GENIUS
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2. Parlor

3. Bullpen

4. Conference Room 1

5. Office 1

6. Office 2

7. Office 3

8. Office 4

9. Conference Room 2

10. Office 5

11. Restrooms

12. Kitchen

13. Green Room

14. Studio/ Warehouse

15. Production Office

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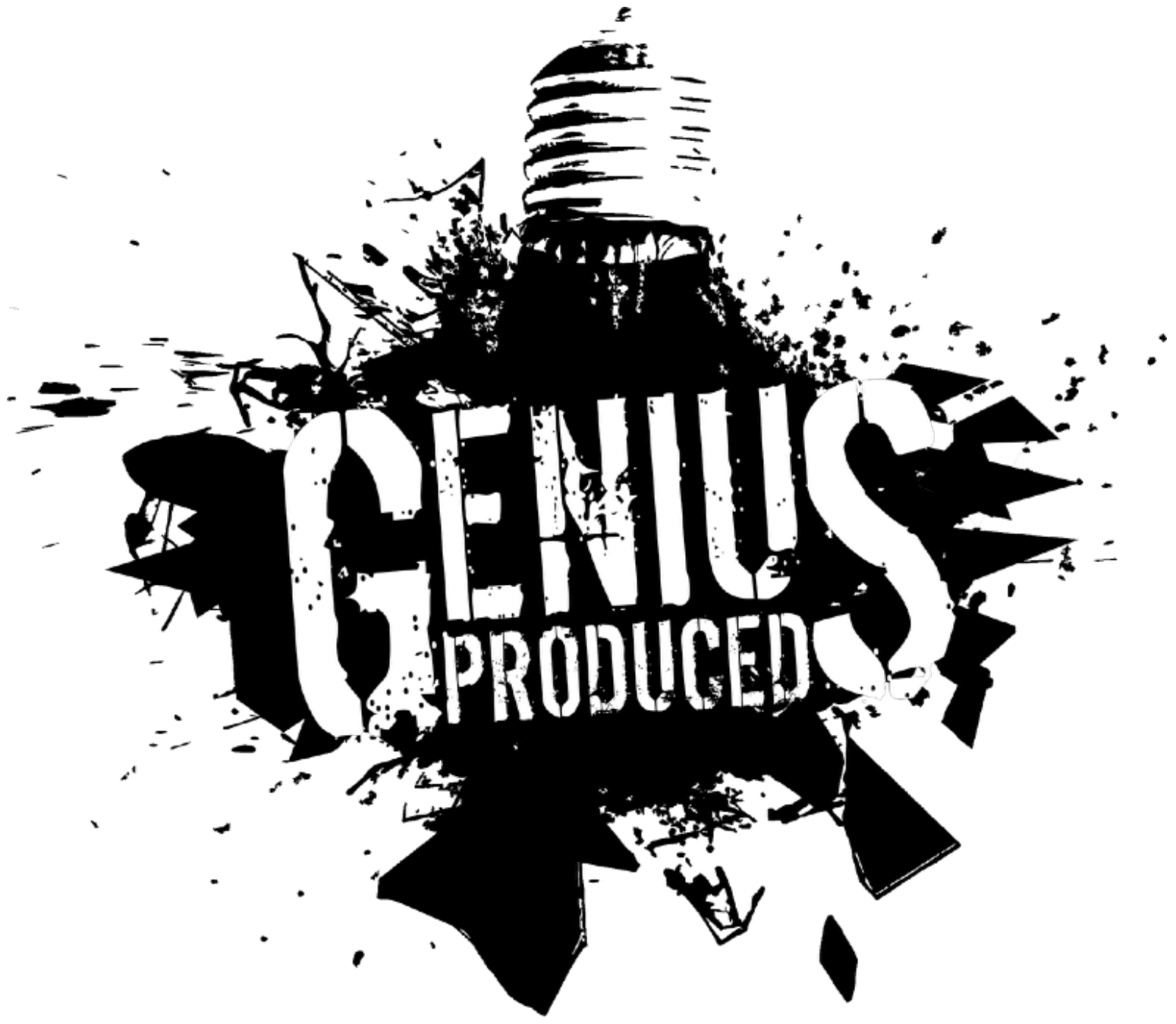
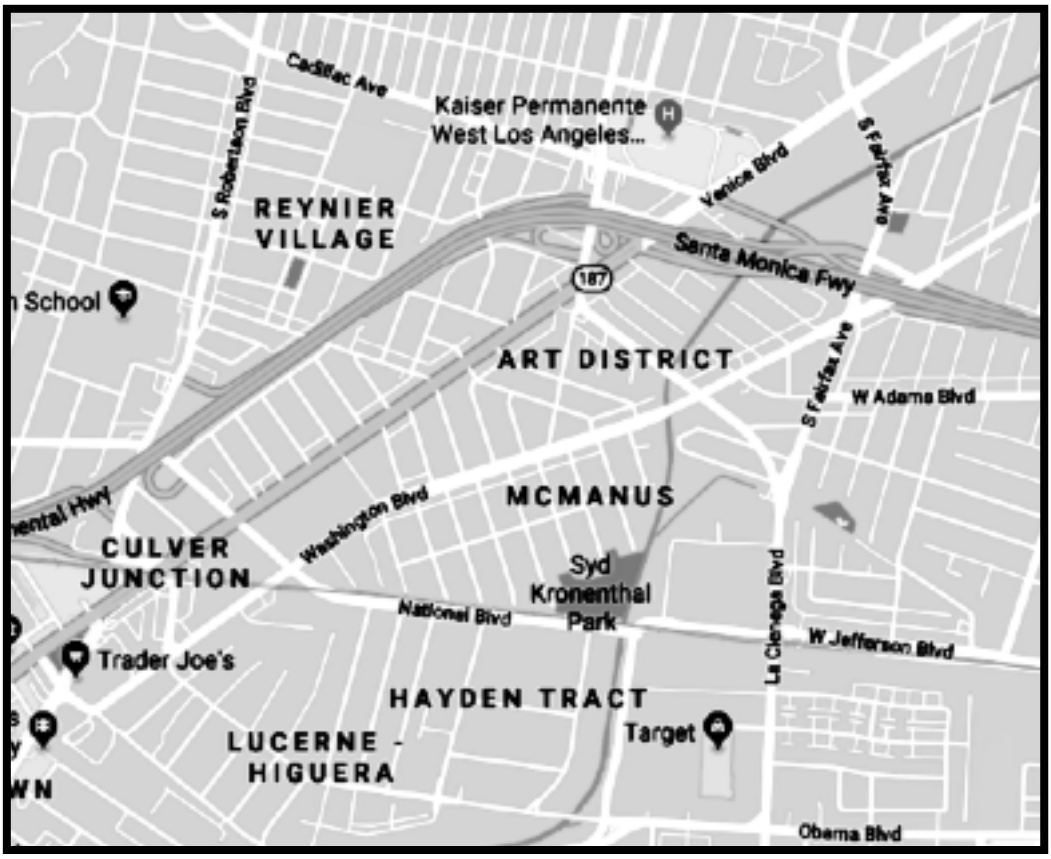
16. Backlot

17. Parking Lot


GENIUS
PRODUCED


Cadillac Ave
Kaiser Permanente
West Los Angeles...
S Robertson Blvd
REYNIER
VILLAGE
Venice Blvd
S Fairfax Ave
Santa Monica Fwy
187
School
ART DISTRICT
S Fairfax Ave
W Adams Blvd
MCMANUS
Washington Blvd
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JUNCTION
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La Cienega Blvd
W Jefferson Blvd
Trader Joe's
HAYDEN TRACT
Target
LUCERNE -
HIGUERA
Obama Blvd

Culver City, CA

90232

3550 Hayden Ave

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294 ft^2

- WAITING AREA

- DRINK STATION

•DJ BOOTH

- TICKET AREA

- ART INSTALLATION

BACK

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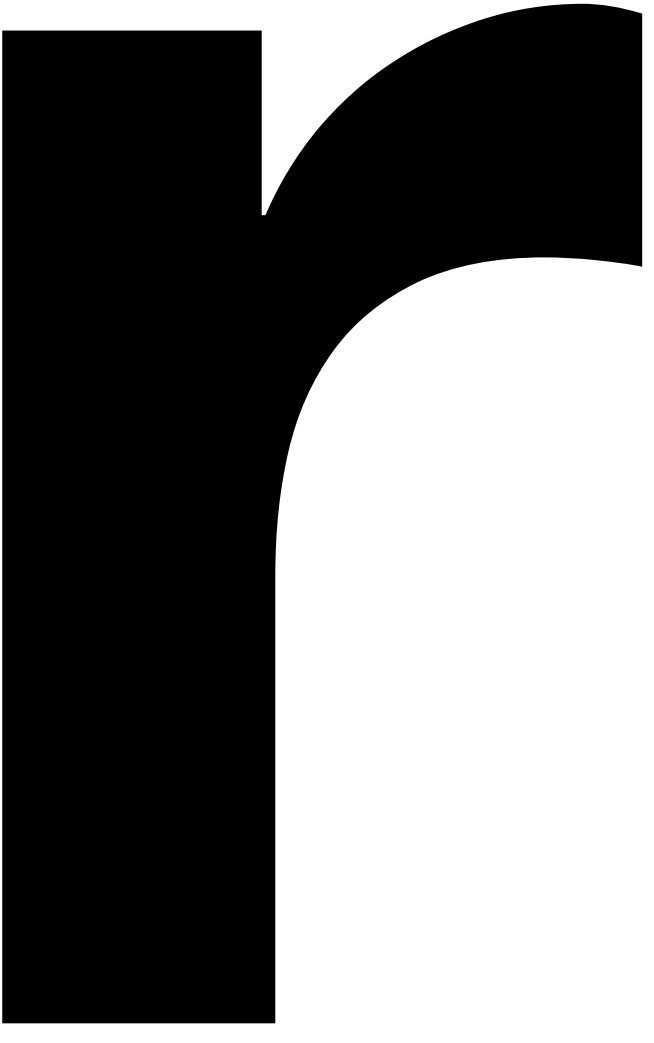

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GENIUS
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FULLY FUNCTIONAL

- STOVE

- COFFEE MAKER

- REFRIGERATOR

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• OFFICE SPACE

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• CONFERENCES

- MEETINGS

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- COCKTAIL AREA

- BOOTH SET UP

- ART INSTALLATION

- CONTINENTAL BREAKFAST

- INTIMATE MUSICAL PERFORMANCE

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- MEETING SPACE

- CATERING ROOM

•TALENT HOLDING

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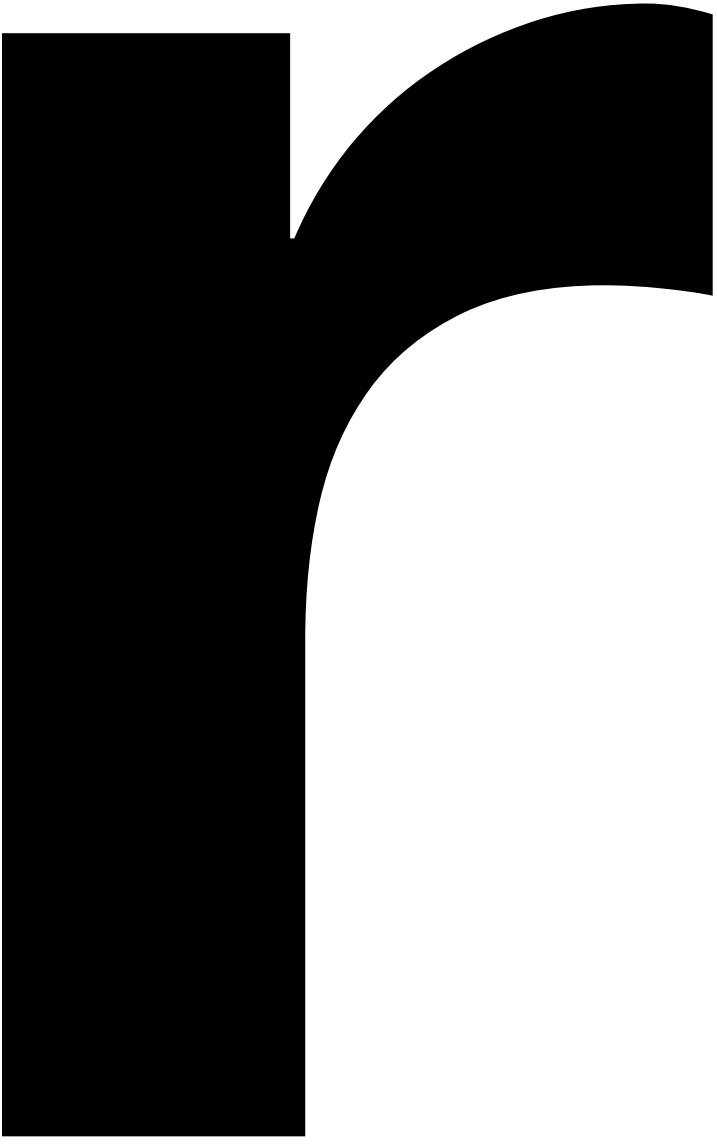

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• EVENTS

• PARTIES

• SHOOTS

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• PODCAST STUDIO

- OFFICE SPACE

- RECORDING AREA

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172 ft^2

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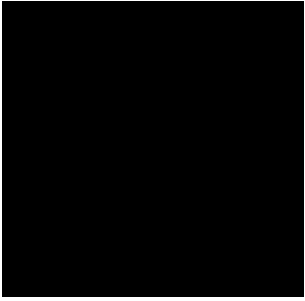

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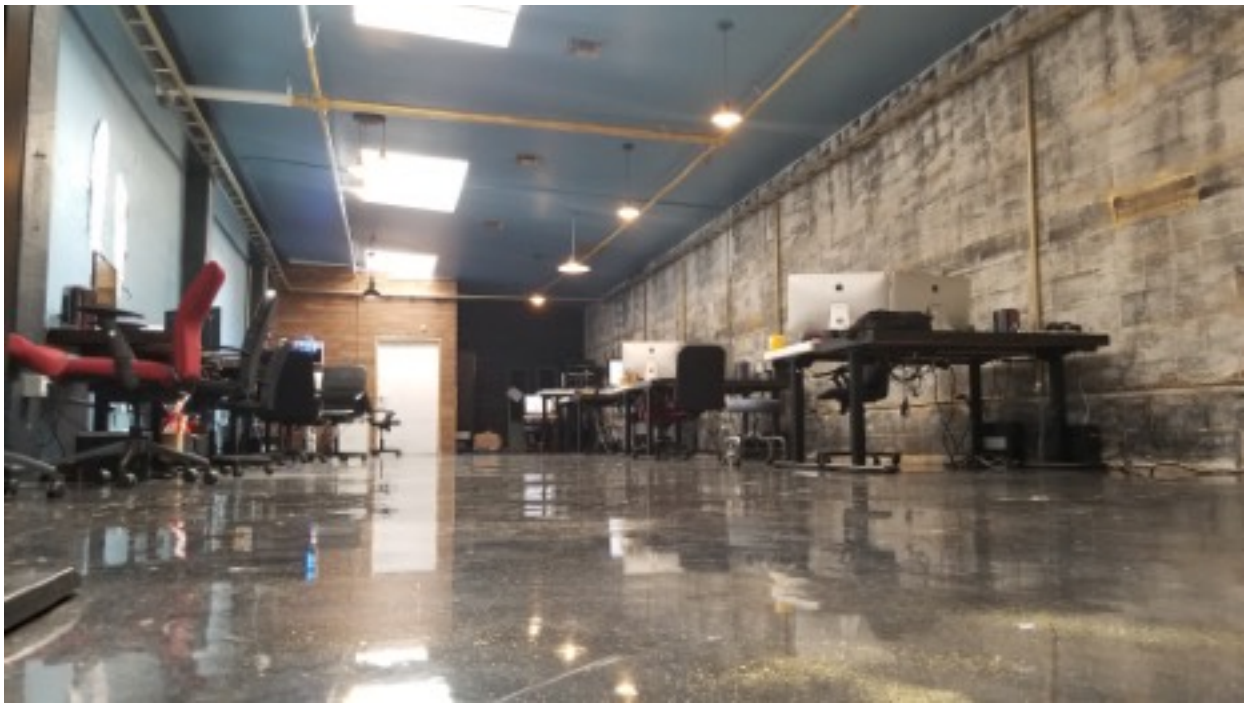

• EDITING

• WORK SPACE

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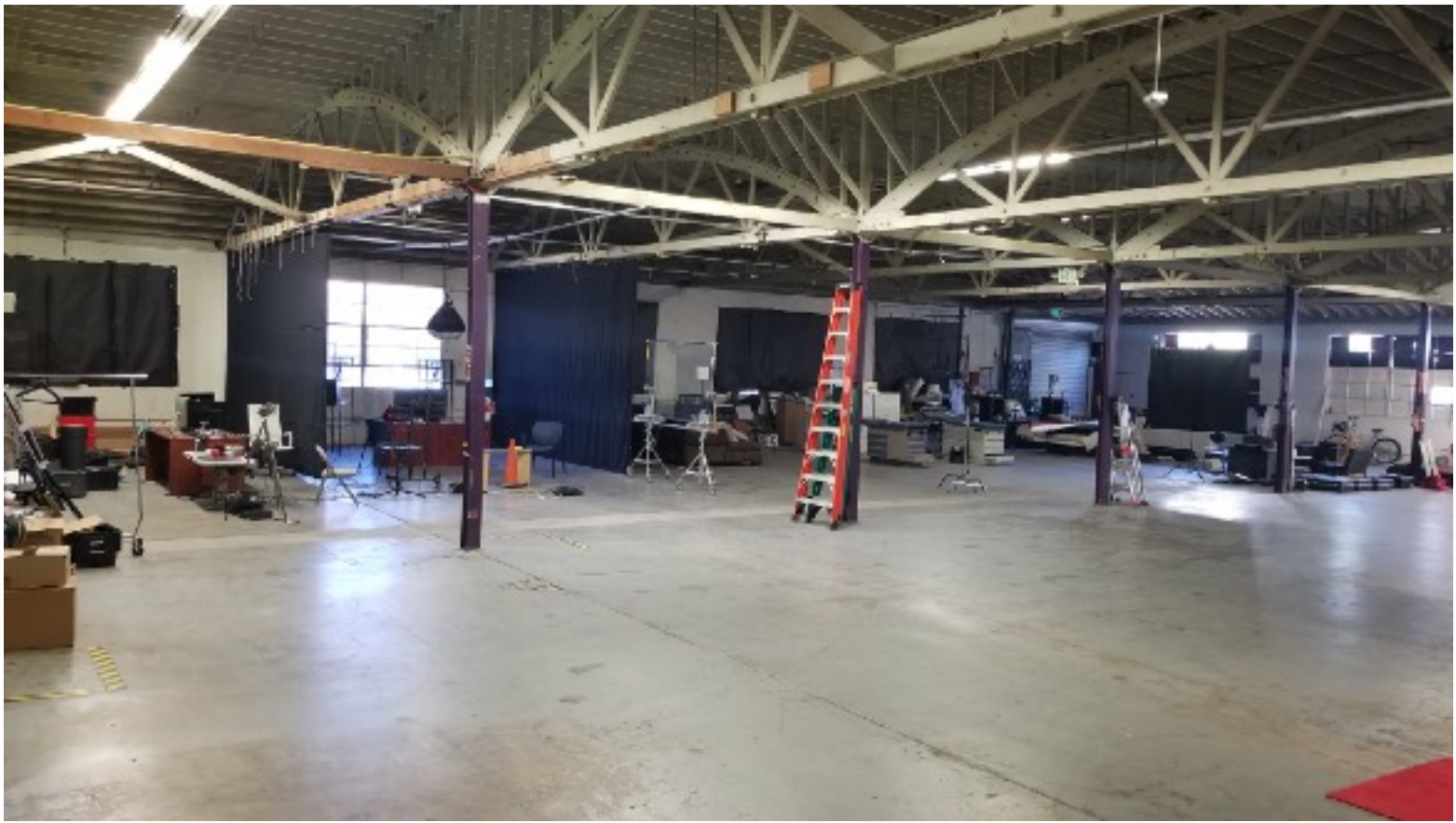

7,625 ft^2

•CONFERENCE

• CONVENTIONS

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• MEETINGS

- CONFERENCES

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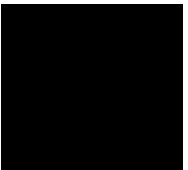

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