

Particletm Studios

Seattle

2020 Airport Way S,
Seattle, WA 98134

Portland

2029 Southeast 9th Ave
Portland, OR 97214

Particle Booking Packet V2.9
Updated: March 16th, 2025



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What is Particle Studios?

Particle Studio is a premiere, soundproof studio space for video and photo production with locations in Seattle and Portland.

Our studios are outfitted with L-shaped cyc walls, industry grade lighting, high-end finishes, fully-functional model kitchens, and on-site equipment rentals.

At our studios, you'll be welcomed with powered grids, ground floor load in, and a staff that's eager to assist with any needs your production may have.

WHY CHOOSE PARTICLE

Our studios were thoughtfully built from the ground up (literally) to fulfill all production needs. If you want to impress your client, keep your talent comfortable & happy, and provide a location that your crew will love to work in - we guarantee Particle will check those boxes.

THERE'S A PARTICLE CREATIVE TOO, YEA?

Yes! Particle Creative is the agency sibling of Particle Studio. [Find out more here!](#)



Particle Studio Seattle

2020 Airport Way S, Seattle, WA 98134

[Photo Gallery >>](#)



Studio Overview: Seattle

2020 Airport Way S, Seattle, WA 98134

STUDIO DETAILS & SPECIFICATIONS

DIMENSIONS

Cyc Wall: “L-shaped” with 3 Arri Skypanel S-60Cs

North Wall: 35ft W x 14ft H

East Wall: 27ft W x 20ft H

Ceiling Height: 20 ft ceilings with 12ft high beams spaced every 12ft

Overhead Grid: Yes

Electrical Distro: 190 Amps Single Phase Power

Sound: Soundproof

You will be amazed at the sound quality we have achieved given our proximity to I-5 and Airport Way.

Daylight: No

No daylight on the studio floor, to ensure the best soundproofing possible.

We do have daylight in the lobby as well as the back office.

KITCHEN

Studio Kitchen: Yes

Fully functional model kitchen pre-lit and ready to shoot

- Four gas burner ranger
- Sink with garbage disposal
- Dishwasher
- Triply cookware, plates, bowls, glassware, and silverware available

CREW & TALENT

Bathrooms: 4 gender-neutral bathrooms. A 5th bathroom located in the back office

Greenroom: Yes

The green room features a shower, changing room, sink, wardrobe rack, private access to the bathroom, and a window that looks out to the studio floor.

Shower: Yes

AMENITIES

WIFI: Yes - 1 Gbp/s up/down

Heat & AC: Yes

The building has commercial-grade heating and cooling via heat pump systems. In the Heatwave of 2021, the green room was 69° F when it was 104° F outside.

Stereo System: Yes

Sonos speakers are located throughout the building.

LOCATION INFO

Studio Level: Ground Floor Access

Loading Bay: 11.5ft W x 11ft H roll-up garage door.

Vehicle drive-in accessible. Two large barn doors open from the loading bay to the studio floor making it possible to drive a vehicle onto the studio floor.

Parking: Yes

5 reserved parking spots. There are an additional 5 parking spots located along the alley, as well as up to an additional 15 spots on S. Hill and S. Plum. Overflow parking available underneath the Holgate Bridge and S. Walker Street. Dedicated grip truck parking available.

Location: South End of Downtown / North SODO

- 5 min drive from Downtown Seattle
- 15 min drive from Downtown Bellevue
- 15 min drive from SeaTac Airport
- 12 min walk from Light Rail
- Directly next to Metro route 124 Bus Stop
- Located right next to I-5 & I-90 Exits

Secure Bike Parking: Yes

We value choosing sustainable forms of transportation and will provide discounts to productions that can prove 50% or more of their production arrived by carpool, transit, or bike.

SPACE DESIGNATIONS

SHOOTING SPACE

AMENITY AREAS

*additional permission needed to shoot in these spaces

LOADING & STAGING

ADDITIONAL RENTAL SPACES

NON-FUNCTIONAL SPACES

ADDONS & SERVICES

SPACES

\$350 Color Suite:

In addition to an editing bay, this room can be a technical flex space for DIT or a streaming control room.

\$150 Private Call & Meeting Room:

The “Meeting Room” by Room. Includes a 27-inch monitor, wireless charging, & 180° smart video conferencing camera.

The call booth can fit 4 people.

\$500 Production Office Space: 4 “plug-n-play” work stations

For your producing team. Located away from the hustle and bustle of set, each motorized standing desk includes a keyboard, mouse, and 27inch 5K monitor.

Meeting Room included. 500sq ft of additional space can be flexed for wardrobe or setting out folding tables for crew.

RENTALS

On-Site Equipment Rentals: Yes

[Link to Equipment List >>](#)

In-House Crew Available For Hire: Yes

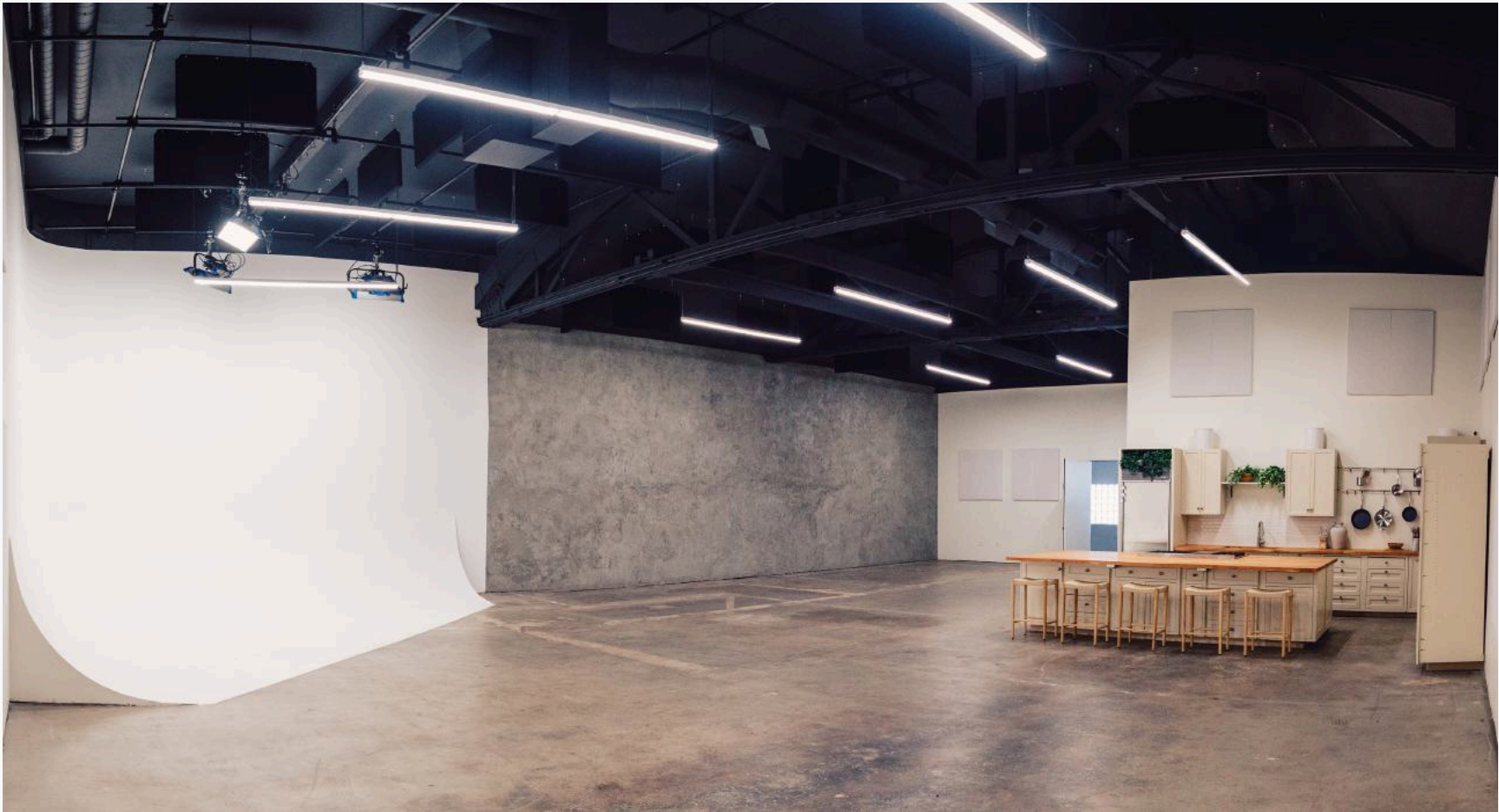
[Link to Crew List >>](#)



Particle Studio Portland

2029 Southeast 9th Ave. Portland, OR 97214

[Photo Gallery >>](#)



PORTLAND STUDIO

Studio Overview: Portland

2029 Southeast 9th Ave Portland, OR 97214

STUDIO DETAILS & SPECIFICATIONS

DIMENSIONS

- Cyc Wall:** “L-shaped” with 3 Arri Skypanel S-60Cs
- North Wall:** 20ft W x 18ft H
- West Wall:** 20ft W x 18ft H
- Ceiling Height:** 20 ft ceilings with 14ft high beams spaced every 20ft
- Overhead Grid:** Yes
- Electrical Distro:** 200 Amps Single Phase to Studio / 600 Amps Total
- Sound:** Soundproof
- Daylight:** No
- No daylight on the studio floor, to ensure the best soundproofing possible.
- We do have daylight in the lobby, loading bay, and production office.

KITCHEN

- Studio Kitchen:** Yes
- Fully functional model kitchen pre-lit and ready to shoot
- Six-burner Wolf Range
 - Sub Zero Fridge
 - Two Dishwashers
 - Tri-Ply cookware, plates, bowls, glassware, and silverware available

CREW & TALENT

- Bathrooms:** 2 gender-neutral bathrooms. A 3rd bathroom located in the back office
- Greenroom:** Yes
- The green room features a shower, changing room, sink, rolling wardrobe rack, and multiple makeup chairs.
- Shower:** Yes

AMENITIES

- WIFI:** Yes - 1 Gbp/s up/down
- Heat & AC:** Yes
- The building has a multi-zone commercial-grade heating and cooling system. The studio-floor zone can shut off in 10 seconds when your production is ready to roll.
- Stereo System:** Yes
- Sonos speakers are located throughout the building.

LOCATION INFO

- Studio Level:** Ground Floor Access
- Loading Bay:** 8.5ft W x 10ft H roll-up garage door
- Vehicle drive-in accessible. Two barn doors open from the loading bay to the studio floor making it possible to drive a vehicle onto the studio floor.
- Parking:** Yes
- We have a secure parking (locking gate with razor wire) lot next to our building that can fit up to 10 vehicles. There is also ample street parking on our sleepy street in Southeast.

- Location:** Southeast Portland / Ladd's Edition
- 6 min drive from Downtown Portland
 - 4 min drive from Koerner Camera
 - 18 min drive from Portland Airport
 - 8 min walk from MAX
 - 1 min walk from TriMet route 10 Bus Stop
 - Located minutes from I-5

- Secure Bike Parking:** Yes
- We value choosing sustainable forms of transportation and will provide discounts to productions that can prove 50% or more of their production arrived by carpool, transit, or bike.

SPACE DESIGNATIONS

SHOOTING SPACE

AMENITY AREAS

LOADING & STAGING

ADDITIONAL RENTALS

NON-FUNCTIONAL SPACES

*additional permission needed to shoot in these spaces

ADDONS & SERVICES

SPACES

- \$500 Production Office:**
- Add another 500sq ft of space to your booking. Located upstairs and away from set, this space can be set up for a producing team, client, or flexed for as a lunch space for crew.

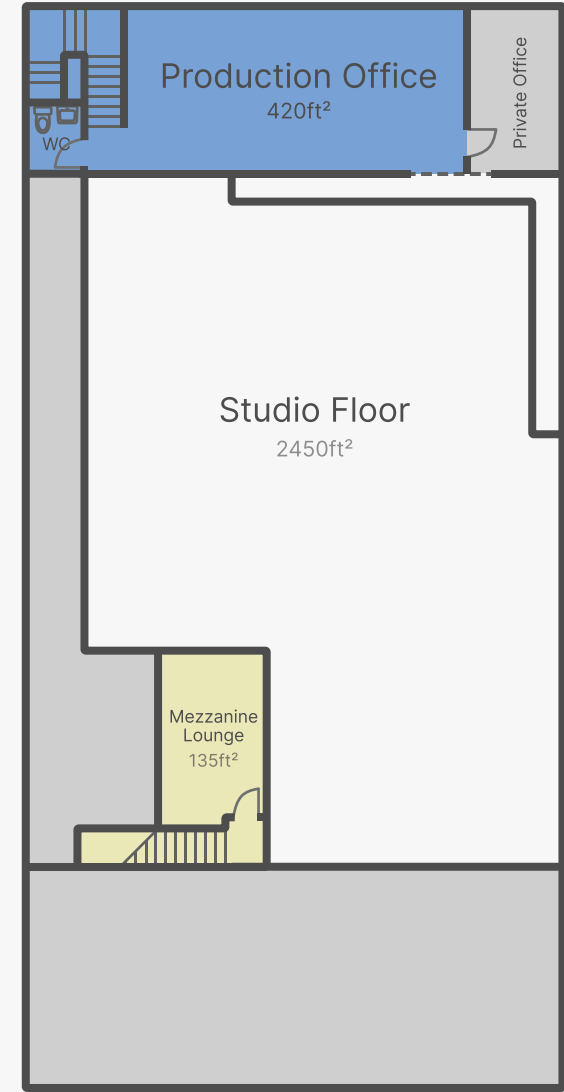
RENTALS

- On-Site Equipment Rentals:** Yes
- [Link to Equipment List >>](#)

CREW

- In-House Crew Available For Hire:** Yes
- [Link to Crew List >>](#)

2ND FLOOR ~1/2 SCALE



MAIN FLOOR



PORTLAND STUDIO



What is Included in a Booking?

At Particle, a full day rental goes beyond just a studio space. Our included offerings provide a level of value that you won't find anywhere else.

			PARTICLE STUDIOS SEATTLE* & PORTLAND^	COMPARABLE STUDIOS
Studio Space	All shooting, amenity, and loading/staging spaces	Additional rental spaces designated on each studio's respective floor plans	\$1500* / \$1250^	\$1000-2500
Basic GRIP package Duz-all cart includes:	<div><div><ul style="list-style-type: none">• (5) C-Stands• (4) Sandbags• (4) 25ft Stingers• (4) Gobos• (4) Cardellinis• (2) Platypus Clamp• (2) Furry Pads• (10) A Clamps</div><div><ul style="list-style-type: none">• (1) 24"x36" Solid• (1) 24"x36" Single Scrim• (1) 24"x36" Double Scrim• (1) 24"x36" Silk• (1) 24"x36" Cucoloris• (1) 4x4 Floppies• (1) 4x4 Ultrabounce Floppy• (1) 4x4 Open Frame</div><div><ul style="list-style-type: none">• (5) Safety Cables• (4) Ratchet Straps• Apple Boxes<ul style="list-style-type: none">• (2) Full• (2) Half• (2) Quarter• (2) Eighth</div></div>	Additional gear available for rental including: Cameras, Lighting, Lensing, GRIP, Media Management and more.	Included	\$200-300
CYC Lighting	3x ARRI Skypanel S-60Cs	Grid-mounted, LED Lighting controllable wirelessly or locally	Included	\$50-400
Freshly painted CYC	High quality, low-sheen white paint	Color or repaints available upon request - requires additional cost	Included	\$400
Studio Attendant	On-Site but off set.	Available for any questions or needs you have on the day	Included	Remote



What is *NOT* Included in a Booking?

At Particle, we strive to be a one-stop-shop for all your production needs. From crew, to equipment, to production supplies - you can get everything you need for a successful production via Particle.

		PARTICLE STUDIOS SEATTLE & PORTLAND
Equipment Rentals	Lighting, grip, camera, and accessories	EQUIPMENT LIST >
Production Rentals	Tables, chairs, etc.	PROD SUPPLIES >
Crewing Services	Need to fill out a crew?	CREWING SERVICES >
Additional Services	Storing equipment, early/late pickup, etc.	OTHER SERVICES >



Our Four Keys to Success

	WHAT WE ASK
1. Film only in the Designated Shooting area*	*exceptions possible with written permission contact hello@particlestudios.com or your Studio Attendant
2. Treat the space with respect	<div><input type="checkbox"/> No stepping on the cyc curve, etc.</div> <div><input type="checkbox"/> I've read the Terms & Conditions!</div> <div><input type="checkbox"/> If I don't, understand potential charges.</div>
3. Take responsibility for crew and talent	<div><input type="checkbox"/> I agree to inform cast and crew of expectations.</div>
4. Make something awesome	<div><input type="checkbox"/> You already know! 🙌</div>

Why do we ask this?

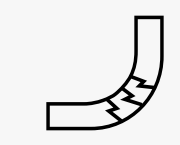
We believe in the highest quality production experience, fair labor practice, and top-tier production. We want each production to be smooth, seamless, and fun.


To do that a clear shared understanding of guidelines is important.
This packet contains important ways we can work together to ensure a mutual understanding of the expectations of shooting at Particle.




Terms & Conditions: Additional info

AVOID DAMAGES*

- 


Do not step on the curve of the cyc. This can cause damage to the cyc and result in a repair fee that will be added to your final invoice.
- 

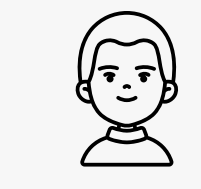
No smoking inside the building.
- 

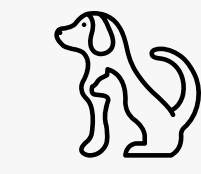
No painting indoors. We have available outdoor space for painting. In cases of inclement weather, the loading bay may be used with drop cloths.

*Damages above normal, reasonable wear and tear or resulting from negligence or failure to follow our guidelines may result in fees.

PERMISSION REQUIRED^

- 


Moving or rearranging of furniture.
- 

Children allowed with advance permission. If you anticipate having young children on set you are responsible for their actions and any damages incurred.
- 

Animals also only allowed with advance permission. On site, it is the responsibility of the owner to monitor, care for, and clean up after their pet.

^We expect all productions to utilize the studio and adjoining space for their intended purposes. If you would like to alter the usage of a space within the studio, prior approval from a Particle Team Member is required. Any inappropriate use of space outside of it's intended purpose may be subject to a fee.

AFTER BOOKING

- 

Restore the studio to its original condition when your booking ends. All equipment and aspects of the studio should be returned in the same condition it was received. This means the rental is responsible for an acceptable baseline cleaning of the space.

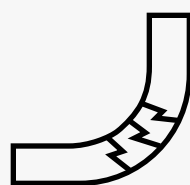


Potential Fees

WHAT COULD I BE CHARGED FOR?

No one likes hidden fees. We don't either - so we don't charge any!
That said, it's important to get all those ~possibilities~ out of the way.
So if there were any issues, don't say we didn't warn ya ;)

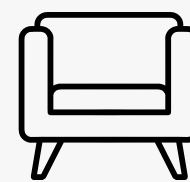
Damaging the Cyc Wall



Repair costs can range from \$100 - \$400 depending on the extent of the damage. This fee covers labor time, cost of materials, and any potential time the cyc can't be used due to damage.

Moving Furniture

We know our studios are beautiful 🍷



That said, furniture cannot be moved or used as props. If you would like to use it as a piece on set, please let your studio attendant know and they can move the furniture and provide you with a rental quote for use of the item.

Cleaning



We don't charge a cleaning fee! (it's included in the day rate). That said, if you leave the place trashed and thrashed, we're going to need to pay someone to clean it up. Cleaning fees can range from \$350 - \$500.

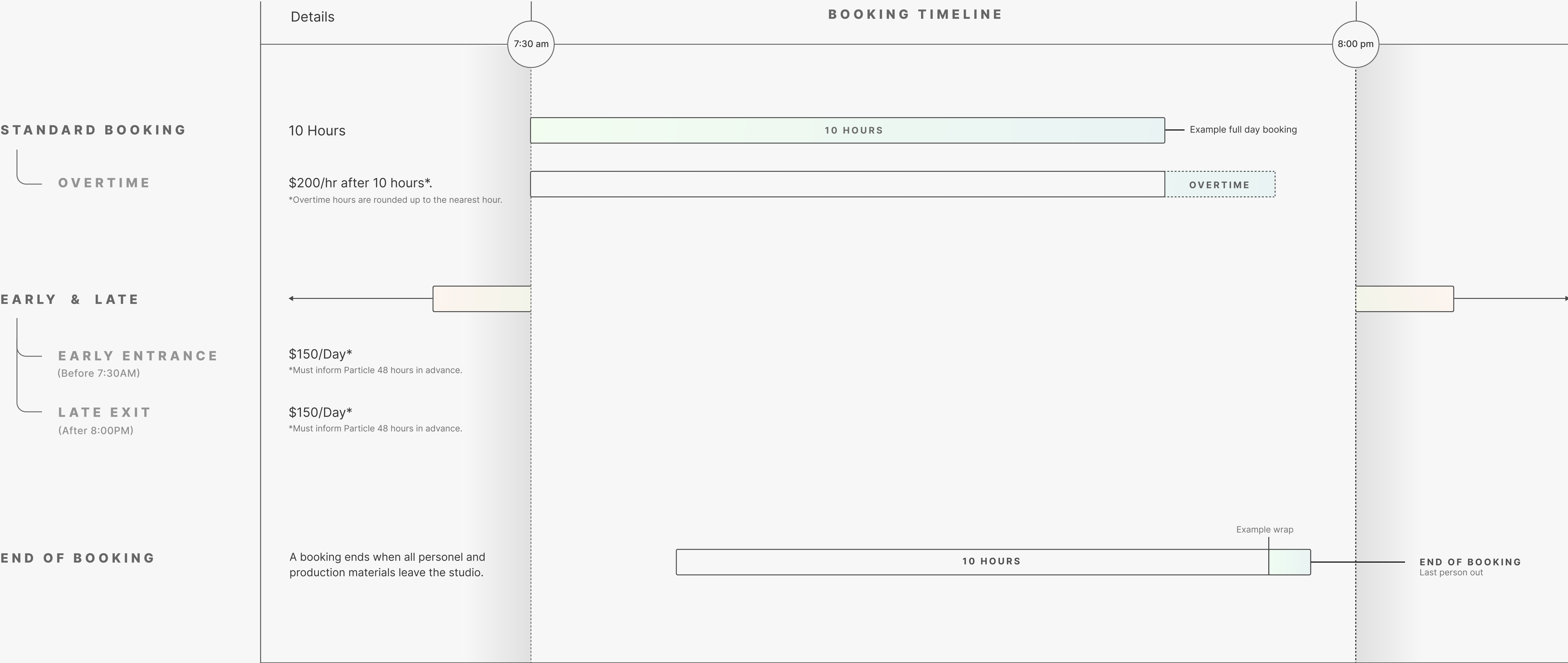
OT & Early/Late Arrivals



We explain in more detail on the following pages, but there's a fee if you want to arrive super early, stay super late, or stay longer than your 10 hours.



Terms & Conditions: Hours & Overtime



Terms & Conditions: Cancellation



Our Terms

“HOLD”

We’re happy to place a hold for your production, but as soon as the date(s) are challenged by another production, you have 24 hours to place a deposit to lock in those dates.

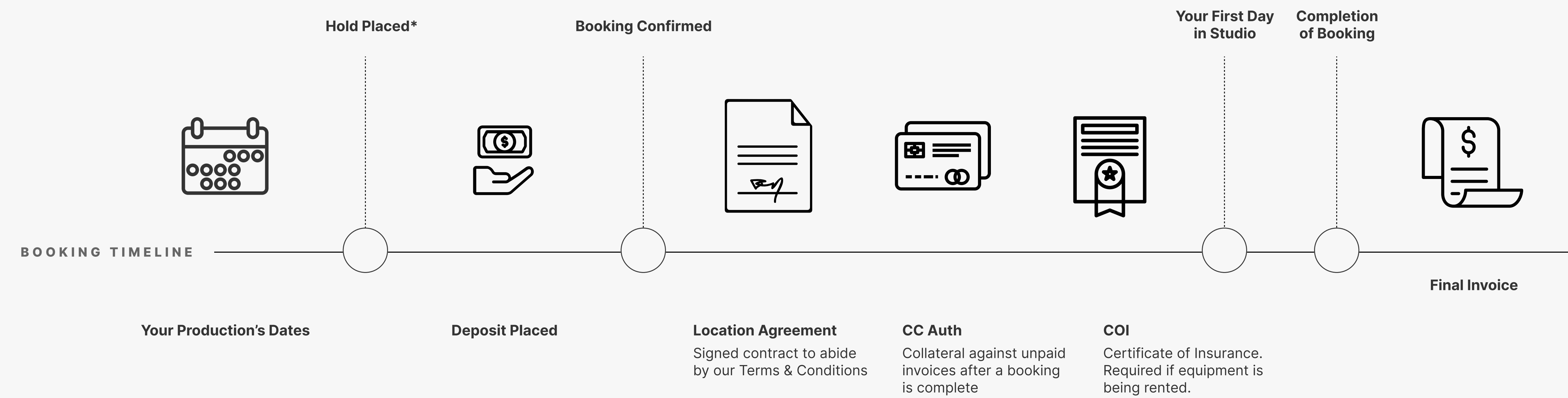
“BOOKED”

Studio rental dates are considered “booked” when a 50% deposit of the total studio rental costs (not including additional amenities, gear, or services) is paid.

[Link to how to pay >>](#)



What Is Needed to Place a Hold or Booking?



How to Book

Don't hesitate to reach out, we'd love to help you plan your perfect studio experience. Our contact form will allow you to inquire about one or both studios. We look forward to working with you.

BOOK NOW

[480-STUDIOS](tel:480-STUDIOS) hello@particlestudios.com

Booking Overview

- 1 Read Producer packet and agree to our 4 rules
- 2 Place your deposit which locks in your booking!
- 3 Sign Local Agreement & complete CC Auth
- 4 Show up for an amazing studio experience

People also ask:

- Do you have an FAQ?**

[Yes on our website >](#)
- Do you do tours?**

[Totally, just mention you're interested on the contact form.](#)
- How is your decor so on point?**

[Wouldn't you like to know 😊](#)

Full Gear List

[Link to Sheet](#)

Full Terms & Conditions

[Use our contact form and we'll send it over.](#)