2000 S. Bobertson Blvd.
Los Angeles, CA 90034

KENNY STEVENS TEAM Gambino



Approx. 2,000 SF Recording & Production Studio | Built Out & Acoustically Treated by Westlake Pro
10-Room Layout with (2) Production & (2) Control Rooms | Minutes to Downtown Culver City & Arts District

COMPASS

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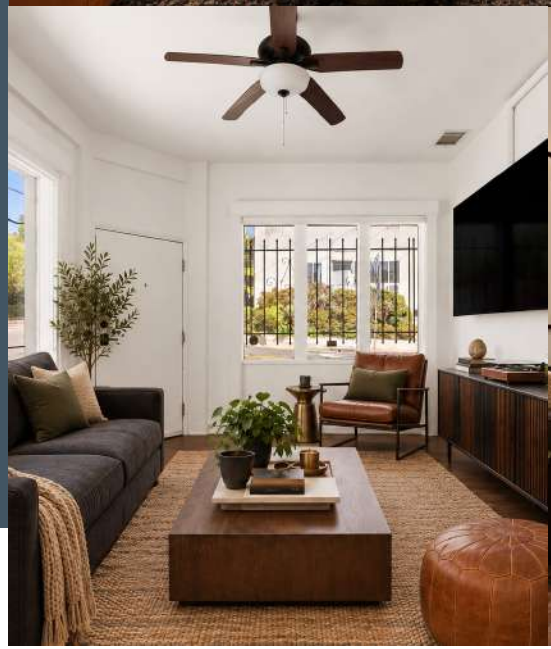
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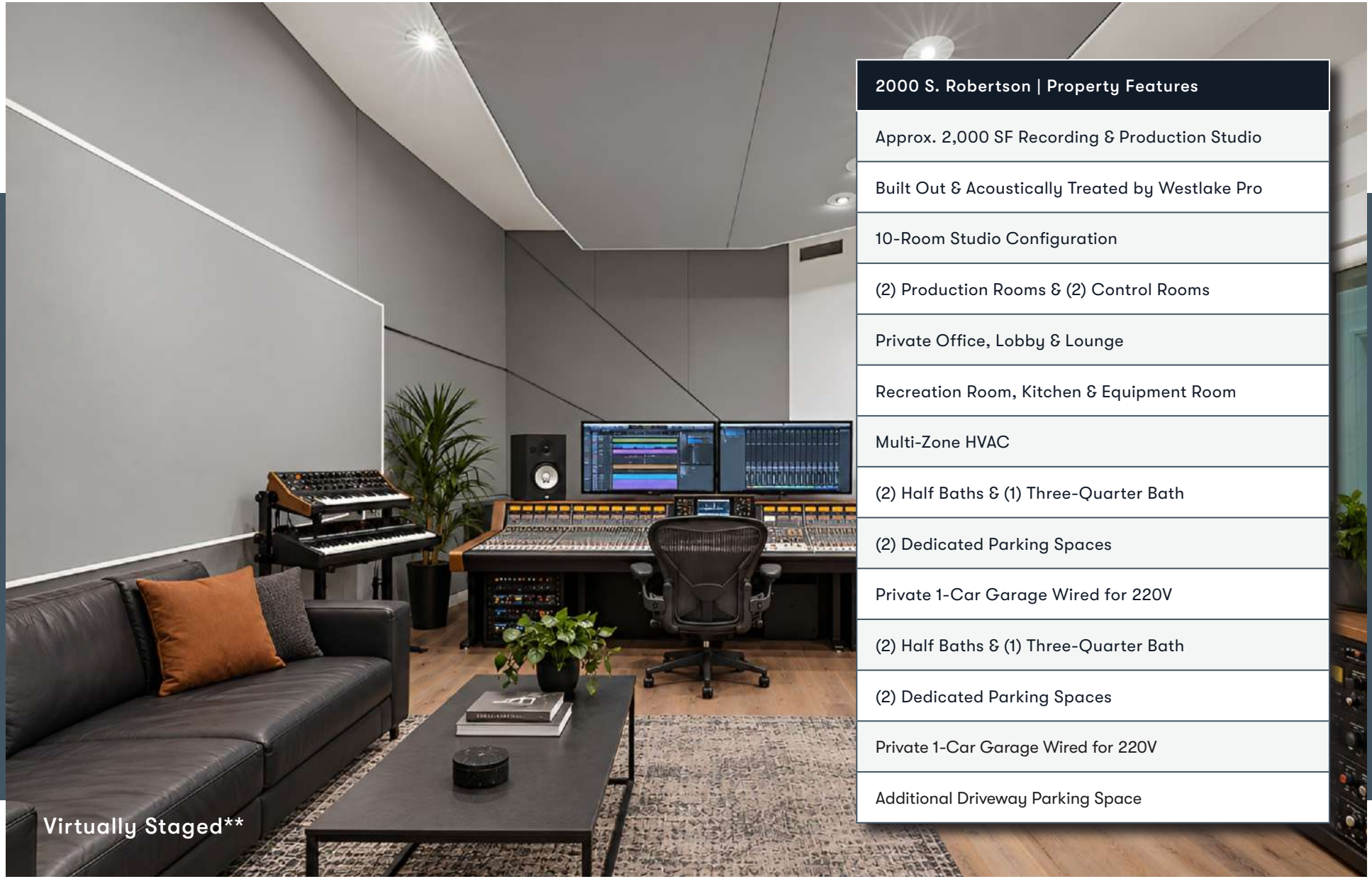






Property Overview

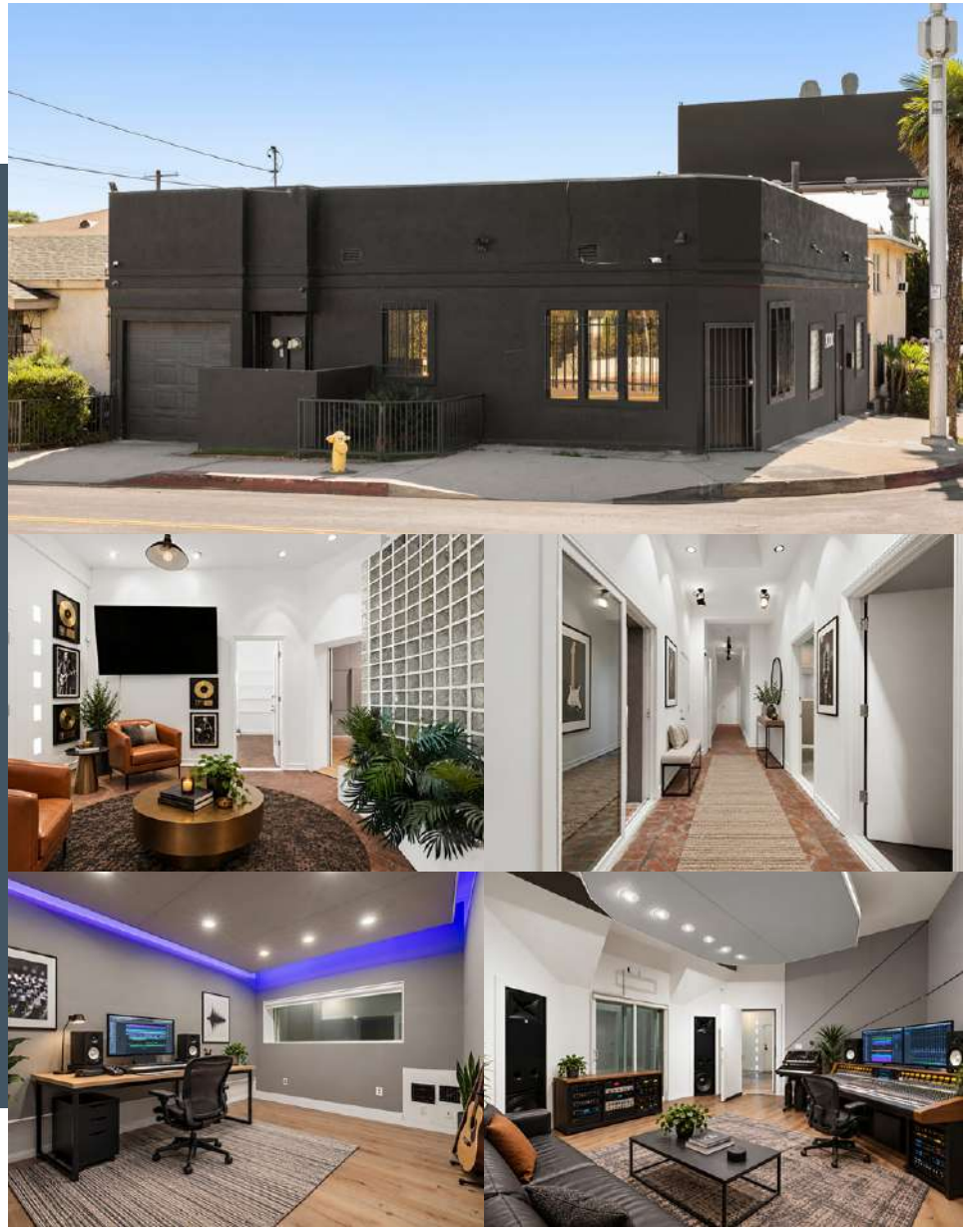
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2000 S. Robertson | Property Features
Approx. 2,000 SF Recording & Production Studio
Built Out & Acoustically Treated by Westlake Pro
10-Room Studio Configuration
(2) Production Rooms & (2) Control Rooms
Private Office, Lobby & Lounge
Recreation Room, Kitchen & Equipment Room
Multi-Zone HVAC
(2) Half Baths & (1) Three-Quarter Bath
(2) Dedicated Parking Spaces
Private 1-Car Garage Wired for 220V
(2) Half Baths & (1) Three-Quarter Bath
(2) Dedicated Parking Spaces
Private 1-Car Garage Wired for 220V
Additional Driveway Parking Space

Property Highlights

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- Built out and acoustically treated by Westlake Pro, 2000 S. Robertson Blvd. offers approx. 2,000 SF of recording and production space minutes from Downtown Culver City and the Arts District.
- The studio's 10-room layout includes **(2) production rooms, (2) control rooms, private office, lobby, lounge, recreation room, kitchen, and equipment room**, with separate space for client sessions.
- Separate production and control rooms accommodate **recording, mixing, editing, podcasting, voice-over work, Foley sessions, and audio post-production**, supporting a range of specialized sound work.
- Interior details include a curved glass-block wall, brick flooring, acoustic treatments, recessed lighting, and programmable multicolor LEDs, giving the studio a creative atmosphere.
- The studio includes **(2) half baths, (1) three-quarter bath, and multi-zone HVAC**. These features support longer recording sessions, day-to-day operations and visiting clients and production teams.
- Parking includes a private 1-car garage wired for 220V and a separate driveway space, providing (2) dedicated spots. Nearby street parking may also offer additional options for visitors and crew.
- Downtown Culver City and the Culver City Arts District are a short drive away, giving studio teams and guests easy access to restaurants, cafés, shops, galleries, and other neighborhood services.
- Near Culver City's entertainment and production businesses, the studio is only minutes from the 10 Freeway and a short drive to Beverly Hills, keeping clients and collaborators within easy reach.
- **Rather than converting conventional commercial space, audio teams can begin with a Westlake Pro-built studio, complete with dedicated production and control rooms and existing acoustic treatment.**

Virtually Staged Interiors

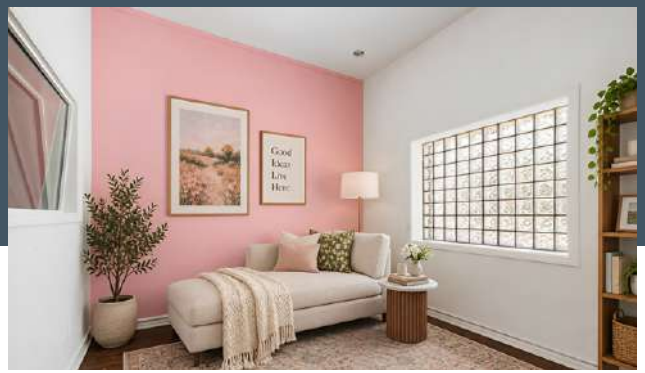
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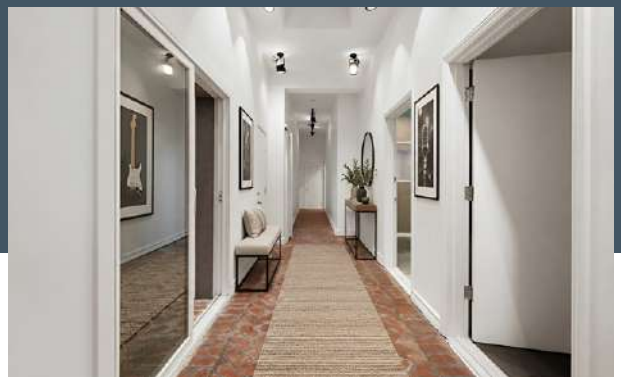
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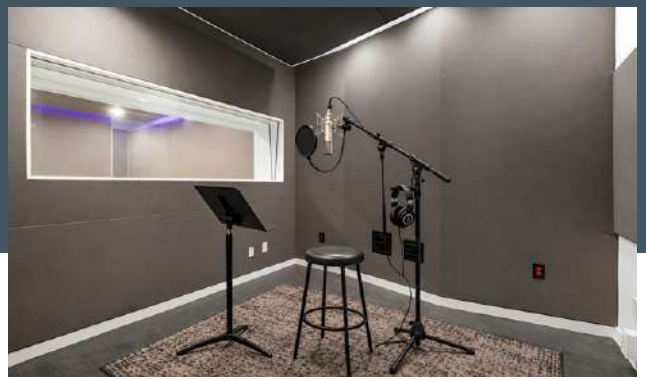












Virtually Staged Interiors

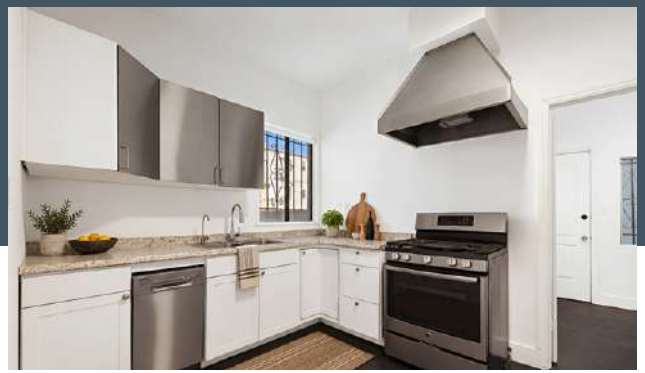
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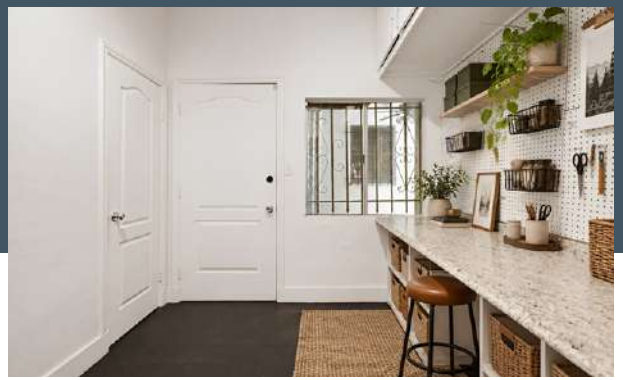
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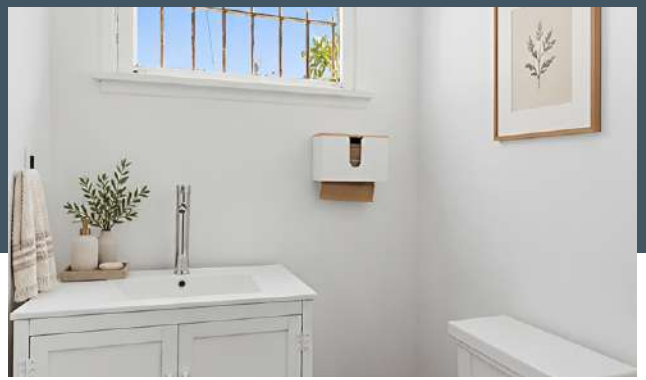












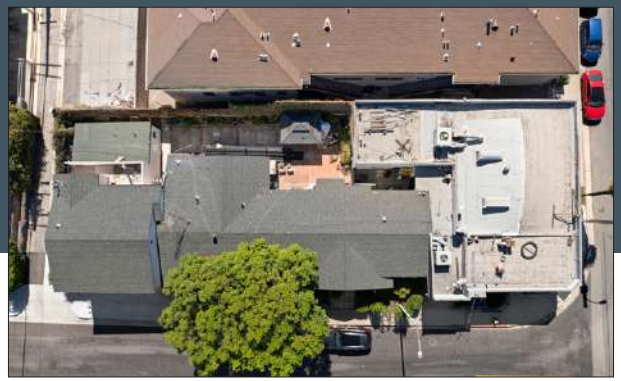
Exterior Photography

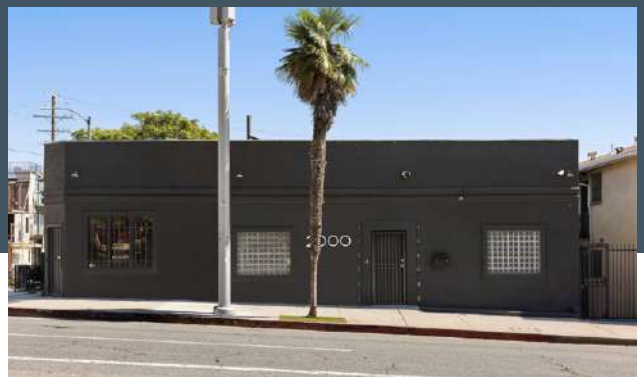
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Neighborhood Overview

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About Culver City

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Where Creativity & Technology Converge

Culver City's history is closely tied to film and television production. Sony Pictures and The Culver Studios remain major anchors, with Amazon MGM Studios, Apple, and other media and technology businesses now part of the local economy. That concentration of studios, production companies, and creative services continues to shape the area's business community.

Downtown Culver City brings together restaurants, cafés, theaters, shops, and offices along Culver Blvd. and Washington Blvd. Nearby Ivy Station adds offices, dining, and a hotel beside the Metro E Line, which connects the area with Santa Monica and Downtown Los Angeles. For production teams and visiting clients, the district offers places to meet, eat, and spend time between sessions.

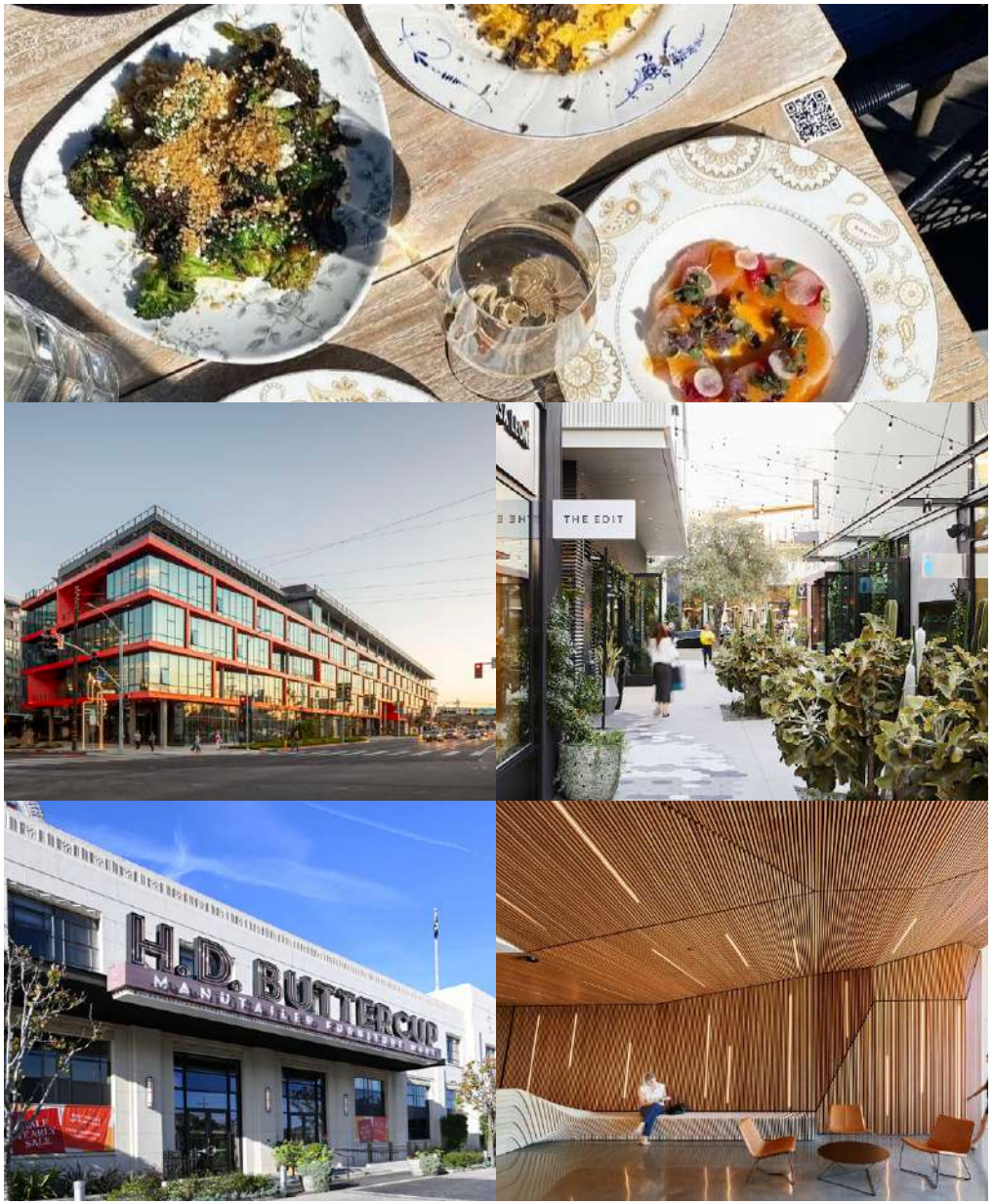
The Hayden Tract has a different character. Former industrial buildings and parcels now house design studios, creative offices, and technology businesses, with distinctive architecture that reflects the area's industrial past.

The Culver City Arts District along Washington Blvd. includes galleries, design showrooms, cafés, and restaurants. Helms Bakery District and Platform add dining and retail nearby, while Downtown Culver City offers more options for meetings and entertainment. These areas provide practical amenities for production teams and visiting clients.

For 2000 S. Robertson Blvd., this means convenient access to Culver City's production businesses, restaurants, and services for clients and staff. The studio is also minutes from the 10 Freeway and a short drive from Beverly Hills.

Nearby Hotspots

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1) Downtown Culver City

Downtown Culver City serves as the neighborhood's central commercial district, where restaurants, cafés, and bars line walkable streets anchored by Culver Blvd and Main St. The area has undergone significant revitalization over the past decade, resulting in a dense mix of dining, retail, and entertainment that keeps sidewalks active throughout the day and evening.

2) Ivy Station

Ivy Station is a mixed-use development adjacent to the Culver City Metro stop, combining office space, residential units, and ground-floor retail in a transit-oriented setting. The project has attracted major tenants including Apple and HBO, while its public plaza, restaurants, and direct connection to the E Line.

3) Platform (Culver Arts District)

Platform sits within the Hayden Tract and brings together a curated mix of retail, restaurants, and creative businesses. Tenants such as Loqui, Blue Bottle Coffee, and Van Leeuwen reflect a focus on independent operators and established brands.

4) Helms Bakery District

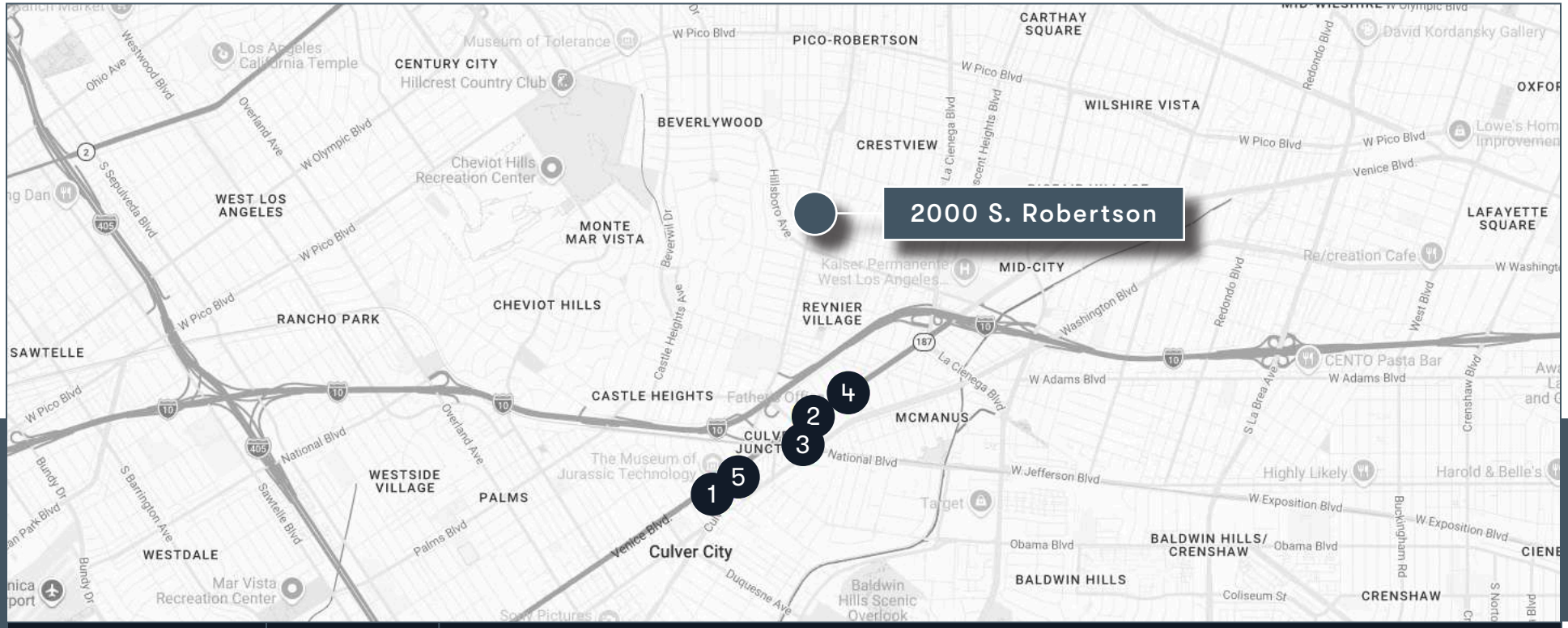
Long anchored by home and interiors tenants, the district now pairs those uses with dining destinations like Father's Office and Pasta Sisters, creating a corridor that feels established, active, and closely tied to the neighborhood's broader design identity.

5) The Culver Steps

The Culver Steps is a central gathering space connecting Culver Boulevard to the Culver City Metro station, designed as a series of landscaped terraces, seating areas, and public walkways.

Nearby Hotspots Map

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Hotspot Address	Distance	Notes
1) Downtown Culver	1.1 miles	Walkable downtown centered on Culver Blvd. and Main St., with restaurants, cafés, theaters, and neighborhood retail.
2) Ivy Station	0.9 miles	Mixed-use center next to the Metro E Line, with offices, residences, a hotel, and restaurants surrounding an open plaza.
3) Platform (Arts Dist.)	1.0 mile	Open-air retail and dining destination in the Hayden Tract, with boutiques, cafés, restaurants, and creative businesses.
4) Helms Bakery District	0.7 miles	Historic bakery complex design showrooms, plus restaurants including Father's Office and Pasta Sisters.
5) The Culver Steps	1.2 miles	Downtown gathering place with an open-air plaza, restaurants, shops, offices, and a grand stair used for community events.

Neighborhood Map

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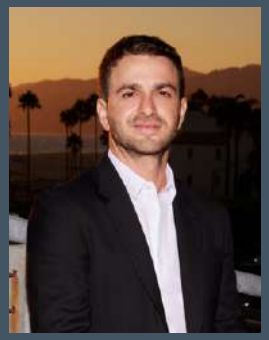


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Wake Up and Smell the Cash Flow.

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