



FOR SALE / FOR LEASE:
 Owner-User Hollywood
 Office / Flex Building
 Development Land

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INVESTMENT HIGHLIGHTS



Hollywood owner-user office / flex building



Located adjacent to the Hollywood Media district just east of the intersection of Vine St and Santa Monica Blvd



Two story building with small freight elevator



Current build-out has open area for the majority of the space and some individual offices



Lot provides an abundant amount of parking with approximately 41 parking space, a parking ratio of 5 spaces per 1000 SF



Excellent ingress/egress to the parking lots with curb cuts on either side of the building and alley access at the rear



Secure site with locking parking gates for each parking area



Two roll up loading doors on either side of the building

OFFERING SUMMARY

SALE ASKING PRICE	\$5,900,000
SALE PRICE PER SF BUILDING	\$715.00
SALE PRICE PER SF LAND	\$294.00
LEASE ASKING RENT	\$2.25/SF NNN
BUILDING SIZE	+/- 8,250
LAND SIZE	+/- 20,067 SF
APN	5534-022-023 and 5534-022-034
ZONING	C2
PARKING	+/- 41 Parking Spaces

*Please note, these measurements Los Angeles County Assessor Buyer to verify this information.

FOR MORE INFORMATION, PLEASE CONTACT:

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