

5908 Barton Avenue

HOLLYWOOD CA 90038

CREATIVE OFFICES/FLEX BUILDING



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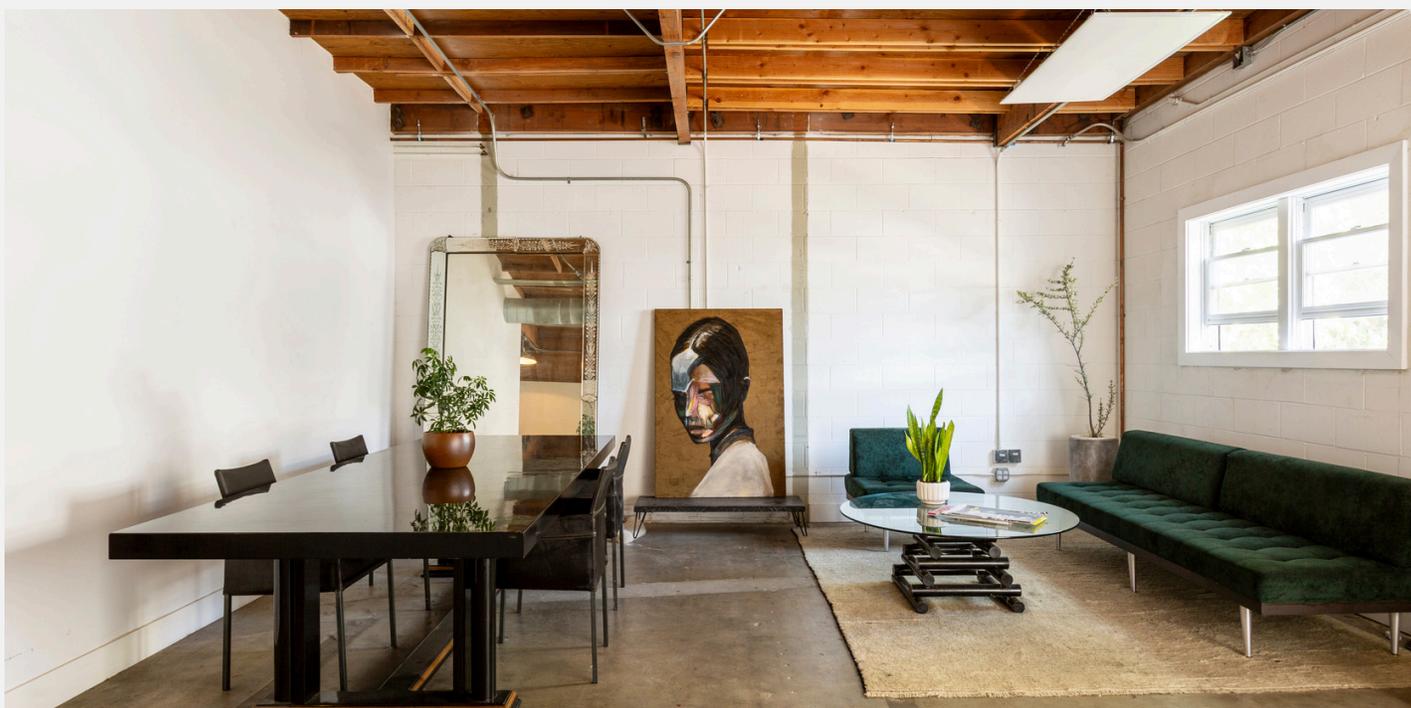
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FOR SALE &
FOR LEASE



Details:

- Price for purchase:\$2,575,000 / Price for Lease:\$12,000
- Price per sqft: \$777.48
- Building Size: 3,312 SF
- Lot Size: 5,624 SF
- Zoning: LAC2-1VL / Light Manufacturing (buyer to verify)
- YB: 1969
- Delivered Vacant
- Single Story Building
- Layout: Multiple private suites + open workspace
- Bathrooms: 2 Restrooms and 1 Full Bathroom
- Access: Dual entrances, including alley access
- Parking: Gated surface parking for up to 12 vehicles/stacked/6-8 for daily use.



Highlights:

- Owner-user opportunity in a stand-alone, single story commercial building.
- Prime Hollywood location: Surrounded by post houses, production companies and creatives, fostering community and collaboration.
- Flexible configuration.
- Industrial-chic details: Tall exposed-beam ceilings, polished concrete floors and copper plumbing.
- Gated surface parking for up to 12 vehicles(stacked) with direct alley access.
- Minutes from Hollywood's vibrant dining, nightlife, and arts scene.
- Close to daily conveniences like Trader Joe's, Target, boutique retail and major thoroughfares including Hollywood Blvd, Melrose, and the 101 Freeway.
- Ideal for a Creative HQ, Art studio, Showroom, Hybrid retail, Wellness hub or Investment property.

Executive Summary:

5908 BARTON AVENUE

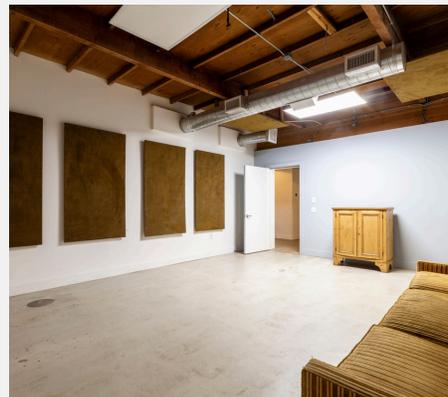
5908 Barton Avenue offers a rare owner/user opportunity to acquire a standalone, gated commercial property in the heart of Hollywood's creative corridor, moments from Paramount Studios, Netflix, Larchmont Village, Hollywood & Vine, Melrose, and the Sycamore District. Delivered vacant, the 3,312 SF building on a 5,624 SF lot is ideal for design-driven businesses, production studios, wellness concepts, or investors seeking a distinctive presence in one of Los Angeles's most dynamic neighborhoods.

The interior features tall exposed beam ceilings, polished concrete floors, and a flexible layout with private offices, conference rooms, open workspace, 2 restrooms, and 1 full bath, combining a clean industrial aesthetic with versatile functionality.

A gated surface parking area for up to 12 vehicles, with direct alley access, enhances convenience and usability. Surrounded by Hollywood's vibrant nightlife, dining, and art scene and just minutes from acclaimed restaurants and cafés both old and new including Musso & Frank's Grill, Providence, Mother Wolf, Gigi's, Tartine, Cookbook Market, and Larchmont Wine & Cheese. This creative compound offers exceptional access to neighborhood character and everyday amenities.

With its location, layout, and character, 5908 Barton Avenue is an ideal creative headquarters, delivering presence, adaptability, and lasting value at the center of Los Angeles's creative ecosystem.

PHOTOS

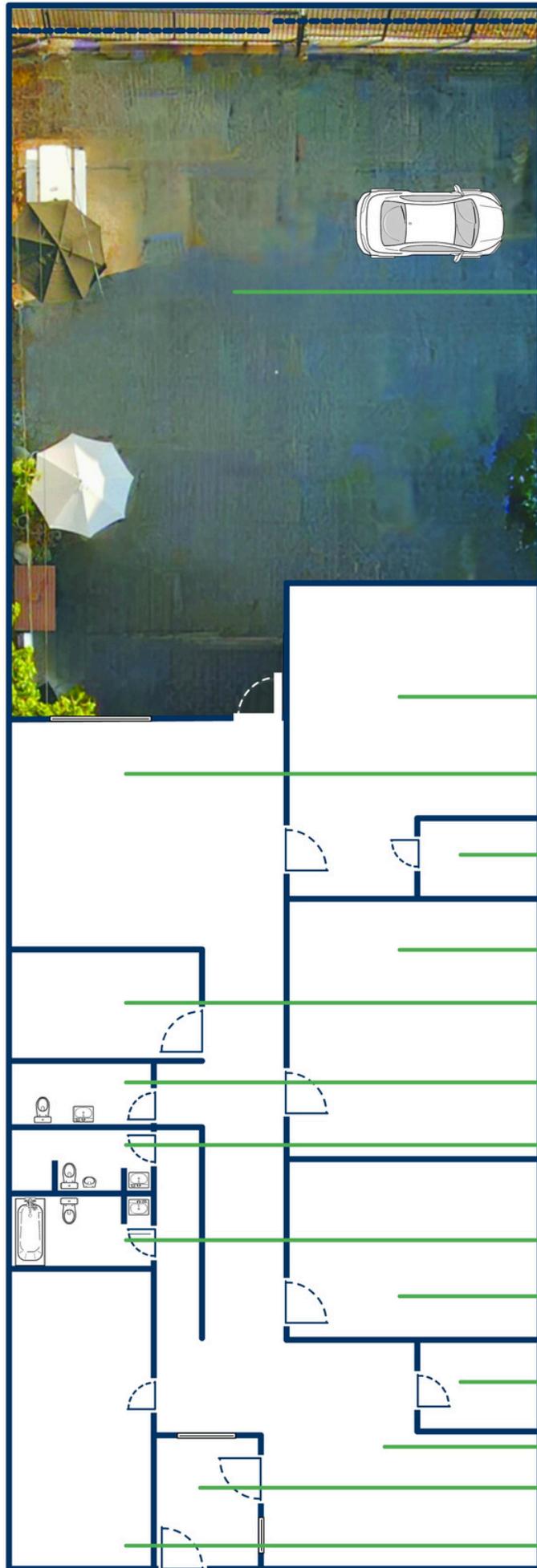


PHOTOS



ALLEY

5908 BARTON AVENUE Floor Plan



GATED PARKING
& PATIO

ROOM
24'4" X 19'9"

ROOM
17'7" X 20'6"

SOUND BOOTH
6'2" X 8'11"

ROOM
19'8" X 19'10"

ROOM
8'3" X 14'2"

1/2 BATH
4'3" X 11'1"

MEN'S 1/2 BATH
5'5" X 11'1"

FULL BATH
6'0" X 11'1"

ROOM
14'10" X 19'10"

ROOM
6'2" X 8'11"

ROOM
17'6" X 21'2"

GATED ENTRY
10'10" X 6'9"

ROOM
22'10" X 11'8"

BARTON AVENUE

AREA HIGHLIGHTS:

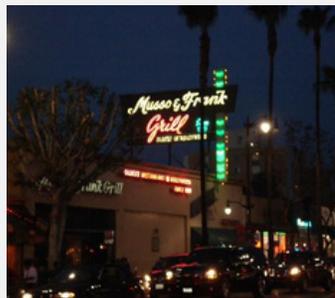
ICONIC DISTRICT



SYCAMORE DISTRICT



CREATIVE HUB/STUDIOS

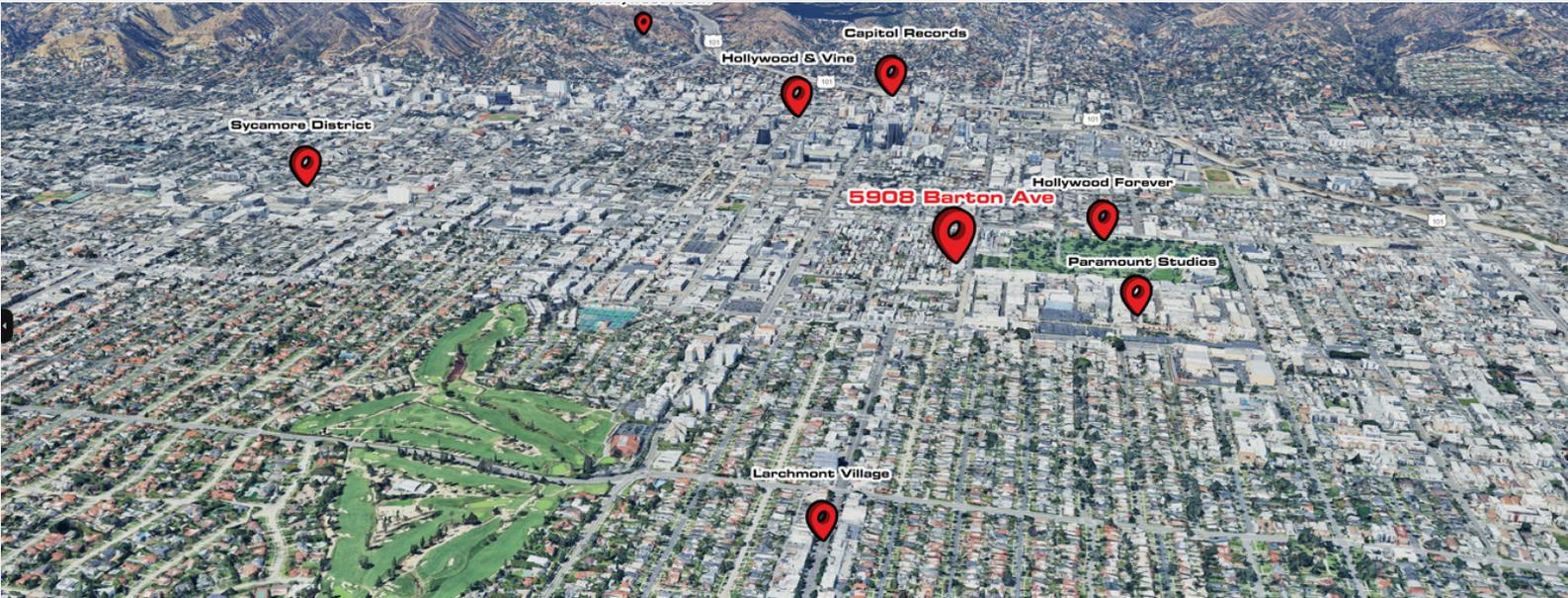


MINUTES FROM VIBRANT SHOPPING AND DINING DESTINATIONS

- Mother Wolf
- Musso & Frank's Grill
- Providence
- Gigi's
- Cafe Telegrama
- Larchmont Wine & Cheese
- Cookbook Market and Cafe
- Tartine
- Sycamore District-Shopping
- Larchmont Village
- Hollywood & Vine
- Melrose Ave
- Trader Joe's



5908BartonAve.com



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