

# PRIME STUDIO CITY PARTIALLY EQUIPPED FOR LEASE

Premises:      Approx. 2869 square feet + 45 on outdoor patio

Monthly Rent:   \$4.50 psf + \$1.66 psf nnn expense

Parking:        Reciprocal Parking—Valet

Lease Term:     New 10 yr. Lease

ABC License:    Type 47 Liquor License to purchase

Comments:      Prime Ventura Blvd.

*ALL INFORMATION HAS BEEN OBTAINED FROM RELIABLE SOURCES*

*BUT IS NOT GUARANTEED*



**IRA SPILKY  
& ASSOCIATES**

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