

**YOUR VISION  
OUR MISSION**

**MISSION CAMPUS**







## Welcome to East End Studios — Mission Campus.

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Strategically located on the edge of Los Angeles' Arts District, right next to the iconic 6th Street Bridge and only twenty minutes from both Hollywood and Burbank, Mission is a new 256,000 square foot campus featuring five (5) purpose-built 42'-clear state-of-the-art stages. The stages are directly supported by Class-A production offices, ample parking, base camp, mill and storage, and ample flex space for hair, makeup, wardrobe, and talent holding areas. The facility also boasts three rooftop terraces.

Mission 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 November 2025.







**Mission is the most comprehensive stage offering in the Los Angeles' Arts District.**

Submarket	Arts District / Boyle Heights
Total Size	256,000 SF
Height	4 Stories
No. of Stages	5
Stage Area	108,150 SF
Production/Office/Support	105,000 SF
Flex Space	38,280 SF
Commissary & Catering	10,725 SF
Outdoor Terraces	4,550 SF
Parking	203 Parking Spaces
Truck Loading	6 Bays



**With five magnificent stages and every amenity imaginable, Mission offers the perfect canvas for your creativity.**

Adjacent support spaces include robust hair, makeup, wardrobe, and talent suites 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 1	16,585 SF
Stage 2	14,756 SF
Stage 3	36,294 SF
Stage 4	19,461 SF
Stage 5	21,053 SF
Stage 1, 2 & 3 Height	42' Clear
Stage 4 & 5 Height	30' Clear



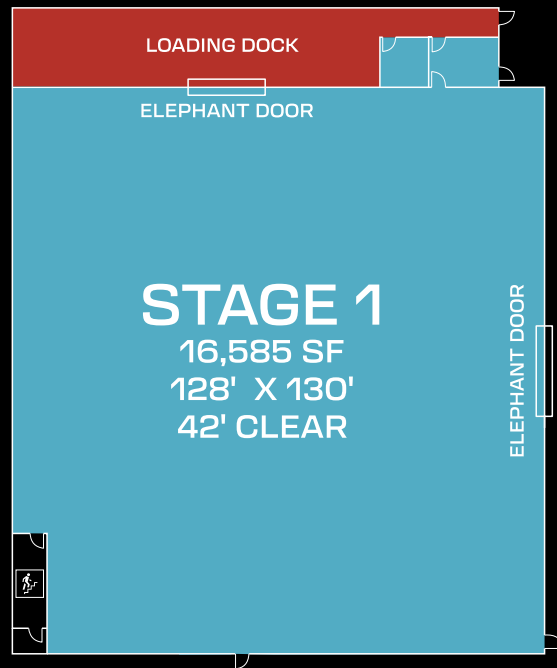


07 / STAGES

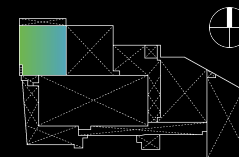
STAGE 1

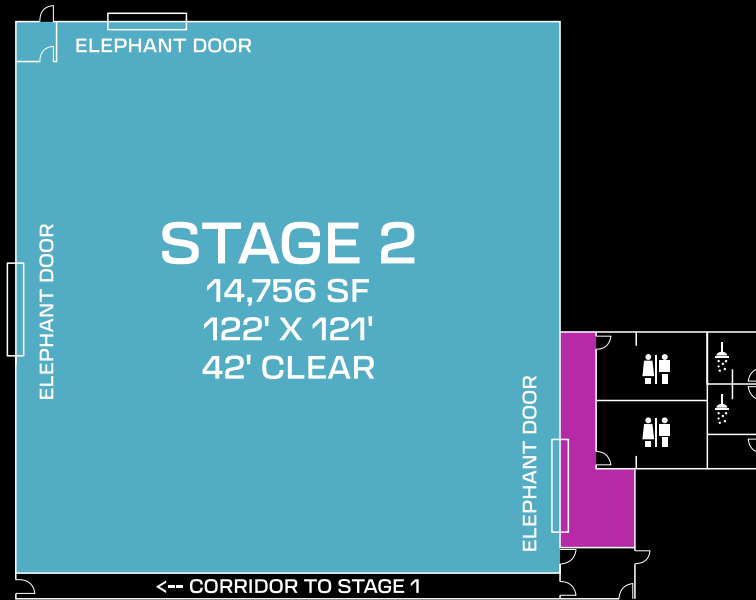




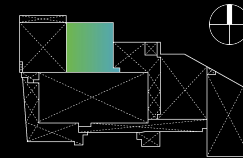


Offering direct access to loading docks, Stage 1 is a highly adaptable space for your production needs. The elephant door in the central wall allows Stage 1 and Stage 2 to be combined if needed.

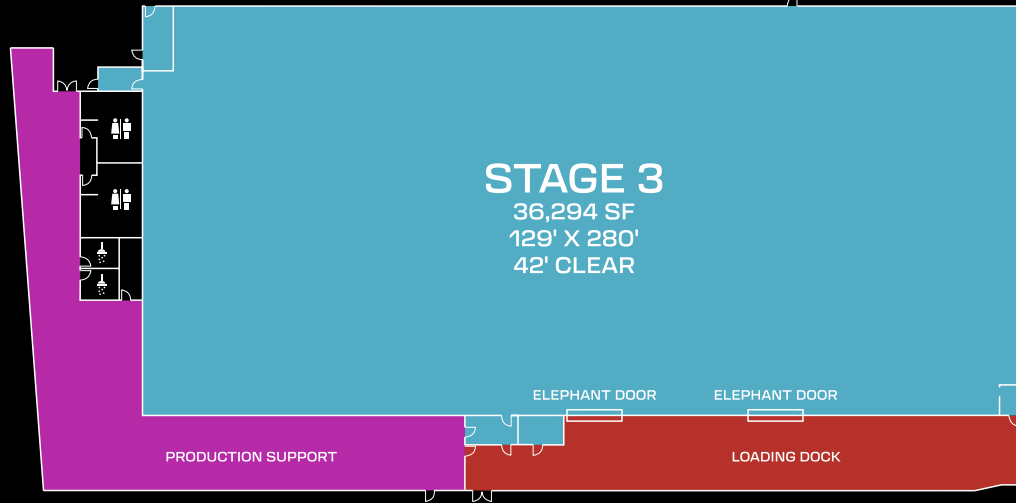




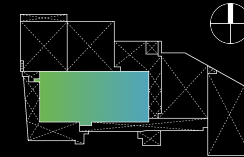
Stage 2 is the smallest of the five spaces, but is equipped to support diverse creative needs. This stage features adjacent talent spaces and can be combined with Stage 1.





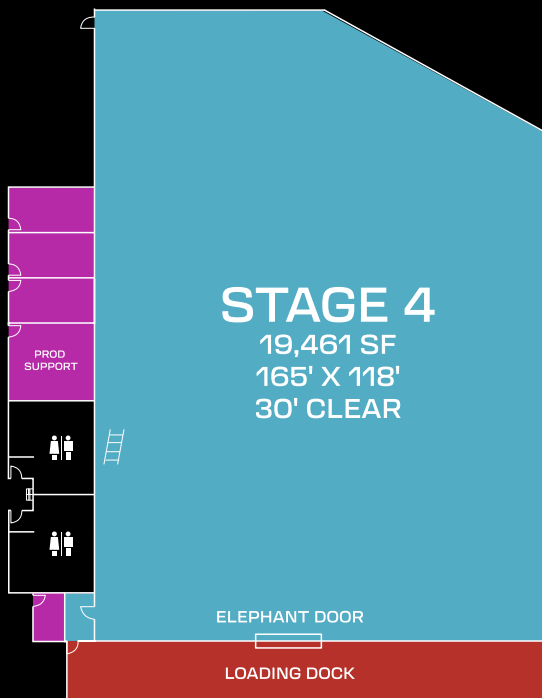


Stage 3 is our largest stage which includes direct access to loading docks and production support space. An open, adaptable space designed to seamlessly accommodate evolving production requirements.

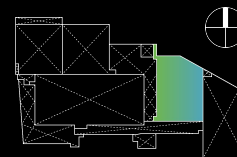


## STAGE 4

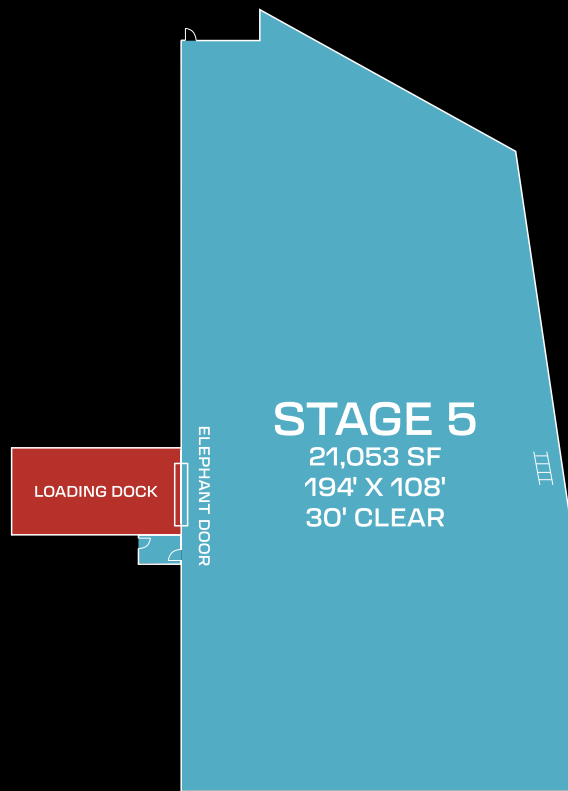
19,461 SF  
165' X 118'  
30' CLEAR



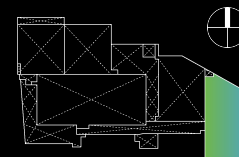
Stage 4 is built for flexibility. This stage can be tailored to different production requirement. The elephant door on the south wall provides direct access to loading docks.







**Stage 5 is our second-largest stage. Located on the east side of the campus, creating a dynamic space that supports both traditional and innovative production techniques, ensuring seamless workflow for any project.**



# SPECS: STAGES

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## Structure:

- Exterior Walls: tilt-up concrete with acoustically isolated metal studs; three coat stucco finish
- Wall separating stages from office portion of the building is comprised of a 6" thick tilt up concrete and acoustically isolated metal stud walls
- Max floor load of 500 lbs/SF
- Open-web steel joist roof, with steel joists spaced 10' on-center
- Integrated smart grid analog style control systems with motor controls and wiring
- Clear span

## Sound:

- State-of-the-art soundproofing
- All stages rated NC 25 and all openings rated NC 55
- Personnel access via rated sound and light locks

## Security:

- MPAA and Bond compliant Access Control and Security Camera Coverage
- Campus-wide digital access controls, via *Avigilon*

## Power:

- Two (2) 4000A 277/480V 3-phase 4 wire transformers
- Each stage has a up to 2,000 amps 120/208v – 3 Phase
- 200 amps of distributed convenience power per stage
- 3-phase 4 wire panel providing service via:
  - 400A Cam Lock
  - 200A Cam Lock
  - 1000A Cam Lock
- 200 amps of distributed convenience power per stage

## Air/HVAC:

- Sixteen (16) rooftop units with 10,000 CFM supply fans provide 200 tons/SF per stage
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections

## Openings:

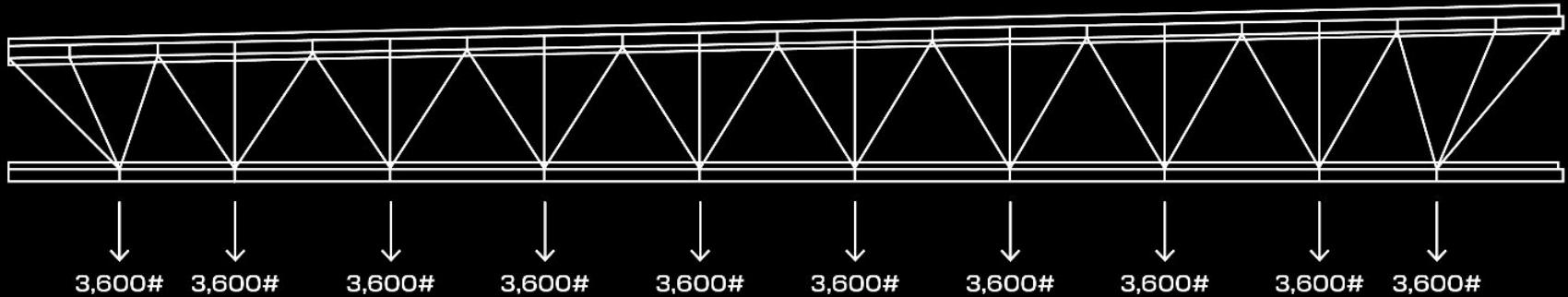
- 16' x 16' elephant doors at all stages
- 24" sound mitigated ratholes



# TYPICAL TRUSS LOADING DIAGRAM

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1. Max permissible truss load based on lighting grid load of 30 psf suspended from the roof joists.
2. Any deviation from the loading scenarios must reviewed by a CA licensed structural engineer.
3. All bridles are limited to 45 degrees.
4. Loads shown are static loads. If dynamic loads are anticipated the loading must be reviewed by a CA licensed Structural Engineer.





16 / PRODUCTION SUPPORT

COMMISSARY

Mission provides comprehensive and secure production support spaces, including executive and bullpen-style offices, expansive editing spaces, rooftop terraces and flex / multi-purpose areas. The office and production support spaces may be independently and directly accessed from Jesse Street via two elegant, modern, and secure office lobbies. Lobby elevators serve the entire facility, including the terraces.

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Shop/Mill	38,279 SF
Parking	203 Spaces
Office	104,954 SF
Rooftop Terraces	4,544 SF

# SPECS: PRODUCTION SUPPORT

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## General:

- 4 floors with direct access to stages from ground floor, plus three (3) rooftop terraces
- 147,777 RSF of varied spaces
- 2nd floor commissary with two warming kitchens
- Secured entrance
- Pantry kitchens at each office suite
- Elevators serving all office floors and support spaces
- ADA restrooms at each floor, including stage adjacent
- Independent IDF racks link to a secure server room, meeting MPAA, AMPTP and bond standards for digital storage

## Security:

- MPAA and Bond compliant Access Control and Security Camera Coverage
- License plate and facial recognition capable
- 8-foot-high perimeter fencing with multiple vehicular manned points of entry
- Two staffed office lobbies

## Specialized Support:

- Support spaces located principally on first floor
- All stages have direct access to production support spaces and are housed in one building
- Specialized support spaces include:
  - Three (3) restroom areas
  - Four (4) shower stalls
  - Flex / storage rooms
  - One (1) mail room
  - Stage Manager office

## Sustainability:

- Building meets 2020 Los Angeles Green Building Code and includes solar panels, high performance glazing, and LED lighting
- Facility will utilize sustainable waste removal practices

## Parking:

- 203 spaces
- Doubles as base camp



## COMMISSARY & FLEX SPACE

Enjoy the second-floor commissary with two warming kitchens and two separate serving / seating areas, and accompanying restrooms. In addition, the space includes a flex area with direct access to the ground-floor stages.





19 / OFFICES

## MEETING ROOM

Mission provides seven (7) elegant and functional Class-A office and production suites supported with conference rooms, and kitchens. Supporting collaborative and discrete working styles, there are executive and junior offices, as well as open and flexible workstation areas.

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Office Suites	5
Post-Production Suites	2
Office/Production Area	104,954 SF
Private Offices	86
Workstations	174
Conference Rooms	12



207 OFFICES

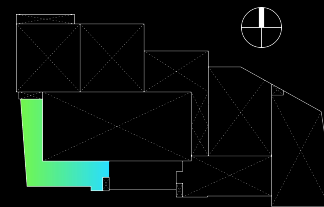
OFFICE



# WEST OFFICE SUITES

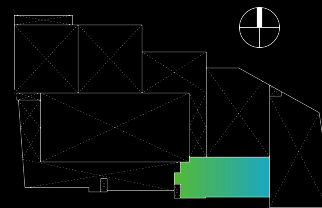
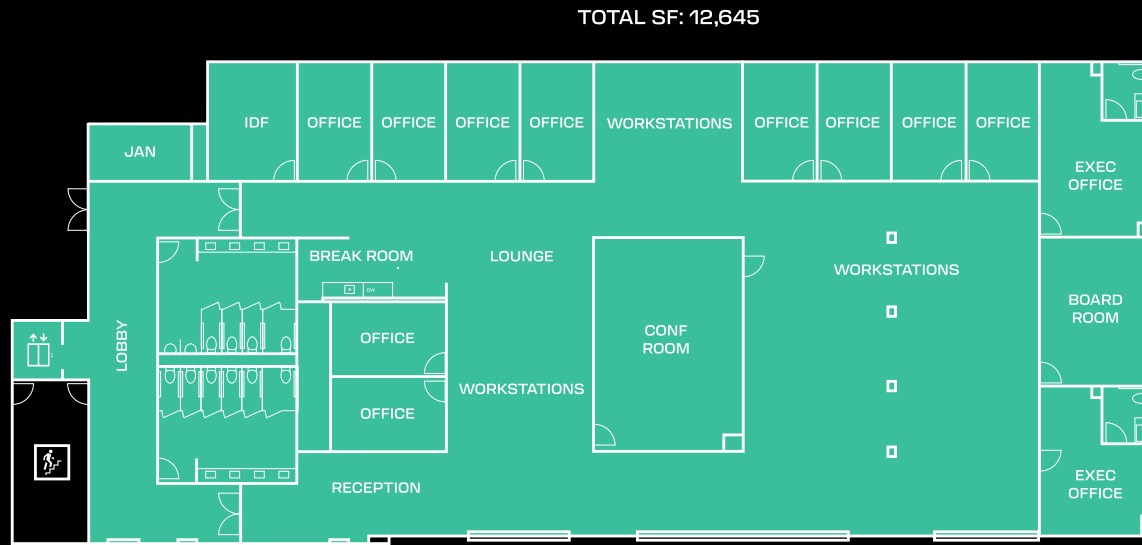
Each suite is thoughtfully designed with a combination of private offices and open seating areas. The offices and conference rooms are outfitted with durable carpet tile for comfort, while the kitchens and bathrooms feature sleek tiling. Every office floor boasts ceilings that reach at least 9 feet 6 inches, creating a spacious and open atmosphere.

21 / FLOORS 3 & 4



# EAST OFFICE SUITES

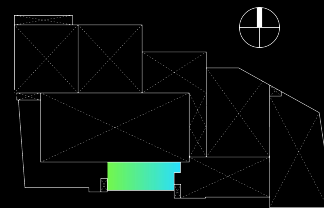
Designed for flexibility and comfort, each suite includes private offices alongside open seating areas. Carpet tile adds warmth to the offices and conference rooms, while tiled surfaces in the kitchens and bathrooms ensure easy maintenance. With ceilings standing at a minimum of 9 feet 6 inches, the office floors offer a bright and airy environment.



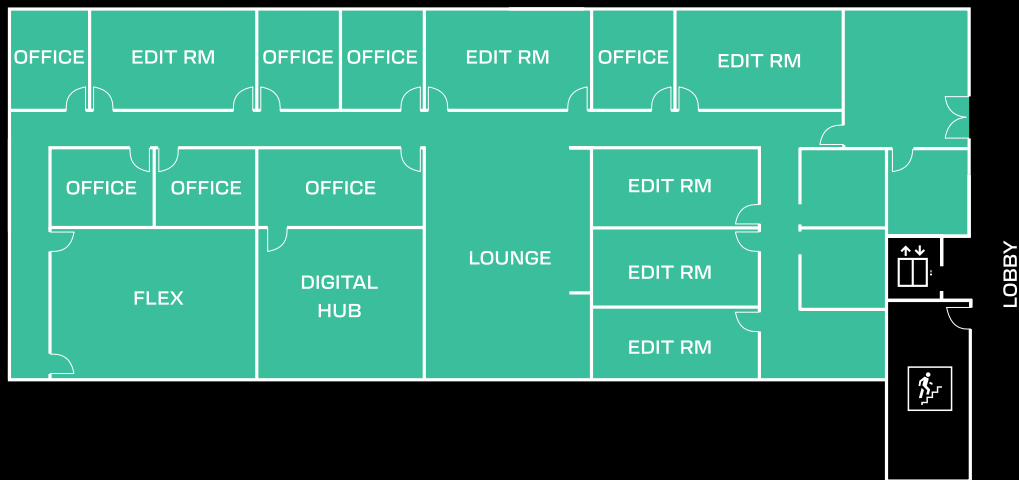
# EDITING SUITES

Each suite is designed with a mix of private offices and adjacent open seating areas. The offices and conference rooms feature carpet tile, while the kitchens and bathrooms are tiled. All office floors have at least 9'6" ceilings.

23 / FLOORS 3 & 4



TOTAL SF: 8,710







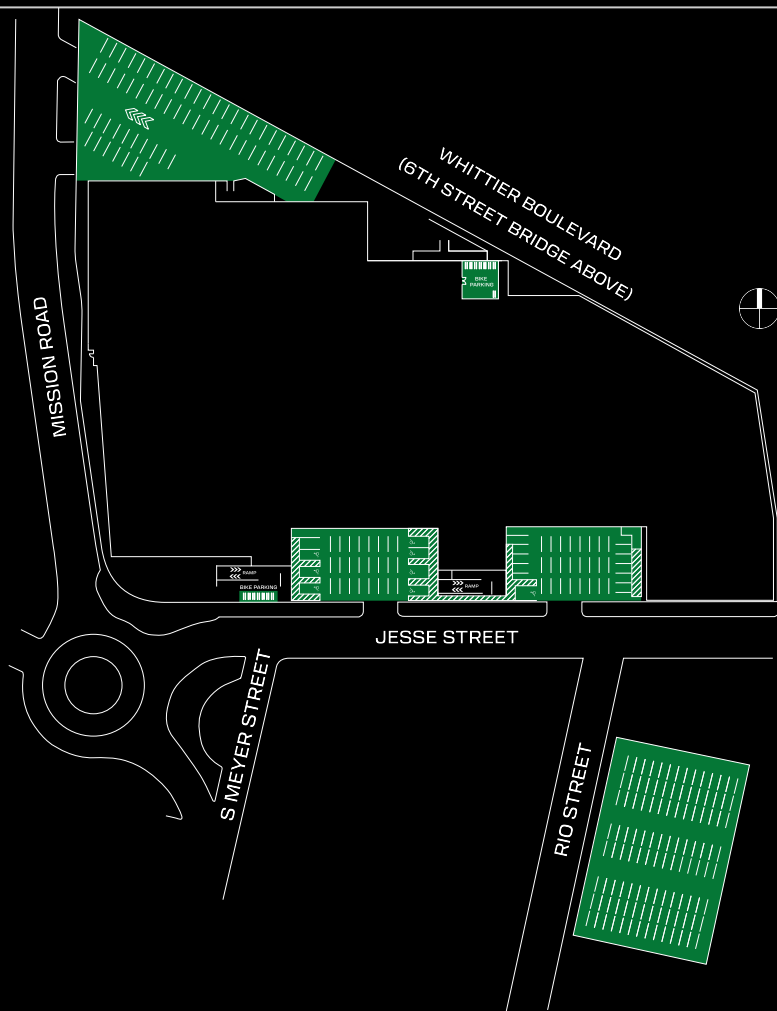
24 / ROOFTOP

ROOFTOP TERRACE

# ROOFTOP TERRACES

Mission features three independent rooftop terraces. Each terrace is private, has direct elevator access, and is furnished with ample power.





## PARKING

Flat and open parking lots for cast, crew, staff and/or basecamp are available onsite with access from both Mission Road and Jesse Street, and offsite across the street at 670 Rio Street. Mission Road and Jesse Street allow for efficient truck service to the front and rear of the campus and directly into all stages.

Parking Area	55,500 GSF
Parking Spaces	203
EV Parking Spaces	8
Truck Parking / Loading	12
Bike Spaces	55



## LIGHTING & GRIP

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

## EXPENDABLES

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

## HEAVY EQUIPMENT

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- Lifts, Cranes and Dollies
- Trucks
- Generators

## PRODUCTION SUPPLIES / COMMS

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

## EVENTS & CATERING

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The campus can is outfitted with a large commissary and adjacent flex/open space, as well as additional kitchens throughout the office floors.

## BROADCAST / CONTROL ROOMS

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In partnership with industry veterans, East End Studios offers a variety of broadcast and control room equipment options for various transmissions and live streams, including production mobile units, portable flypacks, and robust engineering support.



## SPECS: DATA

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### Data Services:

- All stages, offices, and production support spaces are connection-ready via fiber
- All offices and open space will have high speed symmetric internet services
- Fiber infrastructure will be in place for the entire lot to facilitate high density video distribution, internet, and Wi-Fi service
- VOIP telephone services
- Burstable private and Internet connectivity up to 10Gb/s
- Managed firewalls use latest and best hardware to maintain the highest level of data security
- Private connectivity between Studio and other media companies and post and VFX facilities worldwide



**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 Mission, 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.



GLENDALE CAMPUS



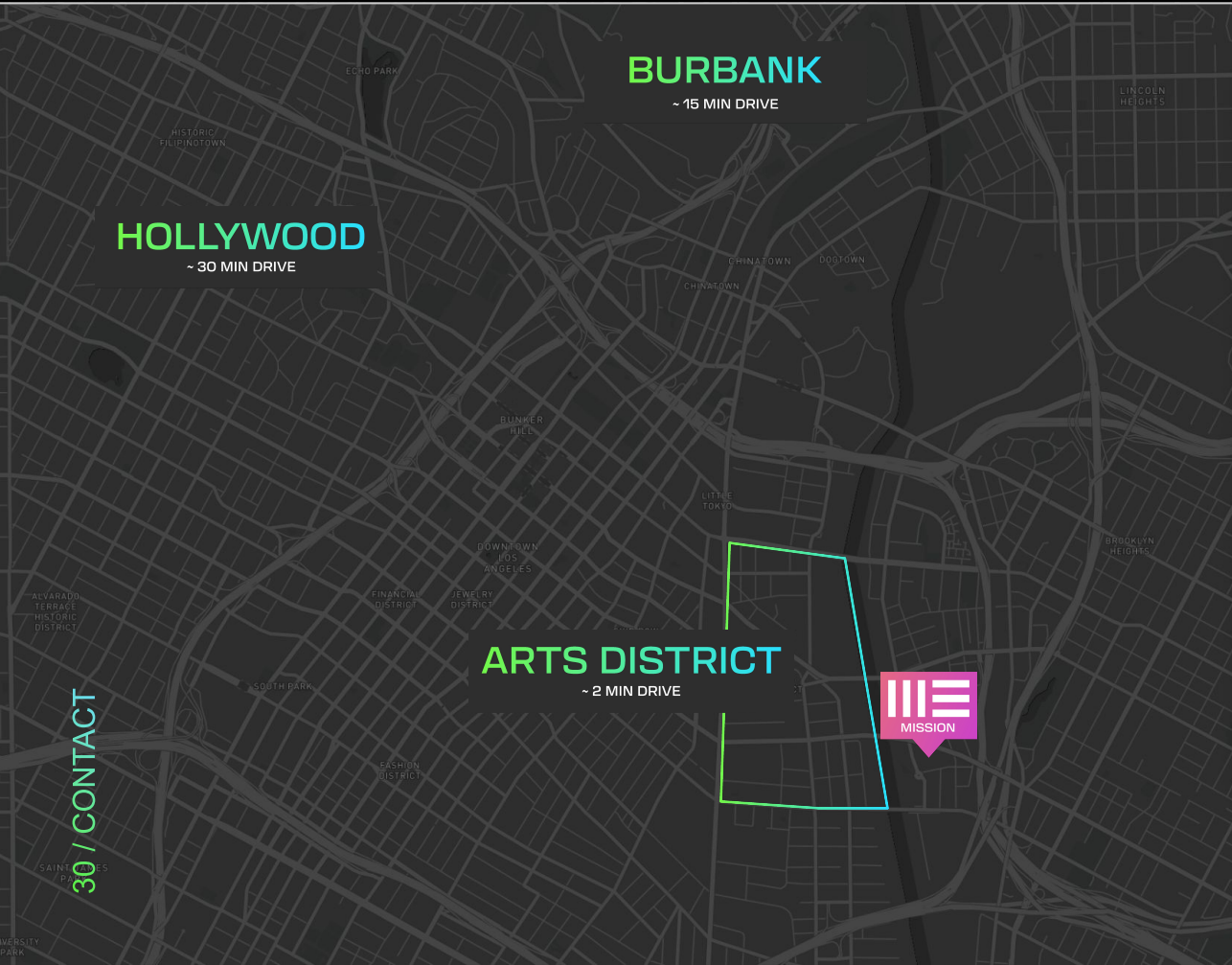
ADLA CAMPUS



GRIFFITH CAMPUS



SUNNYSIDE CAMPUS



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**Leasing Contacts**

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