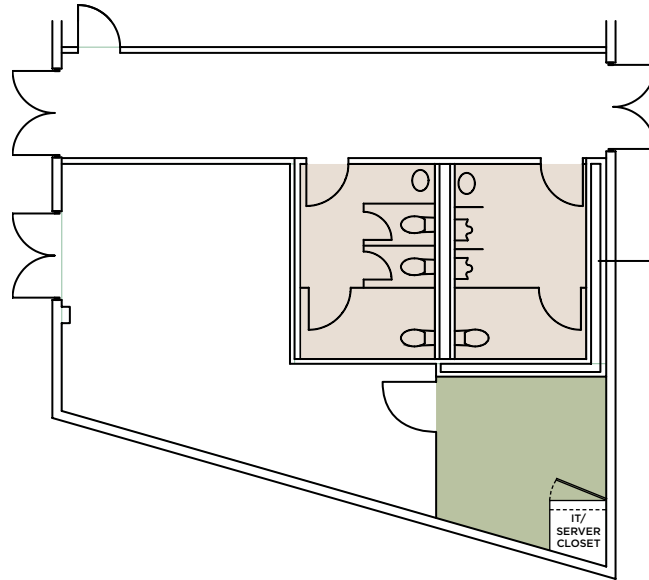


Suite location within the campus



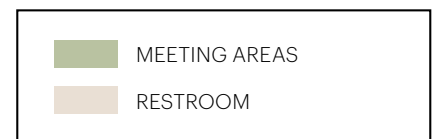
SUITE 3129B

~688 RSF



FEATURES

- Open floor plan
- Break area
- Conference room



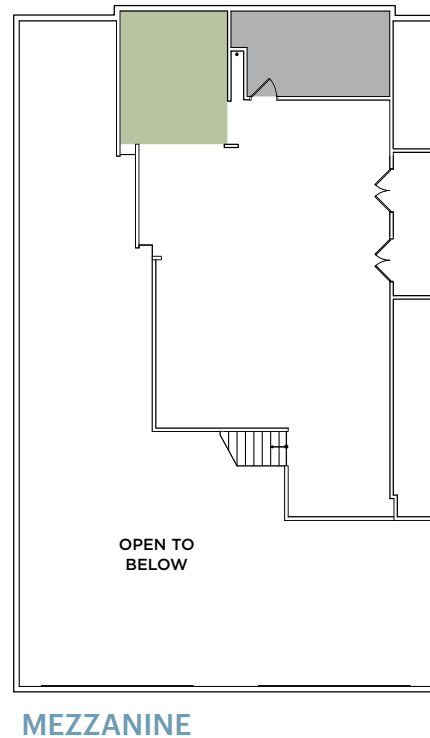
Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

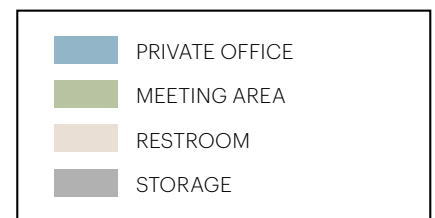
PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM

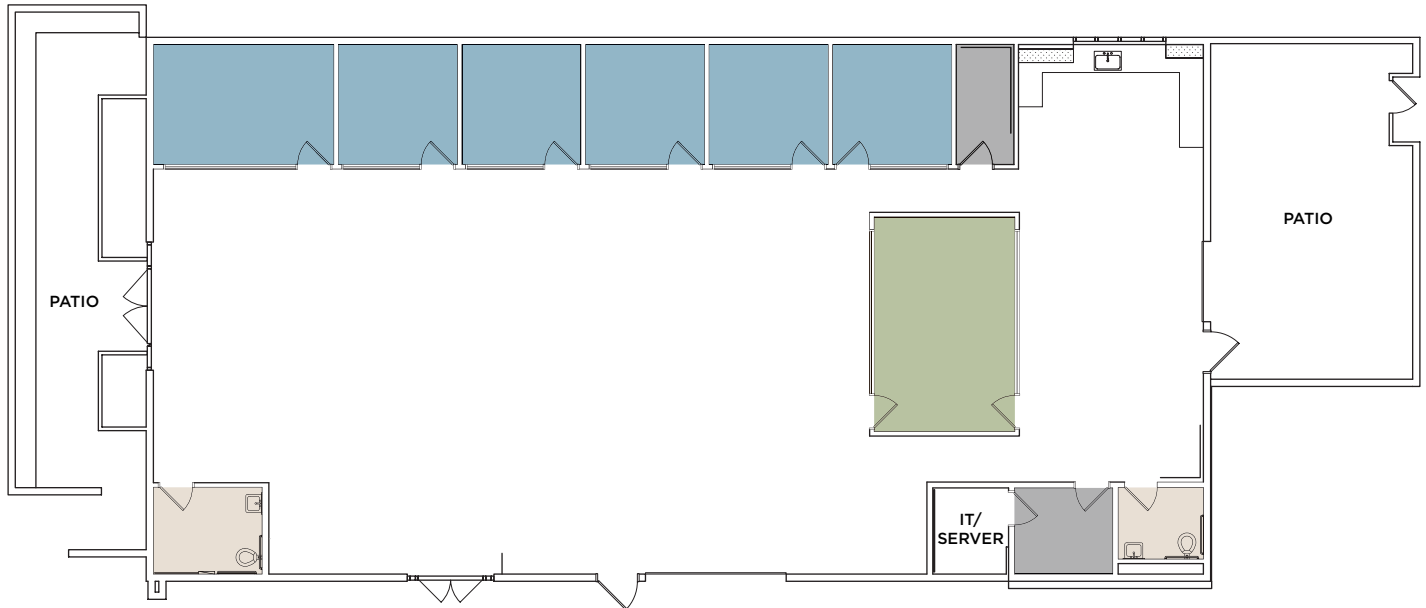


FEATURES

- Free-standing corrugated metal butler building
- Two glass roll-up doors lead to a spacious private patio with outdoor fireplace and water feature
- 3 private offices
- Break out room
- Large conference room
- Copy room
- Server and storage room
- Private restrooms
- Reception and large open space for work stations on both the ground floor and mezzanine level
- Kitchenette with stainless steel appliances

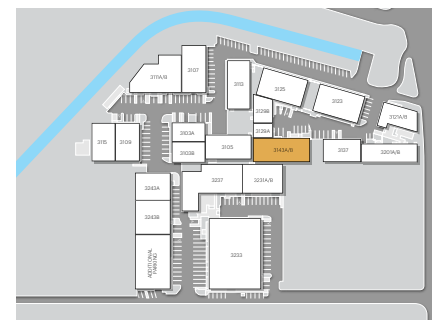
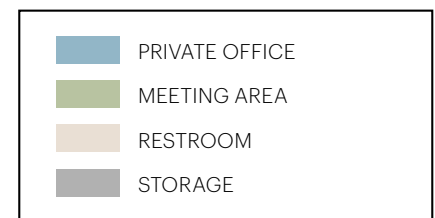


Suite location within the campus



FEATURES

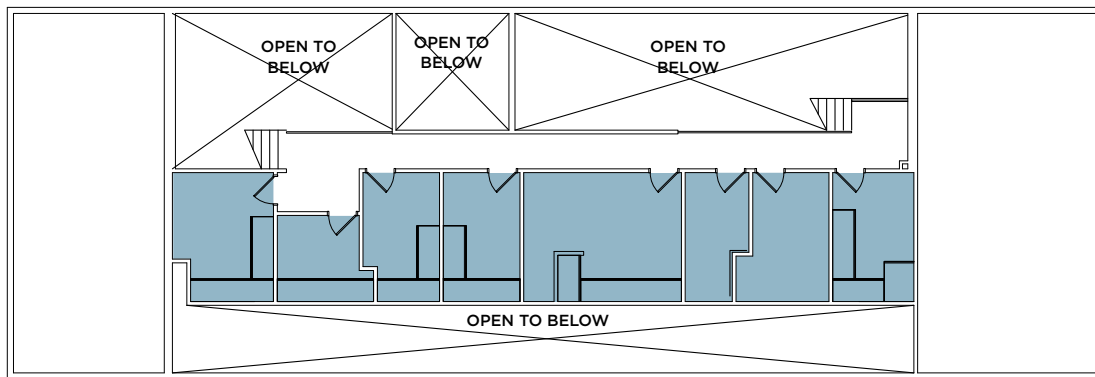
- Creative office features: polished concrete floors,
- Exposed ceilings and glass roll-up doors
- Beautifully done white high truss space gives a unique sense of light filled volume unmatched by other spaces.
- 6 private offices
- 1 conference rooms
- Break room with a full kitchenette
- 2 private restrooms
- 2 private patios



Suite location within the campus



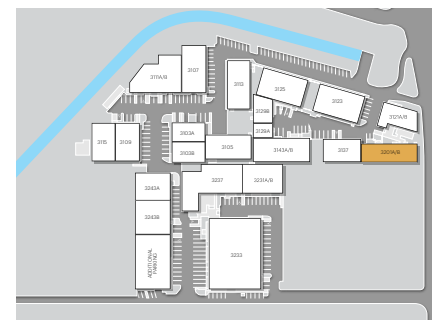
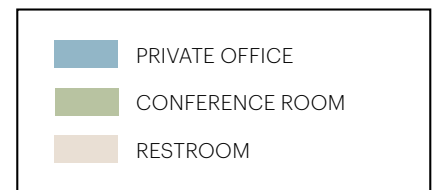
FIRST FLOOR



MEZZANINE

FEATURES

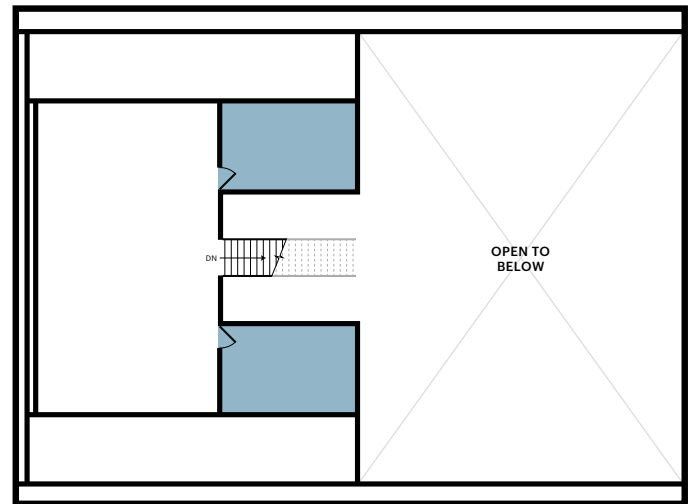
- Corrugated metal stand-alone butler building
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- Glass roll-up leading to private patio
- Full kitchenette with stainless steel appliances
- Reception and large open space for workstations
- Private restrooms
- 18 private offices or edit bays
- 1 conference room



Suite location within the campus



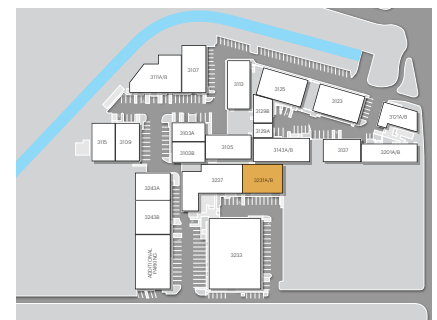
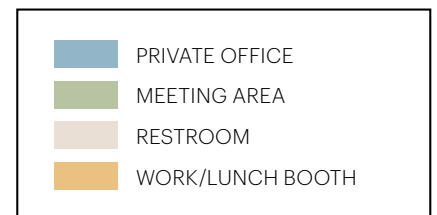
FIRST FLOOR



MEZZANINE

FEATURES

- 4 large rooms on ground floor
- 1 meeting area
- 2 private offices on mezzanine
- Storage room
- Kitchenette
- Dedicated restrooms
- Open work area on mezzanine
- Reception

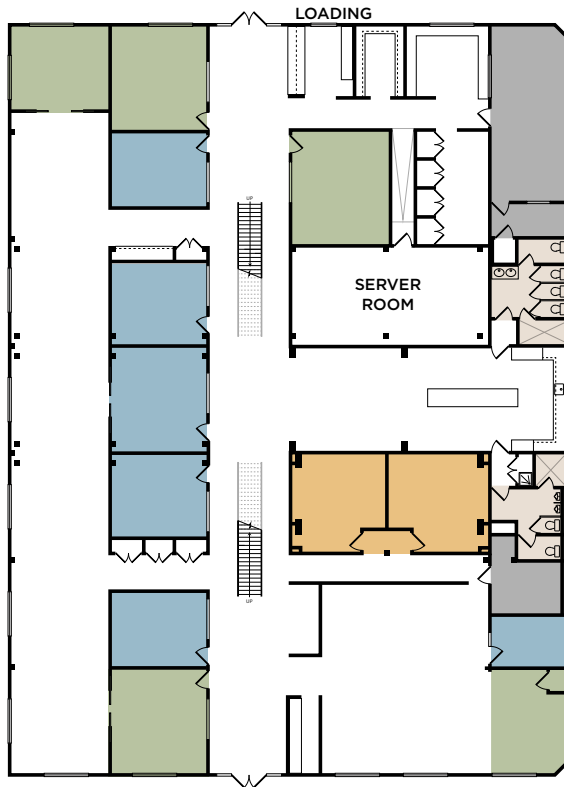


Suite location within the campus

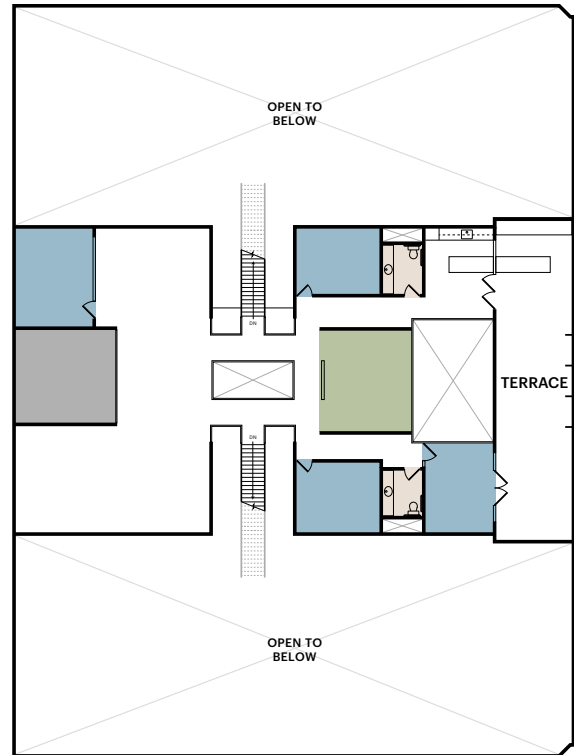


SUITE 3233 | LEASED

~25,418 RSF








FIRST FLOOR

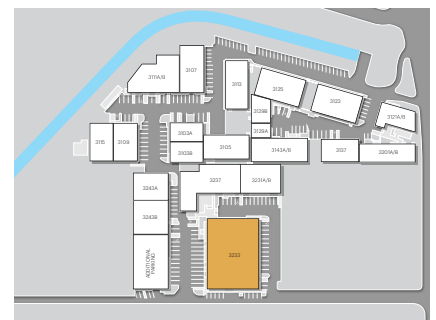


MEZZANINE

FEATURES

- Mixture of private offices
- Conference rooms
- Breakout rooms
- Workstation area
- Patios built into mezzanine offer a unique roof deck feel
- Large open work areas
- Spacious kitchen and break area
- Receptions on both sides of building
- 2 showers in the restrooms

	PRIVATE OFFICE
	MEETING AREA
	RESTROOM
	STORAGE
	EDITING BAY



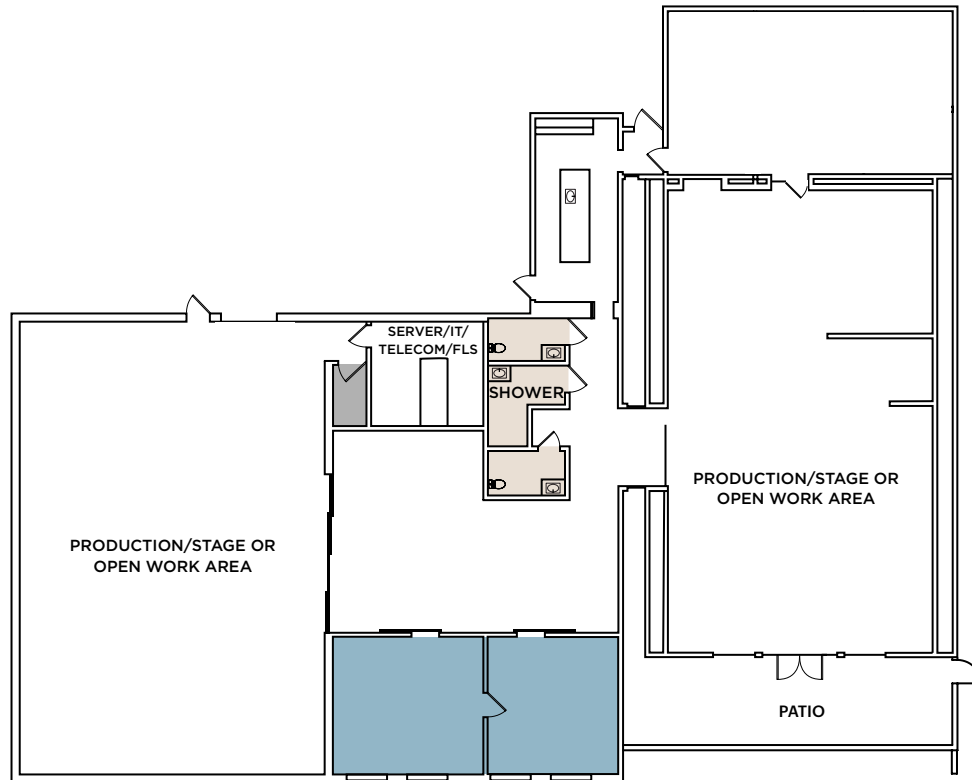
Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

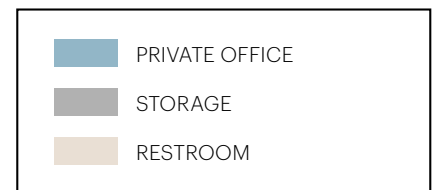
PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



FEATURES

- Full kitchen
- Perimeter offices
- 2 large, high-ceiling production areas
- Roll-up garage door
- Private patio
- 2 private restrooms
- Shower with lockers

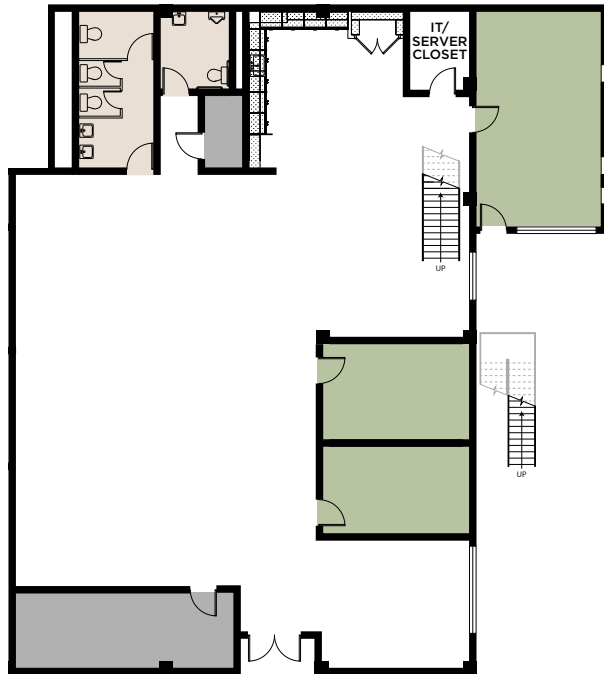


Suite location within the campus

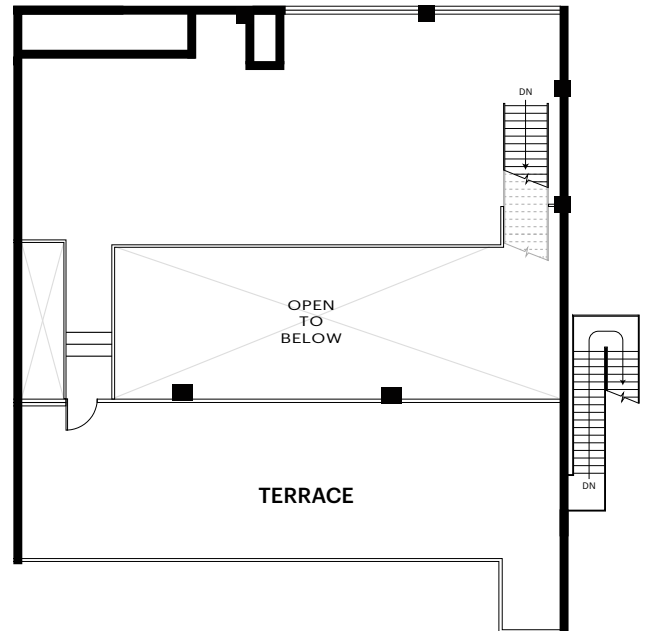


SUITE 3243A

~7,250 RSF



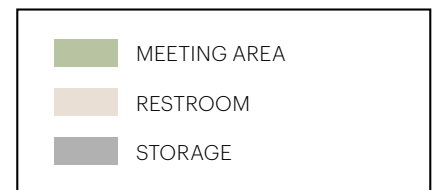
FIRST FLOOR



MEZZANINE

FEATURES

- Large private rooftop patio
- Free-standing concrete block masonry constructed building with wood roof and steel framed mezzanine
- Authentic loft features, including exposed concrete floor finish and exposed steel girders & roof purlins
- 2 private restrooms
- Open floor plan
- Contiguous with 3243B for a total of ±18,938 RSF



Suite location within the campus

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

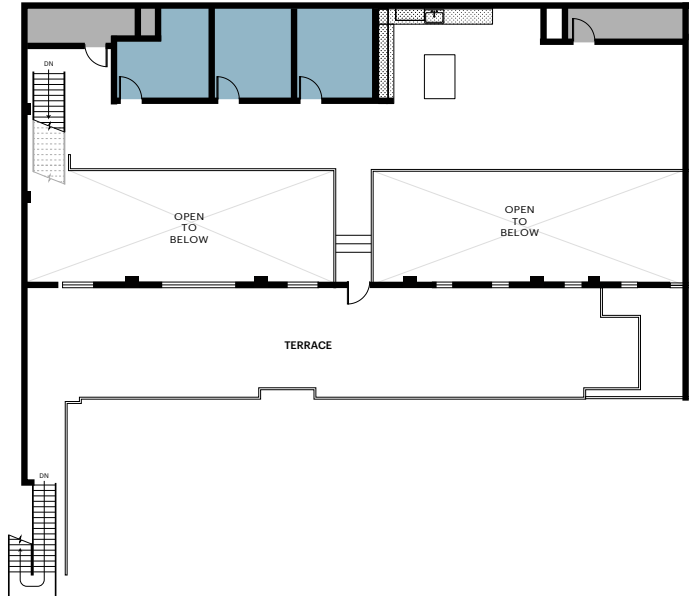
SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM



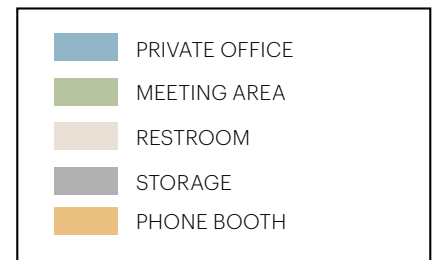
FIRST FLOOR



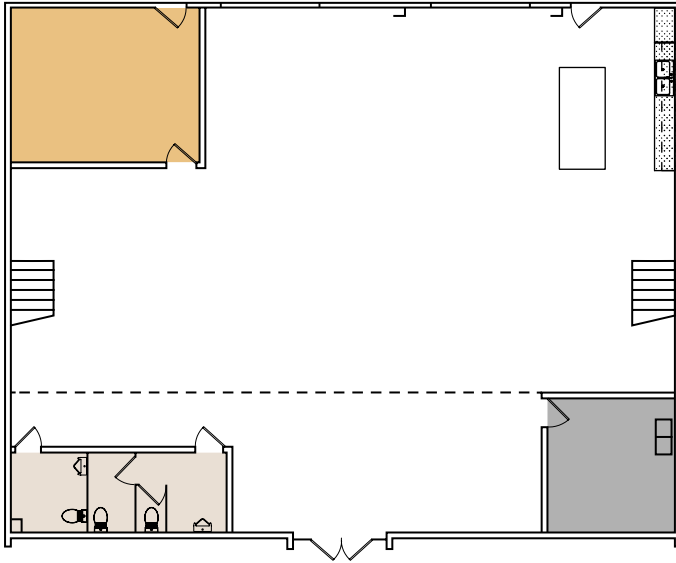
MEZZANINE

FEATURES

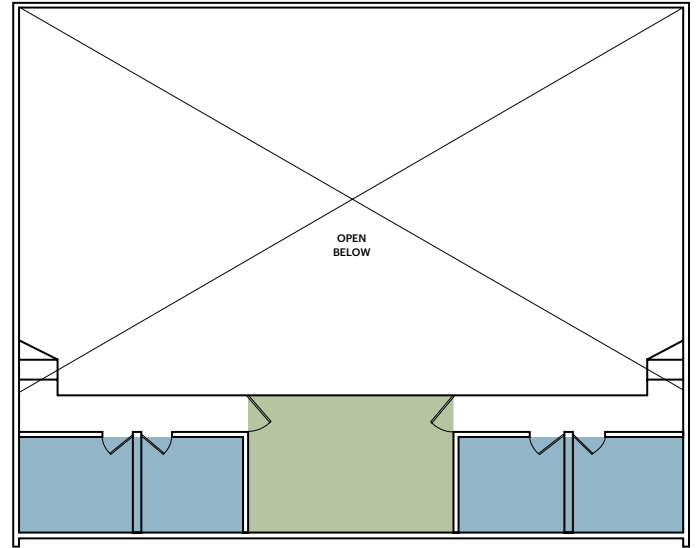
- Open floor plan
- Dedicated restrooms
- Authentic loft features, including exposed concrete floor finish and exposed steel girders and roof purlins
- Free-standing concrete block masonry constructed building with wood roof and steel-framed mezzanine
- Large private rooftop patio
- Contiguous with 3243A for a total of ±18,938 RSF



Suite location within the campus








FIRST FLOOR



MEZZANINE

FEATURES

- Creative design features, including polished concrete floors, high exposed ceiling, and two feature staircases
- 1 conference room
- 1 windowless room perfect for studio or production use
- 4 private offices
- Kitchenette
- Mezzanine
- 2 roll-up glass doors provide indoor/outdoor connection and allow ample light to flow into the space
- Private parking lot

	PRIVATE OFFICE
	MEETING AREA
	RESTROOM
	STORAGE
	STUDIO/EDIT BAY



bLackwelder

TROY POLLET | troy.pollet@cushwake.com | +1 805 798 4302 | Lic. 01830917

SCOTT MENKUS | scott.menkus@cushwake.com | +1 818 414 1793 | Lic. #01476553

PETER COLLINS | peter.collins@cushwake.com | +1 323 632 0735 | Lic. #01813645

KILROYBLACKWELDER.COM

The drawings, documents, files, data, or other information ("Information") attached to this email are transmitted for informational purposes only to the intended recipient of this correspondence. The recipient is encouraged to check other available sources to help determine the Information's accuracy and completeness. Kilroy Realty Corporation and its wholly and partially owned subsidiaries, affiliates, successors, and assigns ("Kilroy") assume no responsibility for anyone's use of the Information. Moreover, Kilroy makes no representations or warranties, either express or implied, with regard to: (i) any of the information contained in or related to the Information; (ii) the Information's accuracy or completeness; or (iii) the contractors or individuals that prepared the Information. In no event shall Kilroy be held liable for any damages or injury, however caused, arising out of or related to the use of the Information.