

The image shows the exterior of a modern building with a large, multi-paned glass window. The building's facade is made of light blue corrugated metal. The window reflects the interior, which is warmly lit with large, glowing spherical pendant lights and recessed ceiling lights. The reflection also shows indoor plants and a dark-colored sofa. The sky is a clear, pale blue. The word "Kudley" is visible in a small red font on the top edge of the building's roofline.

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**

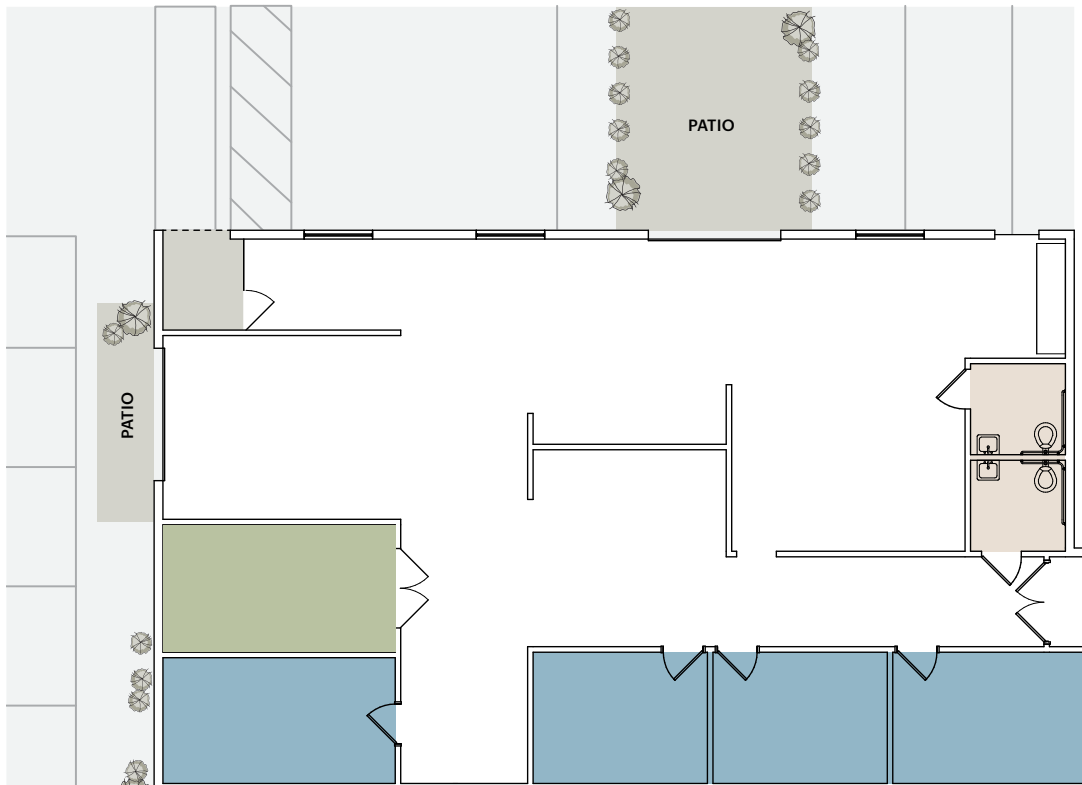


**Dog
Friendly**



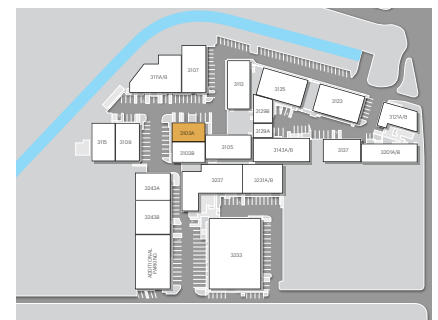
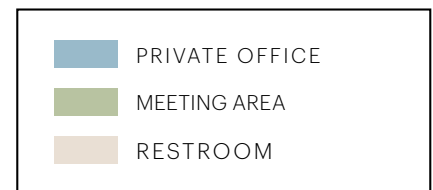
ROB HOOKS | robert.hooks@cushwake.com | +1 310 897 1786 | Lic.01873634
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KILROYBLACKWELDER.COM



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

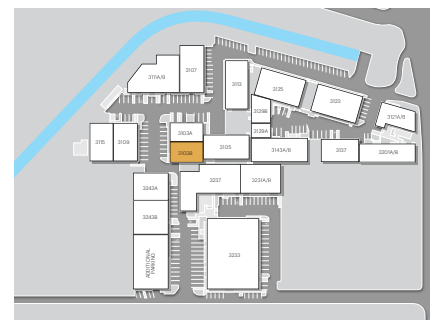
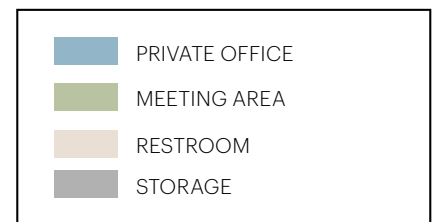


Suite location within the campus



FEATURES

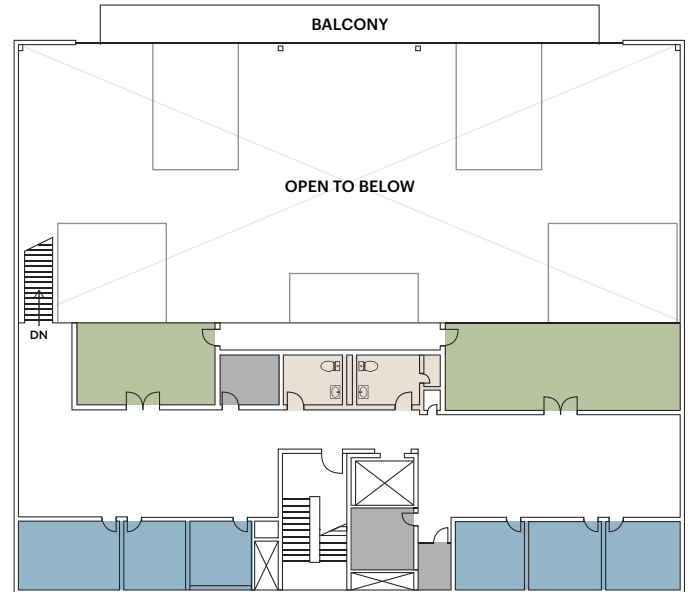
- Creative design features, including polished concrete floors and exposed ceilings
- Open and private office spaces
- Break area with kitchenette
- Dedicated restroom
- Patio area adjacent to the space



Suite location within the campus



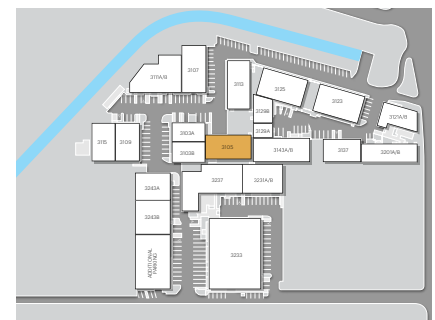
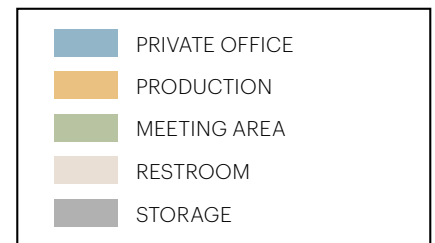
FIRST LEVEL OFFICE, ABOVE GRADE



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

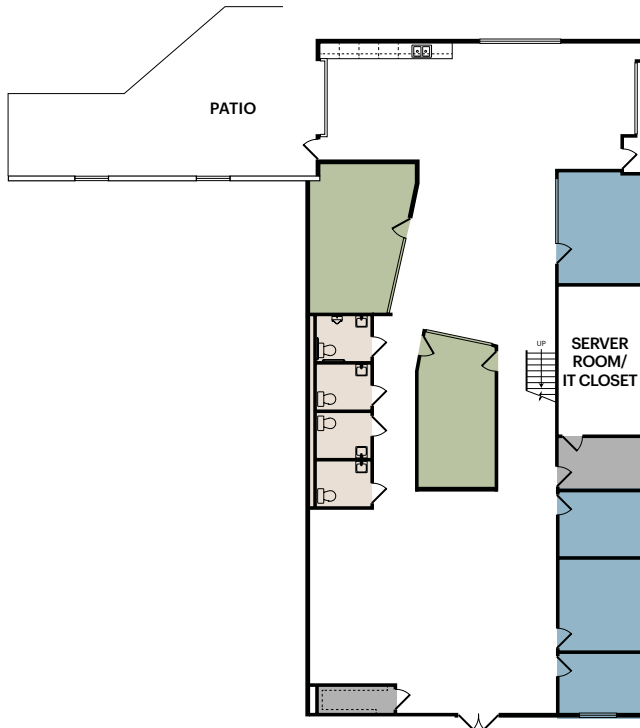


Suite location within the campus

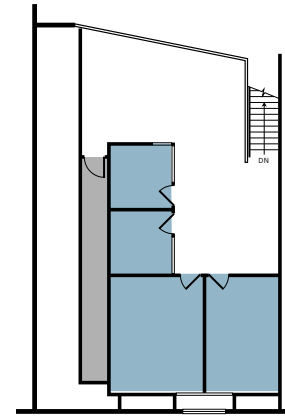


SUITE 3107 | LEASED

~8,542 RSF



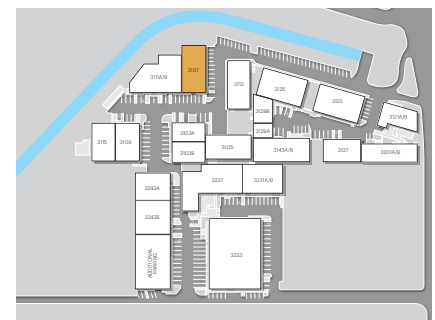
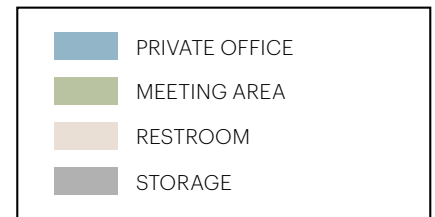
FIRST FLOOR



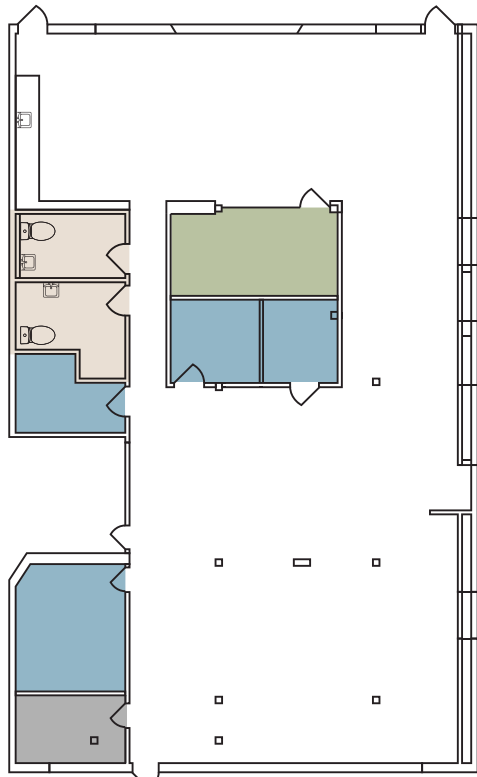
MEZZANINE

FEATURES

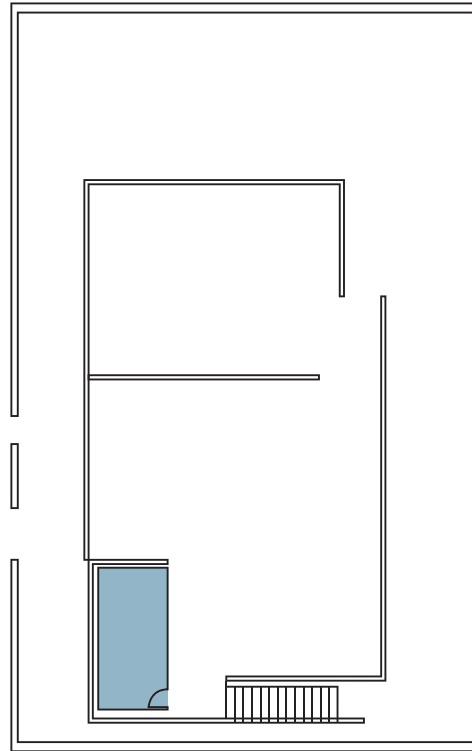
- 2 conference rooms
- 8 private offices
- Restrooms
- Storage
- Kitchen
- Roll-up door to private patio



Suite location within the campus



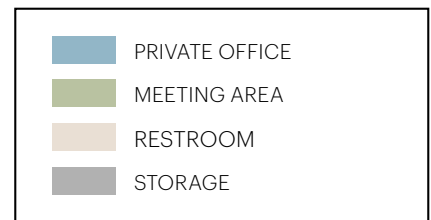
FIRST FLOOR



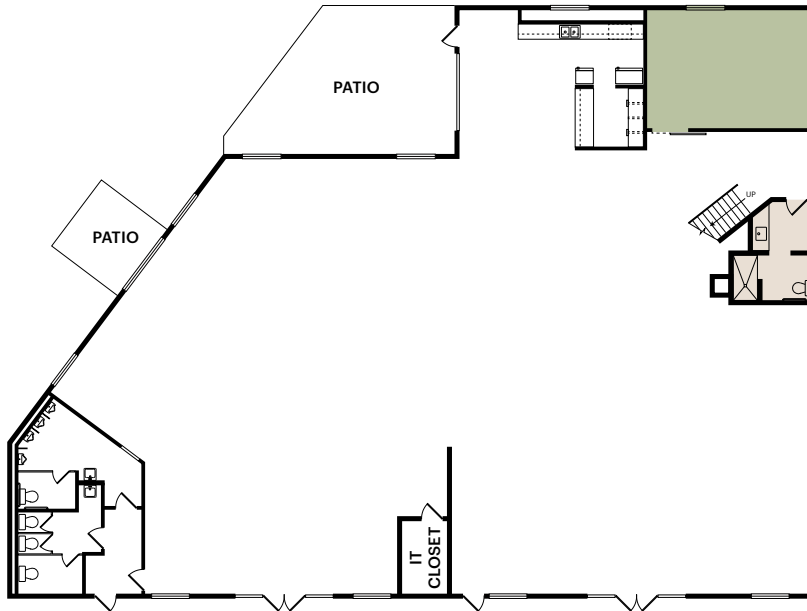
MEZZANINE

FEATURES

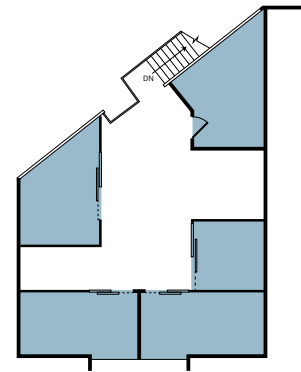
- Large glass roll-up door
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- 5 private offices and large conference room
- Server room
- Large open space for workstations/benching system on both ground floor and mezzanine level
- 2 private restrooms (including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



Suite location within the campus



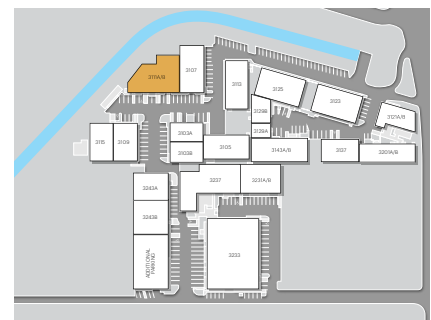
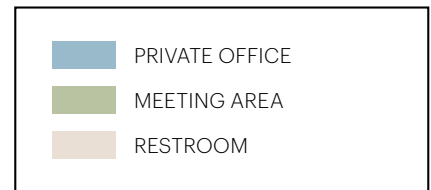
FIRST FLOOR



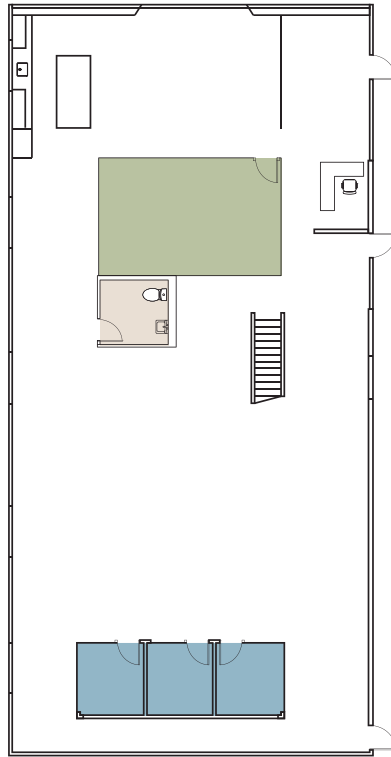
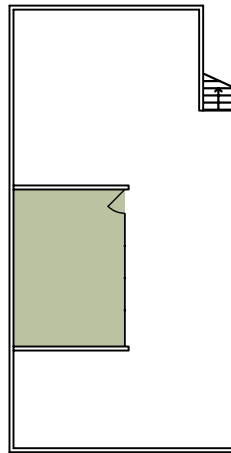
MEZZANINE

FEATURES

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

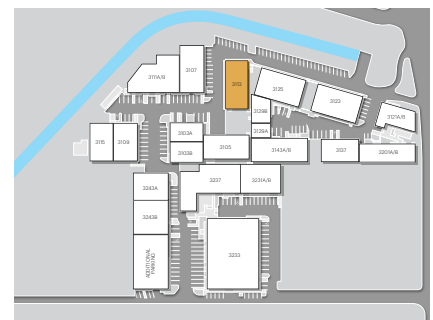
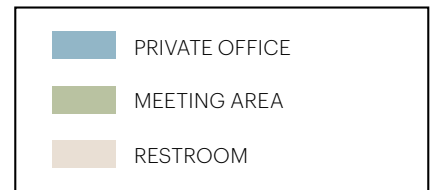


Suite location within the campus

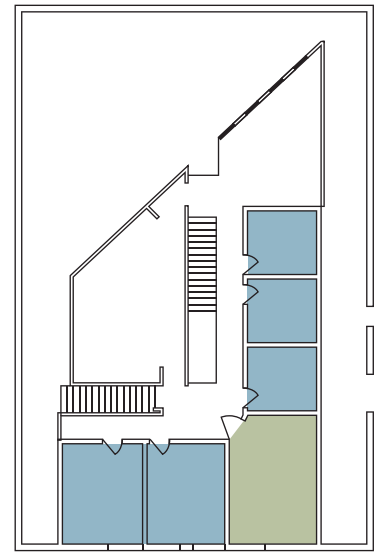
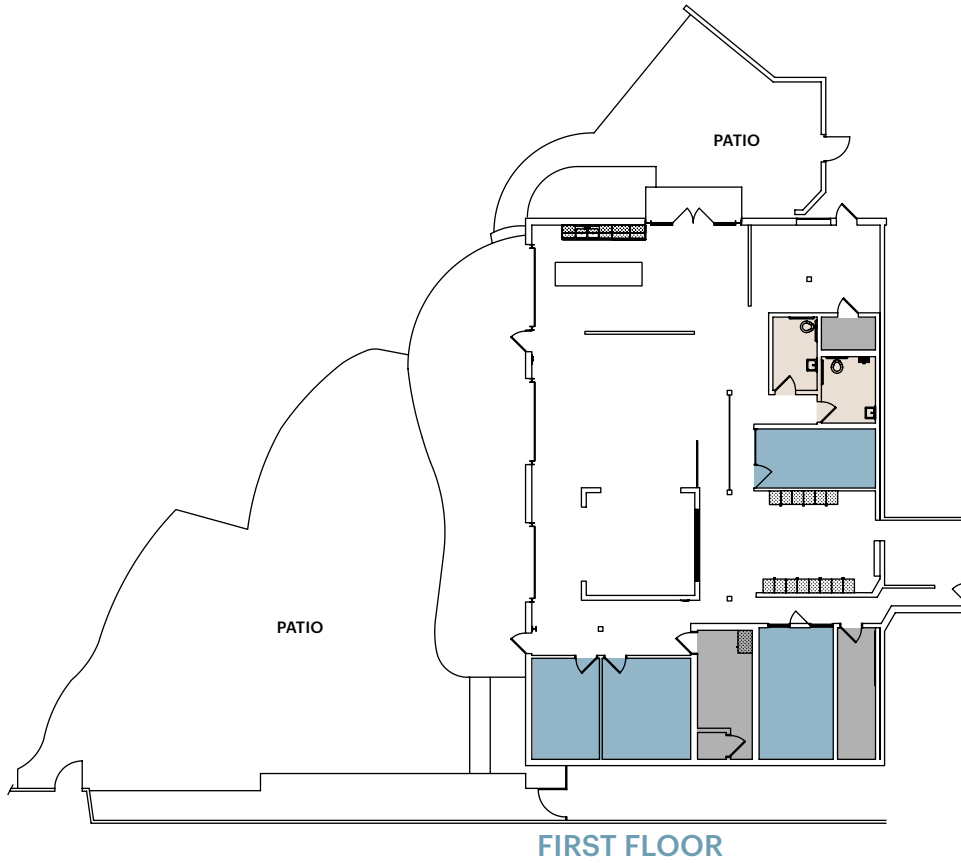
**FIRST FLOOR****MEZZANINE**

FEATURES

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

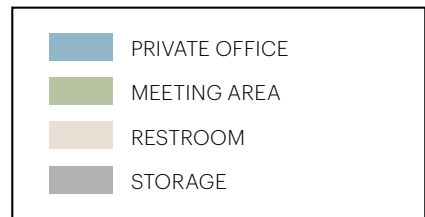


Suite location within the campus



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

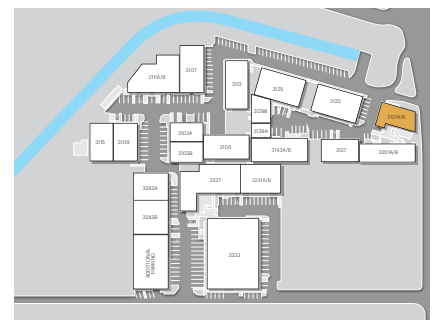
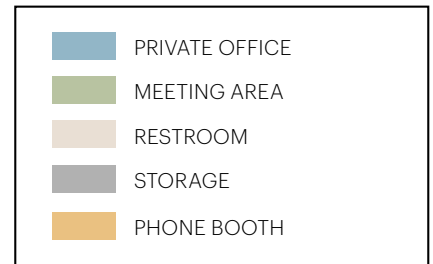


Suite location within the campus



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

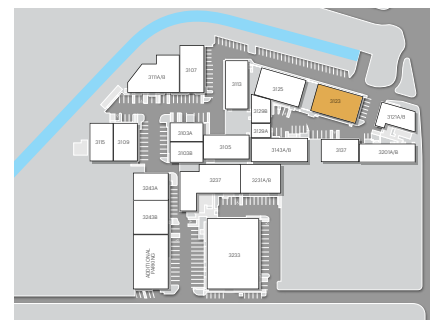
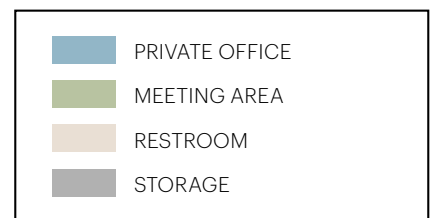


Suite location within the campus

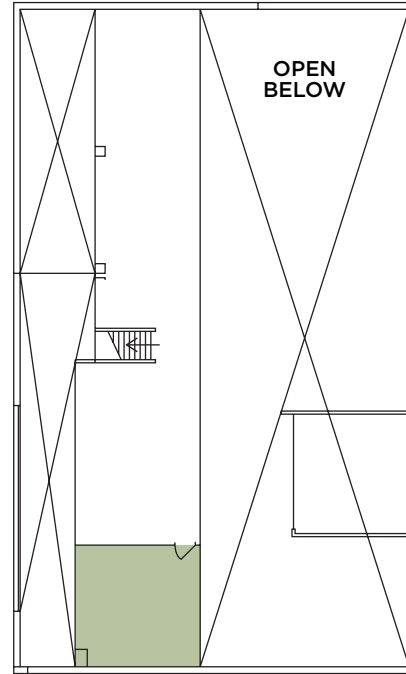


FEATURES

- 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
- 8 private offices
- 2 conference rooms
- Kitchenette
- 2 private restrooms
- Exclusive private outdoor patio

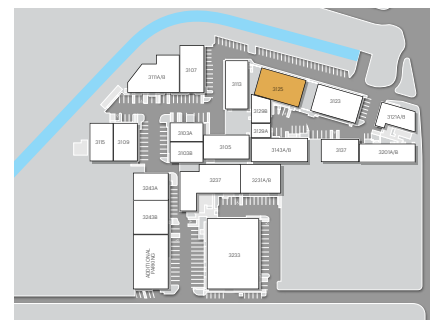
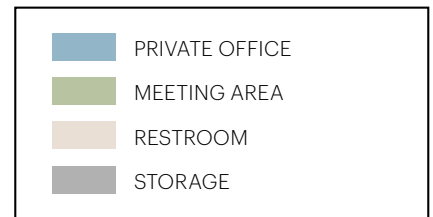


Suite location within the campus

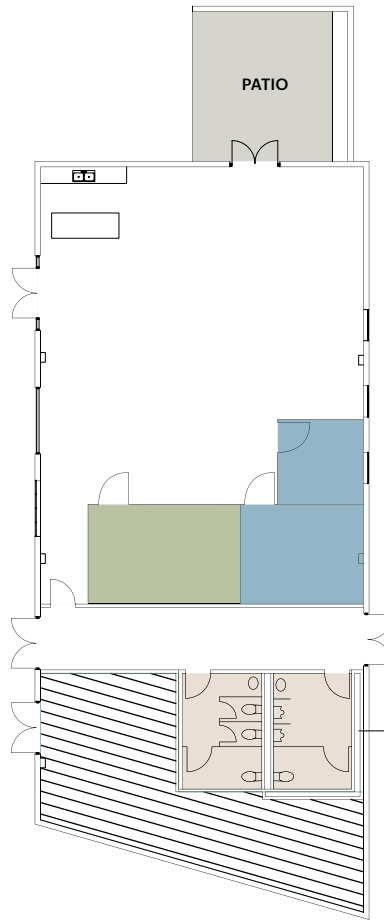


FEATURES

- 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

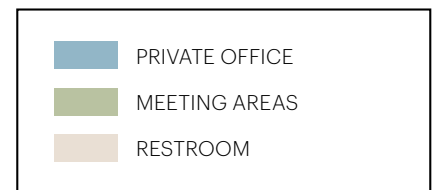


Suite location within the campus

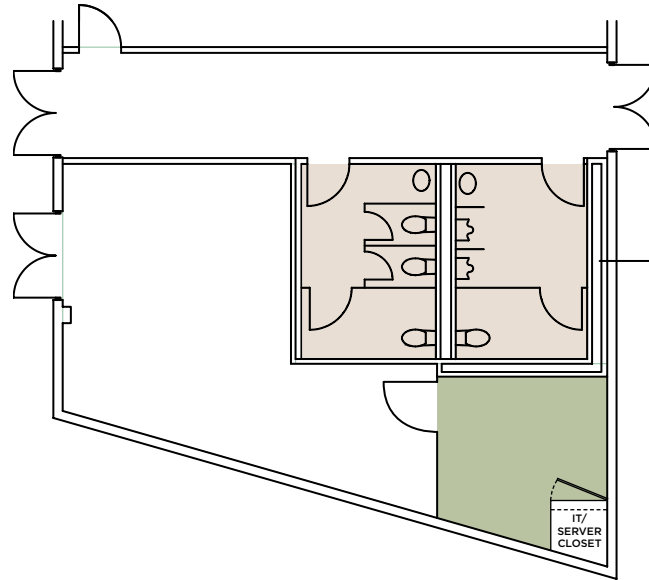


FEATURES

- 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

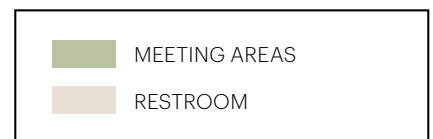


Suite location within the campus

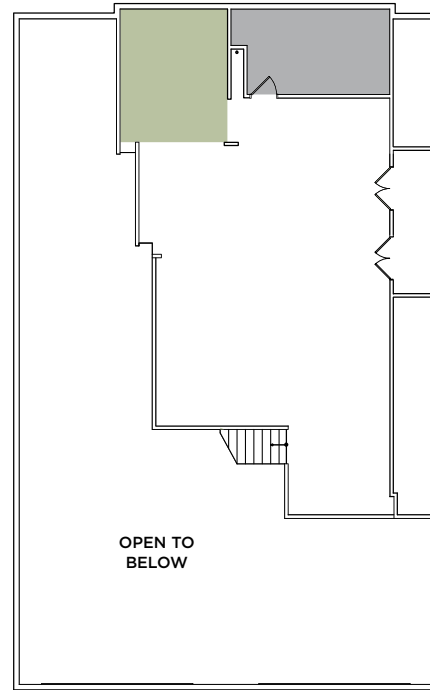


FEATURES

- Open floor plan
- Break area
- Conference room

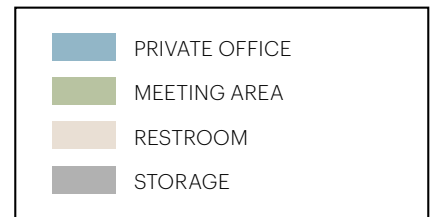


Suite location within the campus

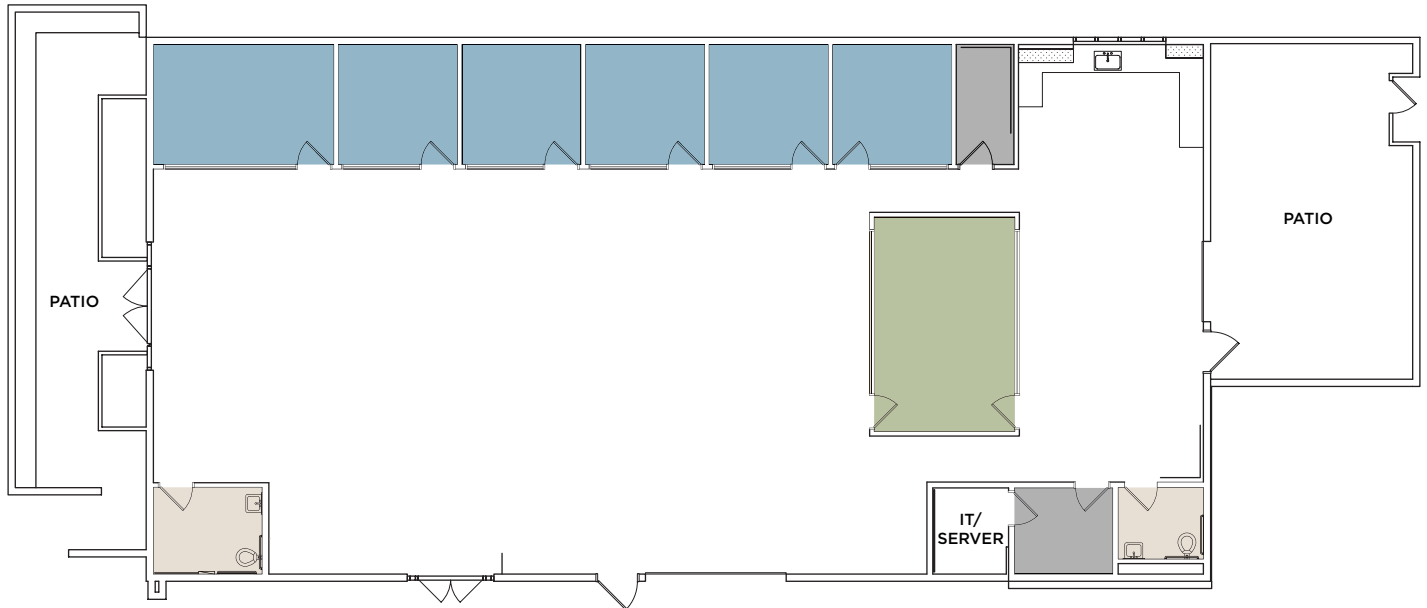


FEATURES

- 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

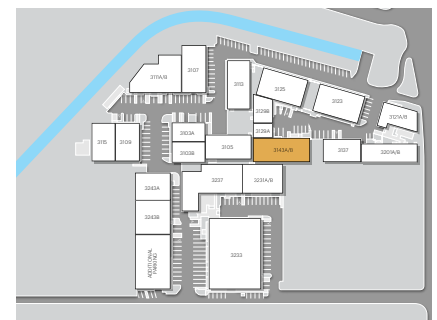
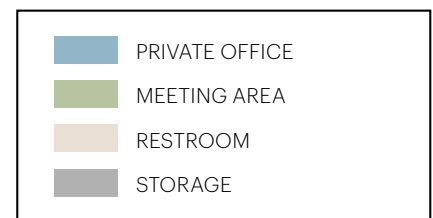


Suite location within the campus



FEATURES

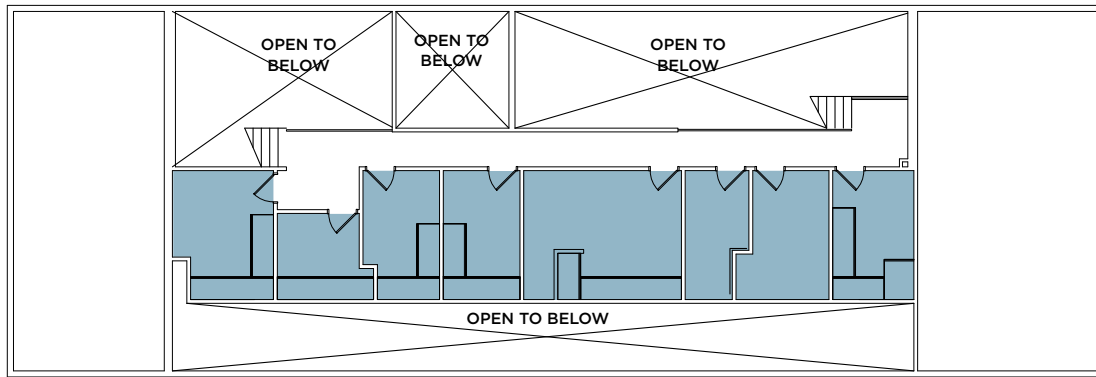
- Creative office features: polished concrete floors,
- Exposed ceilings and glass roll-up doors
- Beautifully done white high truss space gives a unique sense of light filled volume unmatched by other spaces.
- 6 private offices
- 1 conference rooms
- Break room with a full kitchenette
- 2 private restrooms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



Suite location within the campus



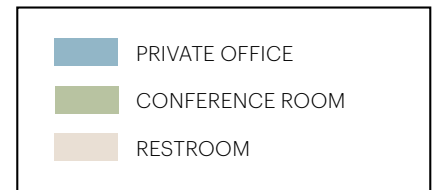
FIRST FLOOR



MEZZANINE

FEATURES

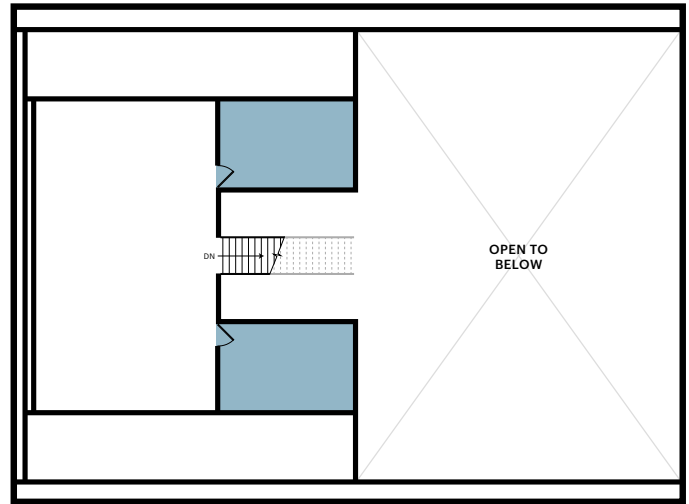
- Corrugated metal stand-alone butler building
- Authentic loft features, including exposed HVAC and exposed steel girders & roof purlins
- Glass roll-up leading to private patio
- Full kitchenette with stainless steel appliances
- Reception and large open space for workstations
- Private restrooms
-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



Suite location within the campus



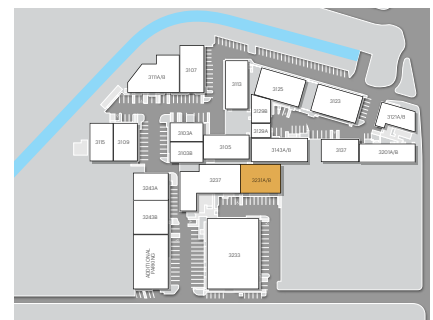
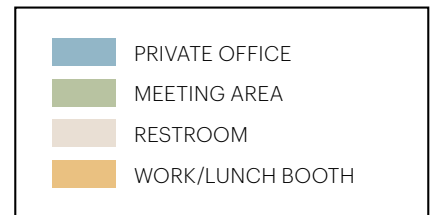
FIRST FLOOR



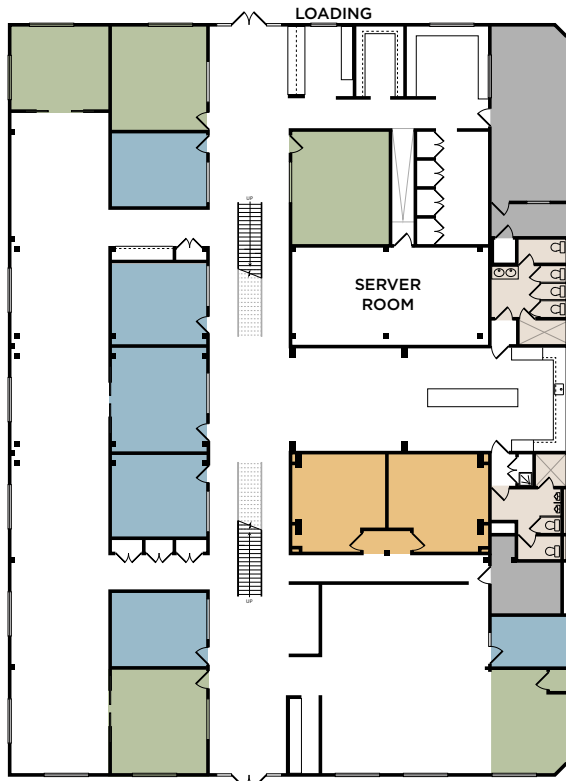
MEZZANINE

FEATURES

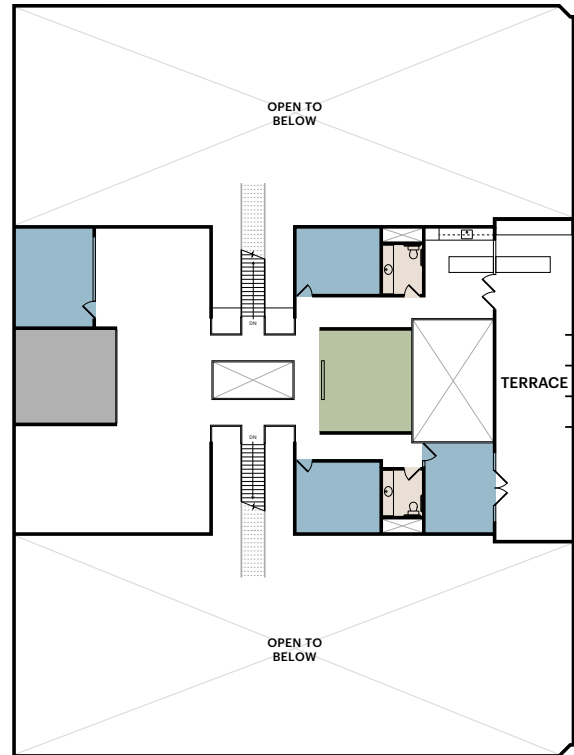
- 4 large rooms on ground floor
- 1 meeting area
- 2 private offices on mezzanine
- Storage room
- Kitchenette
- Dedicated restrooms
- Open work area on mezzanine
- Reception



Suite location within the campus



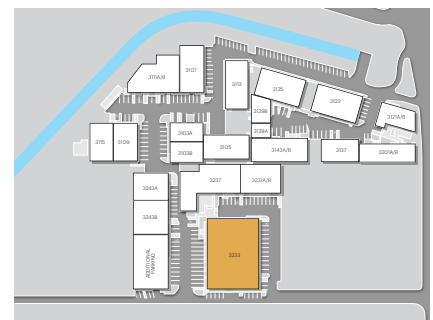
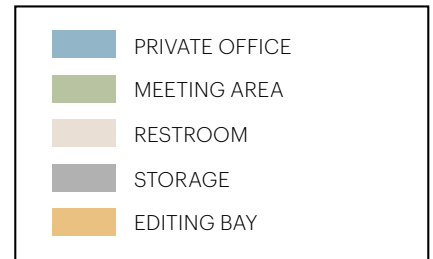
FIRST FLOOR



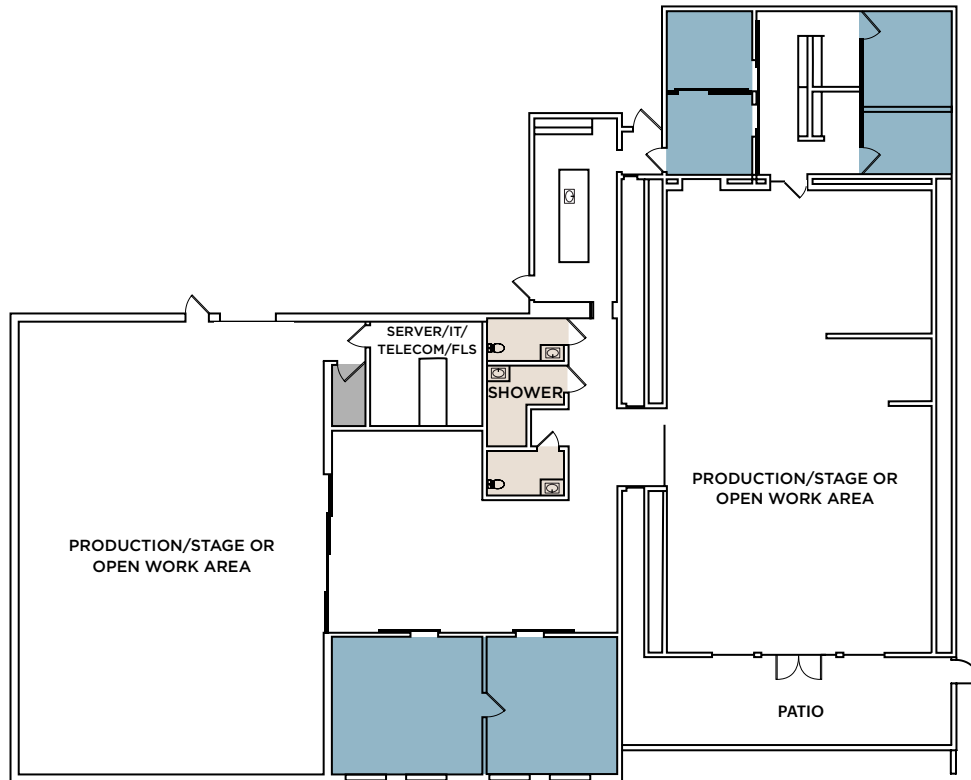
MEZZANINE

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

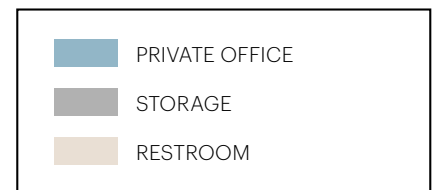


Suite location within the campus

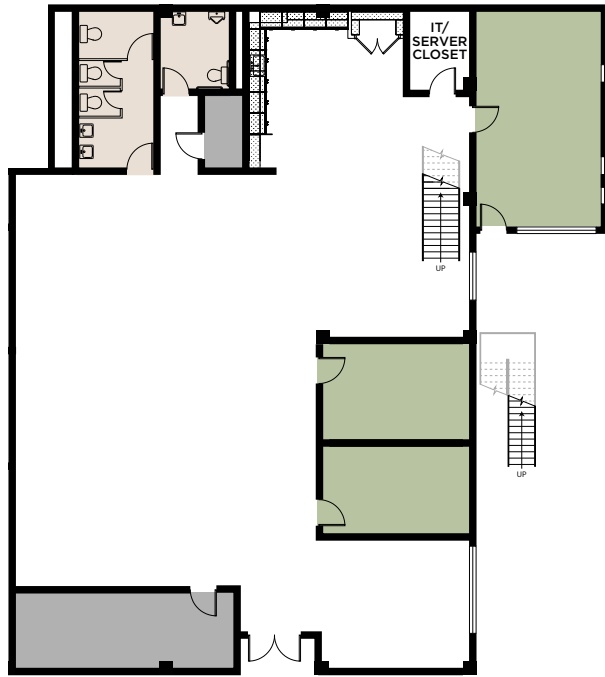


FEATURES

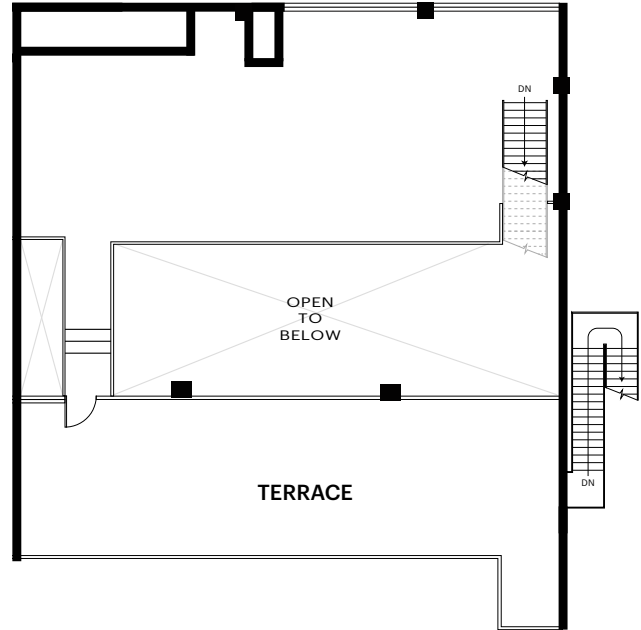
- Full kitchen
- Perimeter offices
- Roll-up garage door
- Private patio
- 2 private restrooms
- Shower with lockers



Suite location within the campus



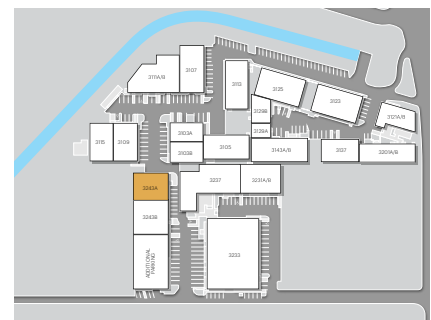
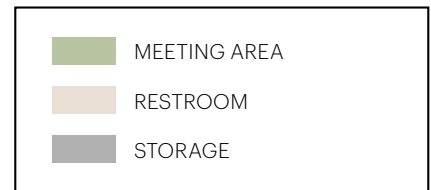
FIRST FLOOR



MEZZANINE

FEATURES

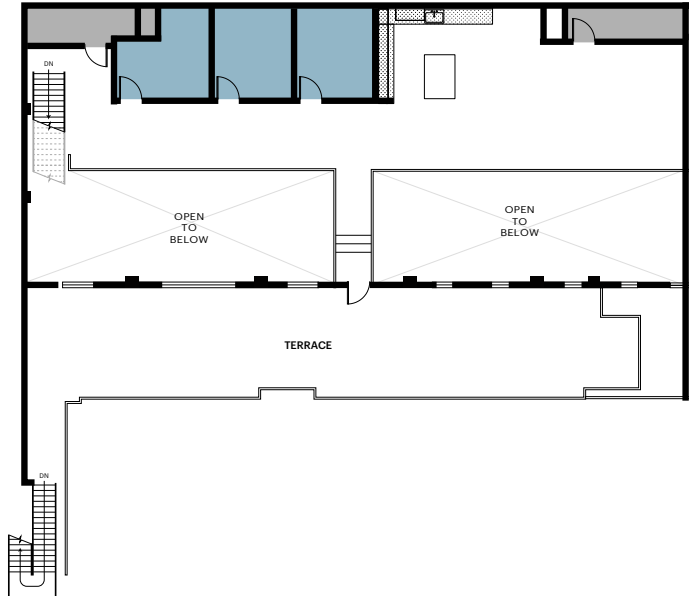
- Large private rooftop patio
- Free-standing concrete block masonry constructed building with wood roof and steel framed mezzanine
- Authentic loft features, including exposed concrete floor finish and exposed steel girders & roof purlins
- 2 private restrooms
- Open floor plan



Suite location within the campus



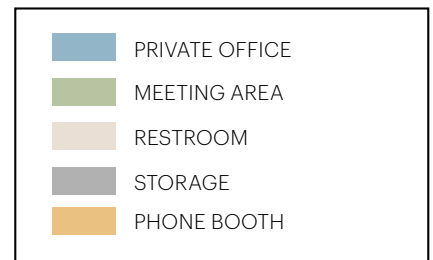
FIRST FLOOR



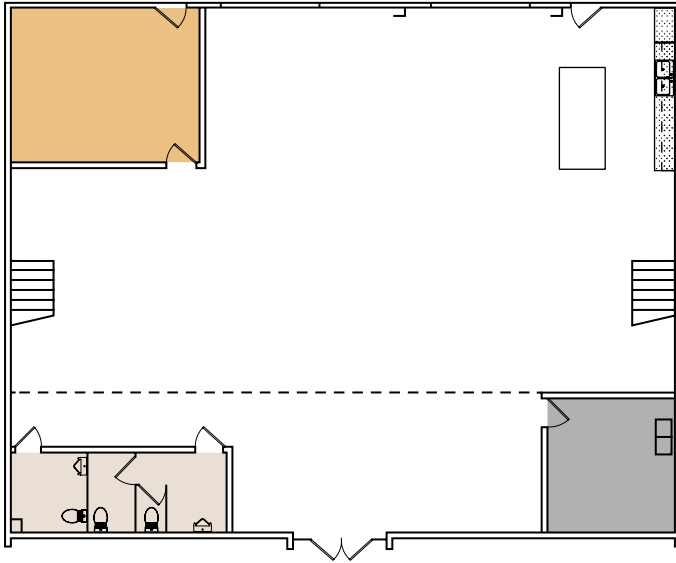
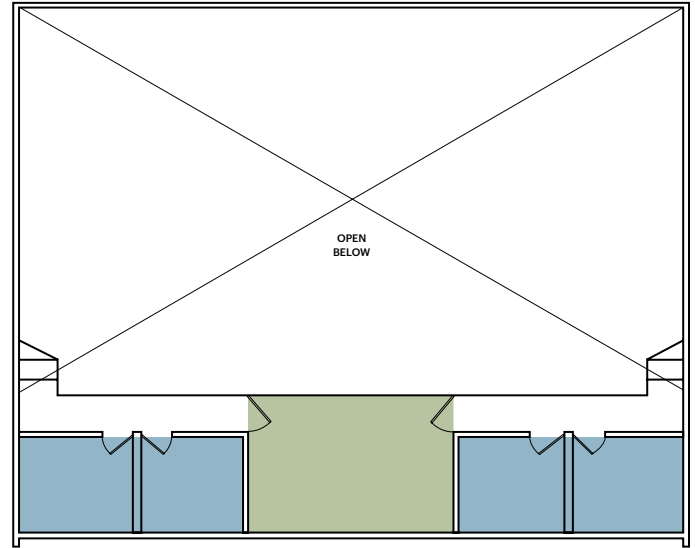
MEZZANINE

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

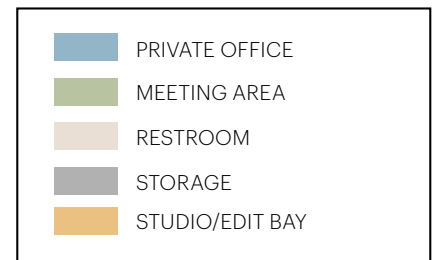


Suite location within the campus

**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





bLackwelder

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