

CREATIVE • OFFICE • LIVE/WORK FOR SALE

3450 Cahuenga Blvd #301 & #402 | Universal / Studio City

PRIVATE ENTRY • PRIVATE GARAGE • PRIVATE BALCONIES • OPERABLE WINDOWS • SEPARATE A/C SYSTEM

THIRTY
FOUR
FIFTY
WEST

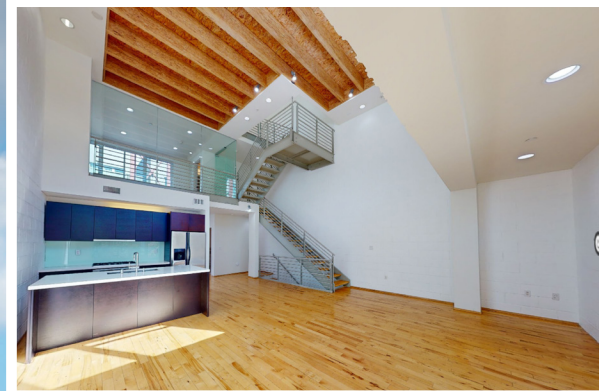
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PROPERTY SUMMARY

Welcome to a rare gem in the heart of Hollywood Hills' sought-after Cahuenga Corridor—an office, residential, live/work loft that blends high modernism with unmatched functionality. Zoned for commercial use (LAC2) and Residential. This stunning designed focused showpiece is the ultimate space for creators, innovators, and professionals seeking a stylish yet practical environment to live, work, and thrive.

Step inside and be captivated by the bold design featuring towering 18-foot ceilings, expansive floor-to-ceiling windows, and striking walls designed to showcase art or make your brand statement. The open-concept layout is thoughtfully crafted across multiple levels, providing versatility for mixed-use purposes, all while being bathed in natural light. Dual balconies offer breathtaking views of the Hollywood Hills, creating the perfect retreat from the city buzz.

The sleek, modern kitchen is equipped with premium stainless steel appliances, while the spa-inspired bathrooms boast designer finishes, elegant fixtures, and luxurious details. The expansive primary suite has its own private level, complete with a soaking tub, an en suite bathroom, and a personal balcony—your sanctuary in the sky.

This exclusive, gated micro-community offers exceptional amenities, including two BBQ areas with lounge seating and picnic spots for hosting clients or unwinding after a productive day. Free Valet parking for guests ensures convenience, and additional parking arrangements are available nearby for employees or extra vehicles.

Located just moments from iconic destinations like the Hollywood Bowl, Universal Studios, Runyon Canyon, and Ventura Boulevard's vibrant shopping and dining scene, this property offers the best of Hollywood and Studio City. Whether you're envisioning a creative workspace, production headquarters, design studio, or a modern hillside retreat, the possibilities are infinite.

Don't miss your chance to own this extraordinary property that redefines the art of the modern work environment. Contact us today for a private showing and start your next chapter in style.

PROPERTY HIGHLIGHTS



BENEFITS & FEATURES

- The most unique creative space in the area
- Central location to the entertainment hub of the East Valley/Burbank and Hollywood
- Creative campus for a productive workplace environment
- Private balconies and garages overlooking Hollywood Hills
- Expansive 12-18 foot high exposed beam ceilings
- Very bright and open built space ready for occupancy
- Free valet parking for visitors
- Optionality for user to live/work
- Private entrance directly off of Cahuenga Blvd.
- Private space with no shared interior common areas
- Outdoor lounge areas with fire pits, grilling station and dog walk trail

UNIT HIGHLIGHTS

UNIT DETAILS

UNIT	301	402
SIZE	2,361 SF	1,921 SF
PRICE	\$1,499,999	\$975,000

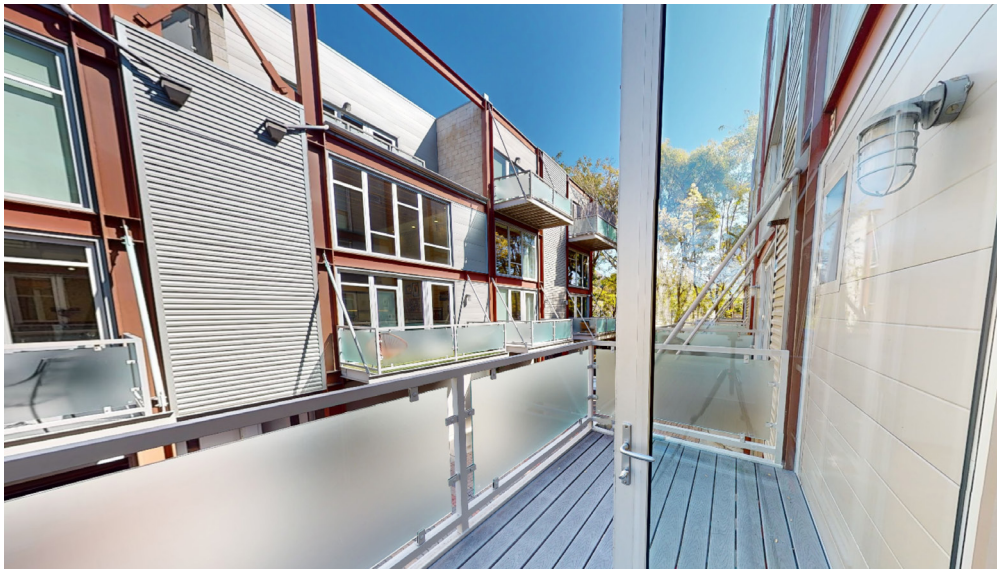
These stunning Office - Live/Work Lofts offers the perfect blend of functionality and comfort.

Featuring 3 offices/bedrooms [#301] or 2 offices/bedrooms [#402], a modern kitchen fully equipped with a refrigerator, stove, and dishwasher.

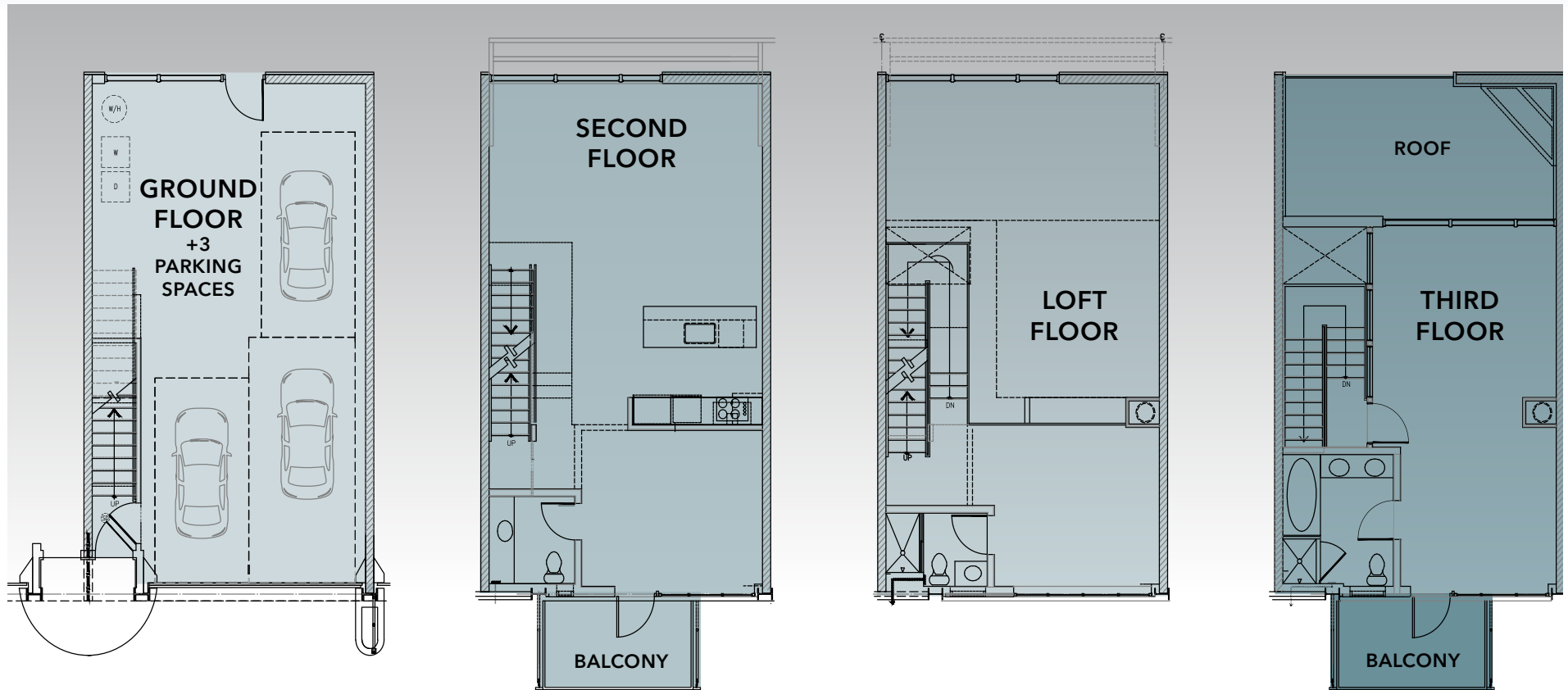
Enjoy the outdoors with 2 private balconies perfect for relaxation or entertaining. The main level features bright, open space enhanced by floor-to-ceiling windows, offering abundant natural light and a seamless indoor-outdoor flow.

Designed for convenience, this property also includes a spacious 3-car garage [2-cars for #402] providing ample parking and storage.

PHOTOS: SUITE 301

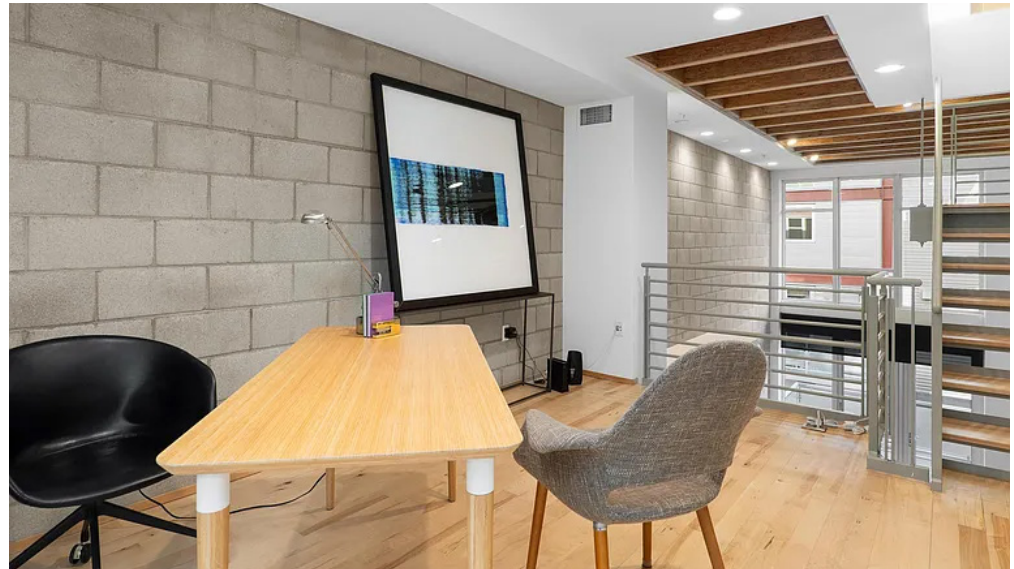


FLOOR PLAN: SUITE 301

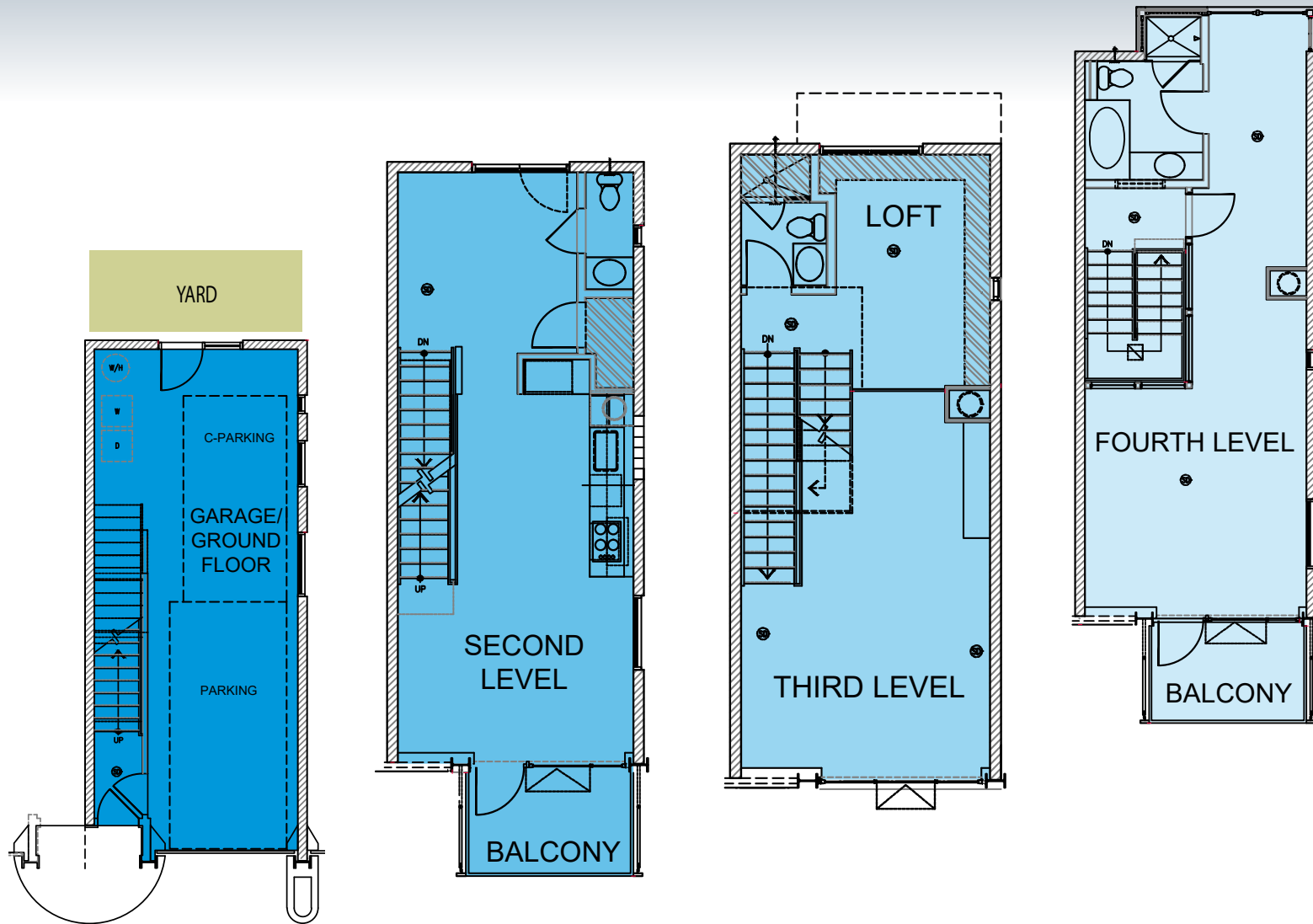


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PHOTOS: SUITE 402



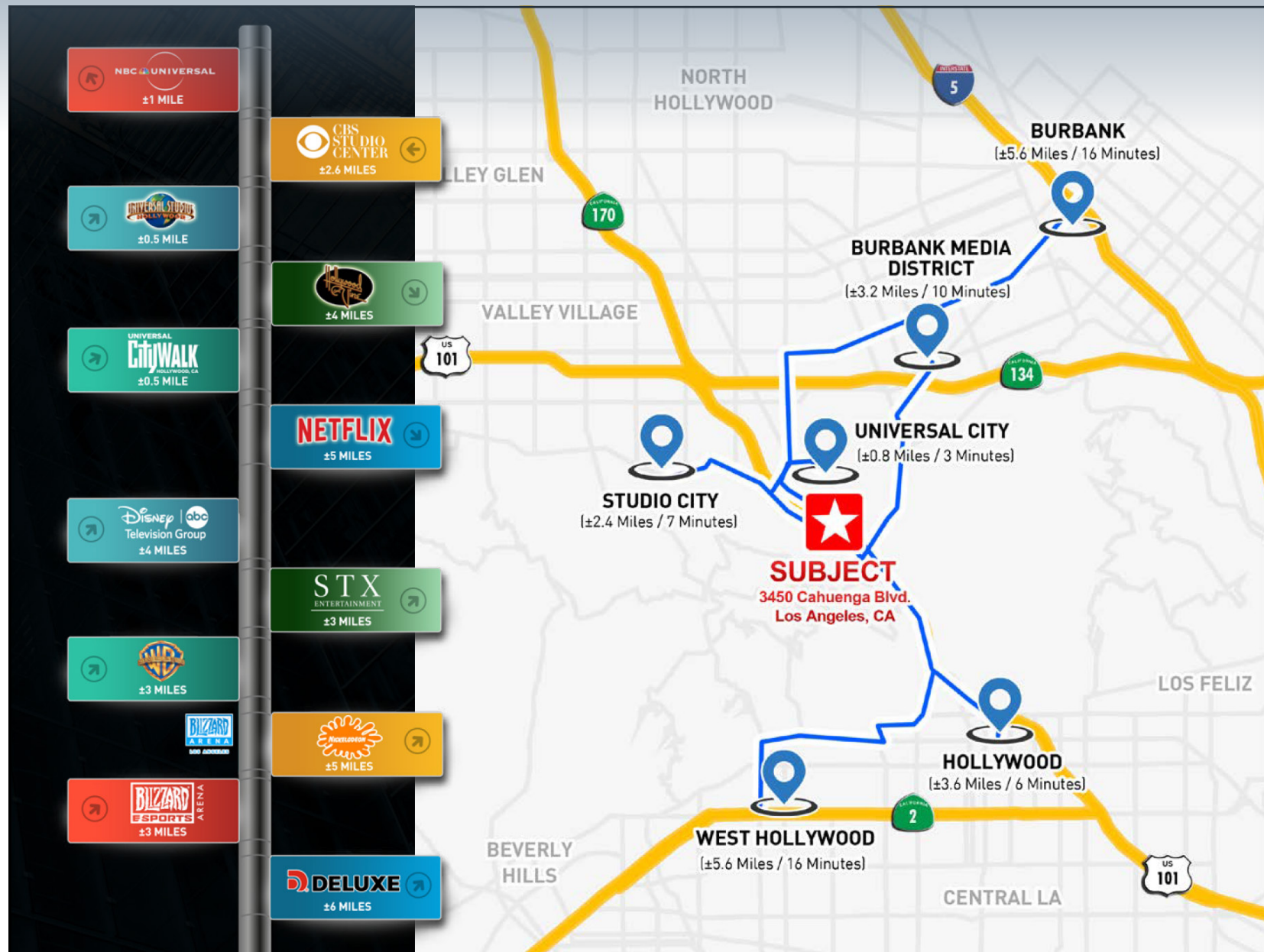
FLOOR PLAN: SUITE 402



SITE PLAN



DRIVING DISTANCE MAP



LOCAL AMENITIES



AREA NEIGHBORS

#thirsty

The Hollywood Hills project area offers a sophisticated array of pubs and cocktail lounges for the upscale clientele that live and work in the area.



Mercado Hollywood
3413 Cahuenga Blvd W
More than 70 tequila options.
Need we say more?



The Gray Tavern
10964 Ventura Blvd
Cocktails with fresh juices
and custom ingredients



Laurel Tavern
11938 Ventura Blvd
Craft beer on tap



Black Market Liquor Bar
11915 Ventura Blvd
Craft cocktails + 5 Kinds
of Bloody Marys



Mister O's
11838 Ventura Blvd
Wine Wednesdays and
more

#entertainment



**Universal Studios
City Walk**
1000 Universal City
Plaza

Three blocks of movies, food, shops, dancing, and if that's not enough, indoor skydiving.

#sushi row



Ventura Boulevard in Studio City is ground zero for some of the best sushi restaurants in L.A. So much so that it's been dubbed Sushi Row.

#shops

The Hollywood Hills project area offers a sophisticated array of pubs and cocktail lounges for the upscale clientele that live and work in the area.



ArchiteXture
12232 Ventura Blvd
Custom furniture & one-of-a-kind
accessories



Stacey Todd Boutique
13025 Ventura Blvd
Isabel Marant, Phillip Lim and
more



Calleen Cordero
13019 Ventura Blvd
Handmade



Bookstar
12136 Ventura Blvd
Yes Virginia there is a
bookstore and it's housed in
an old movie theater

#restaurants

Casual and upscale, many of these eateries also offer special events like wine nights where bottles are served half off.



Ca del Sole
4100 Cahuenga Blvd
Garden patio and happy
hour all night long



Smoke House
4016,4420 Lakeside Dr
For meat lovers and star
gazers



Vege-ta-ble
3711 Cahuenga Blvd W
Comfy plant-based
organic



**Sugarfish by Sushi
Nozawa**
11288 Ventura Blvd
"Trust Me" menu



Joe's Falafel
3535 Cahuenga Blvd W
No pretense Mediterranean



The Six Chow House
12650 Ventura Blvd
Share with six



Pace Restaurant
2100 Laurel Canyon Blvd
Artful organics



Miceli's
3655 Cahuenga Blvd
Bring on the singing
waiters



Spitz
3737 Cahuenga Blvd
Mediterranean street food



Good Neighbor
3701 Cahuenga Blvd
Bring the family for break-
fast & lunch

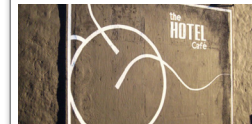
#nightlife

From jazz to salsa, there is something for every taste. Many of these popular night spots also serve dinner.

The Baked Potato 3787 Cahuenga Blvd
Jazz fusion and yes, baked potatoes



Hotel Cafe 1623 1/2 N Cahuenga Blvd
This way to discover a singer-songwriter



Firefly
11720 Ventura Blvd
Lounge or dine till the wee hours



Rain Bar & Lounge 12215 Ventura Blvd
Salsa si!



#Hotels

Sheraton Universal
333 Universal Hollywood Dr
Hilton Los Angeles/Universal City
555 Universal Hollywood Dr
BLVD Hotel & Spa
10730 Ventura Blvd

➔ Neighbors

➔ Neighbors

➔ Neighbors