



The Ranch

The Valley's First Creative Office Campus



A Project Designed by:

S+D SHUBIN + DONALDSON ARCHITECTS INC.





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The Valley's First Creative Office Campus

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HISTORY

1940s | How It All Began

The Ranch started out in the mid-1940s as the cherished purchase of a young newlywed couple, Eleanor and Barney. The pair, a school teacher and a general contractor, purchased what was then a sprawling 60-acre farm and orange grove and turned it into, in part, a horse ranch.

In the first decade of ownership, the couple developed much of the land with single family homes, while retaining nearly 15 acres for industrial development. Later, as the San Fernando Valley's industrial economy boomed in the '50s and '60s, the site was developed with a diverse array of industrial buildings ranging from 2,000 square feet to 28,000. The flexibility offered by such a set up, allowing companies to expand or contract on site, combined with generous parking allocations and outstanding proximity to central transportation thoroughfares led the property to become a prime destination for both industrial and back-office tenants.

One such company to find success at the Ranch in those days was REDKEN Laboratories. American actress and entrepreneur Paula Kent, along with her hairdresser, Jheri Redding, leased roughly 3,000 square feet of space on the site in 1960. As REDKEN thrived, several new buildings were constructed to suit their needs and, by the 1970s, the company had grown to occupy more than 100,000 square feet. Eventually, REDKEN had to move on to accommodate its rapid growth, ending up on New York's famed 5th Avenue.

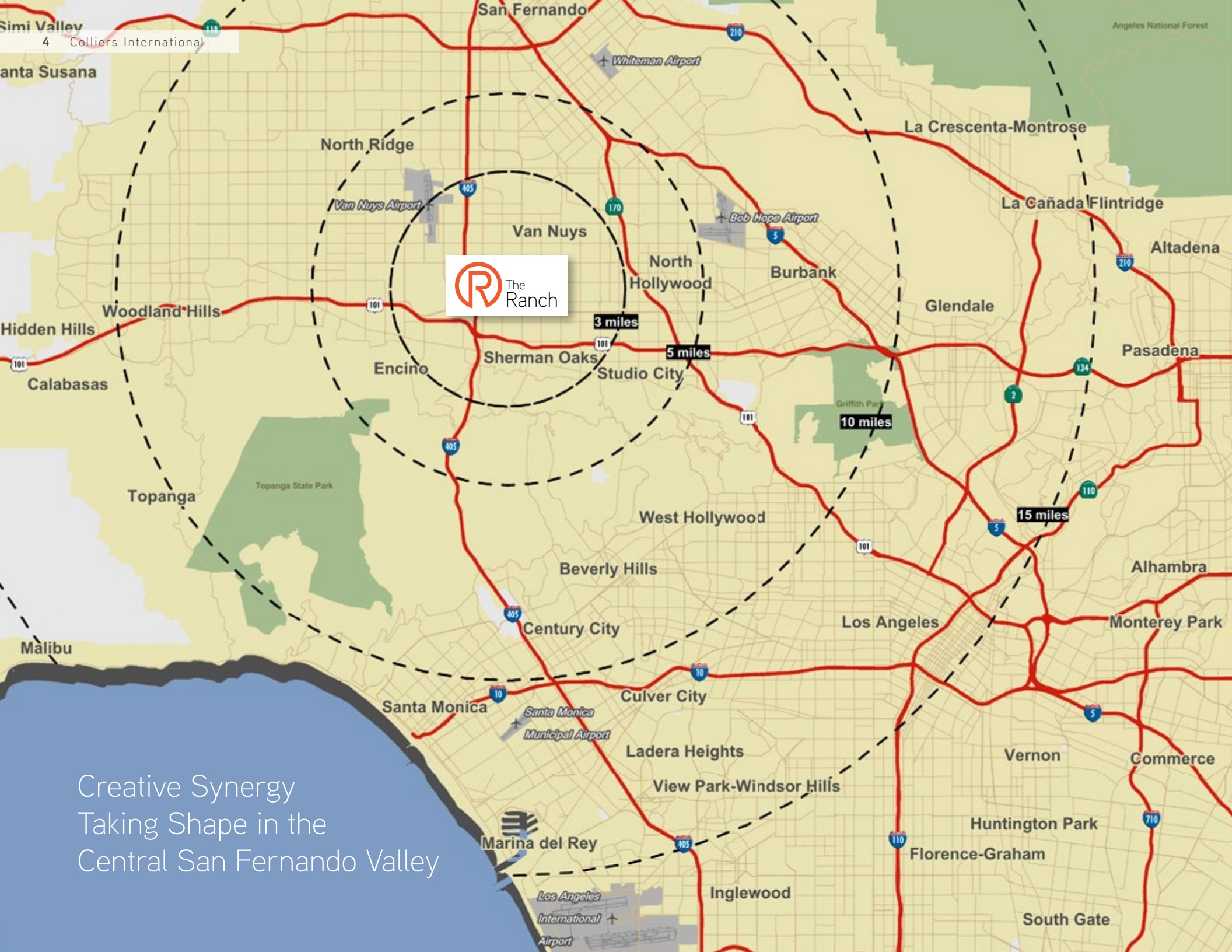


Looking Forward

Today, the family continues to build upon the traditions and values Eleanor and Barney brought to the Ranch from the very beginning. Embracing the entrepreneurial spirit of the Valley's growing media and technology firms, the family is committed to transforming this inspiring site into not only the Valley's First Creative Office Campus, but the very best.

Welcome to the Ranch!





Creative Synergy
Taking Shape in the
Central San Fernando Valley



PROPERTY LOCATION

- Convenient to the confluence of the San Diego (405) and Ventura (101) freeways
- Immediately adjacent to Sherman Oaks, Studio City, Encino and North Hollywood
- Minutes from amenity-rich Ventura Boulevard
- Reverse commute from traffic-heavy West Los Angeles
- 20 minutes from Hollywood Burbank Airport



HIGHLIGHTS: PHASE 3

- Creative Office Space Ranging from 11,000 Square Feet to 22,200
- First Generation Space Offering Design Freedom
- On-Campus Space Options Up To 65,000 Square Feet
- Free Parking (3.5 per 1,000 SF)
- Building-Top Signage Available
- Large Glass Roll-Up Doors
- Exposed Wood Ceilings
- Generous Skylights
- Sustainability-Minded Design
- Drought-Tolerant Landscaping
- Landscaped Open-Air Patios
- Independent 24/7 HVAC Control
- Acclaimed Shubin + Donaldson Design

Generous Building Spaces,
Outdoor Patios,
Convenient Parking

14751







Fuse FX

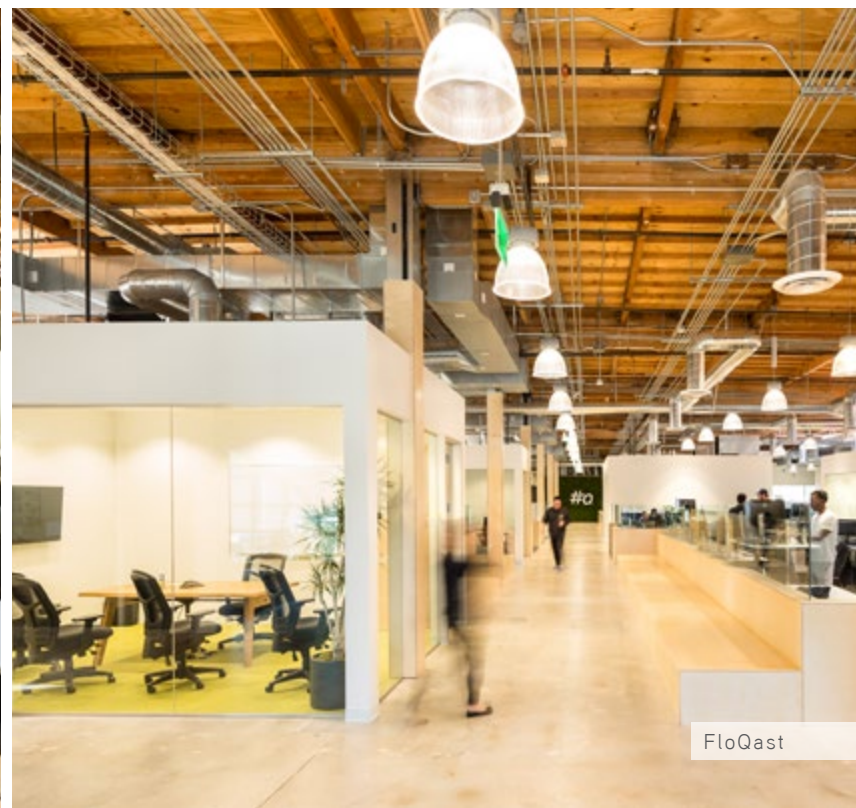


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FloQast



FloQast



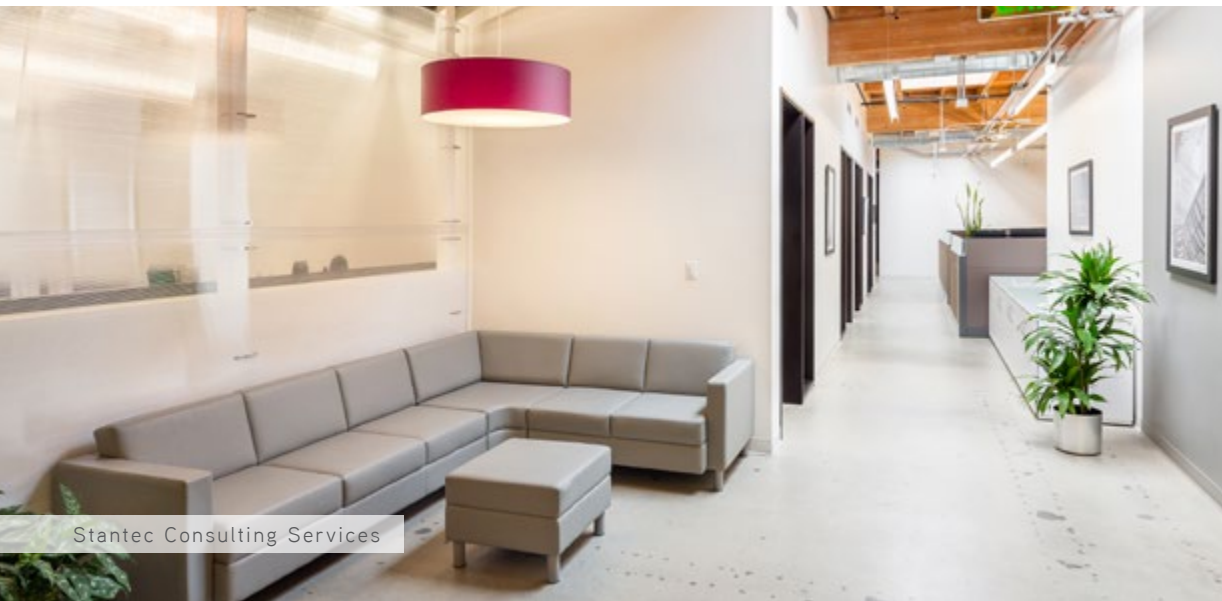
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Fuse FX





AMENITIES

1. Westfield Fashion Square
2. Trader Joe's
3. Van Nuys Marketplace
 - a. Starbuck's Coffee
 - b. Chipotle Mexican Grill
 - c. Jersey Mike's
 - d. Panda Express
 - e. Pizza Rev
 - f. Blizz Frozen Yogurt
4. Corepower Yoga
5. Noah's New York Bagels
6. Starbucks Coffee
7. Krav Maga Worldwide
8. Sherman Oaks Galleria
 - a. P.F. Chang's China Bistro
 - b. Frida Mexican Cuisine
 - c. Starbucks Coffee
 - d. The Cheesecake Factory
 - e. ArcLight Cinemas
 - f. Burke Williams Spa
 - g. 24-Hour Fitness Sport
 - h. Buffalo Wild Wings
 - i. Hana Grill
 - j. Robeks
 - k. Pizza:90
 - l. Jersey Mike's
9. Courtyard by Marriott
10. Whole Foods Market
11. Gelsons Market
12. LA Fitness
13. Blu Jam Cafe
14. Public School 818
15. Mendocino Farms
16. Oxnard Coffee Shop
17. Bill's Burgers
18. Costco/Office Depot
19. Stanley's

CREATIVE COMPANIES

1. Thoughtful Media Group
2. FJ Productions
3. Flight 33 Productions
4. Longridge Video Productions
5. Spark Unlimited
6. Wildbrain Entertainment
7. High Impact Games
8. Pulsepoint
9. Premiere Radio Networks
10. PB&J Television
11. iTV Studios
12. Warner Bros Animation
13. Epicenter Studios
14. Asylum Entertainment
15. Oracle
16. Kandoo Films
17. First Look Pictures Inc.
18. G-Hop Music
19. IPC
20. Right Now Entertainment / Cherokee /
World Race Productions
21. FuseFX

as of June 2018





PHASE 3 - Construction Update | August 2018



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