

3,000 SF AVAILABLE NOW FOR LEASE

CBRE
COMPASS



Highland-Lexington

1139 N HIGHLAND AVENUE | LOS ANGELES CA 90038



1139 N Highland Avenue

FREESTANDING BUILDING IN HOLLYWOOD

Rare opportunity to lease 1139 N Highland Avenue, a small freestanding office/flex building with soaring 12' ceilings, skylights and exposed concrete floors. Includes six dedicated parking spaces and Highland Avenue street frontage in the heart of the Hollywood Media District.

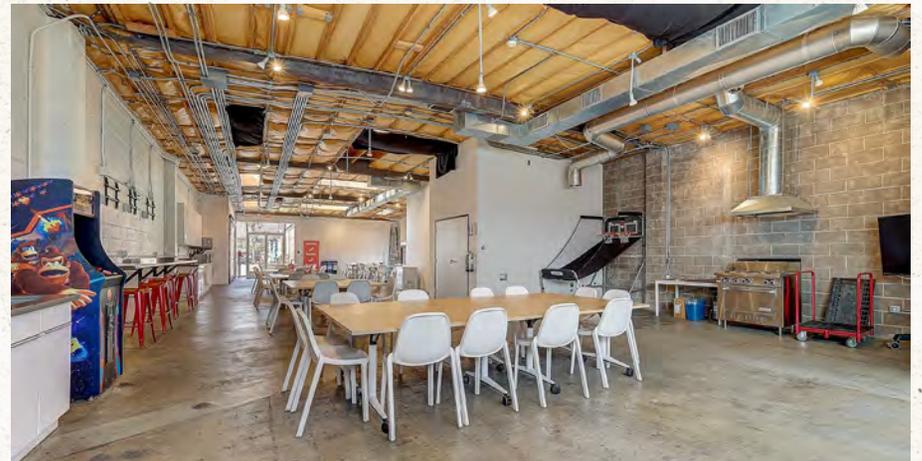
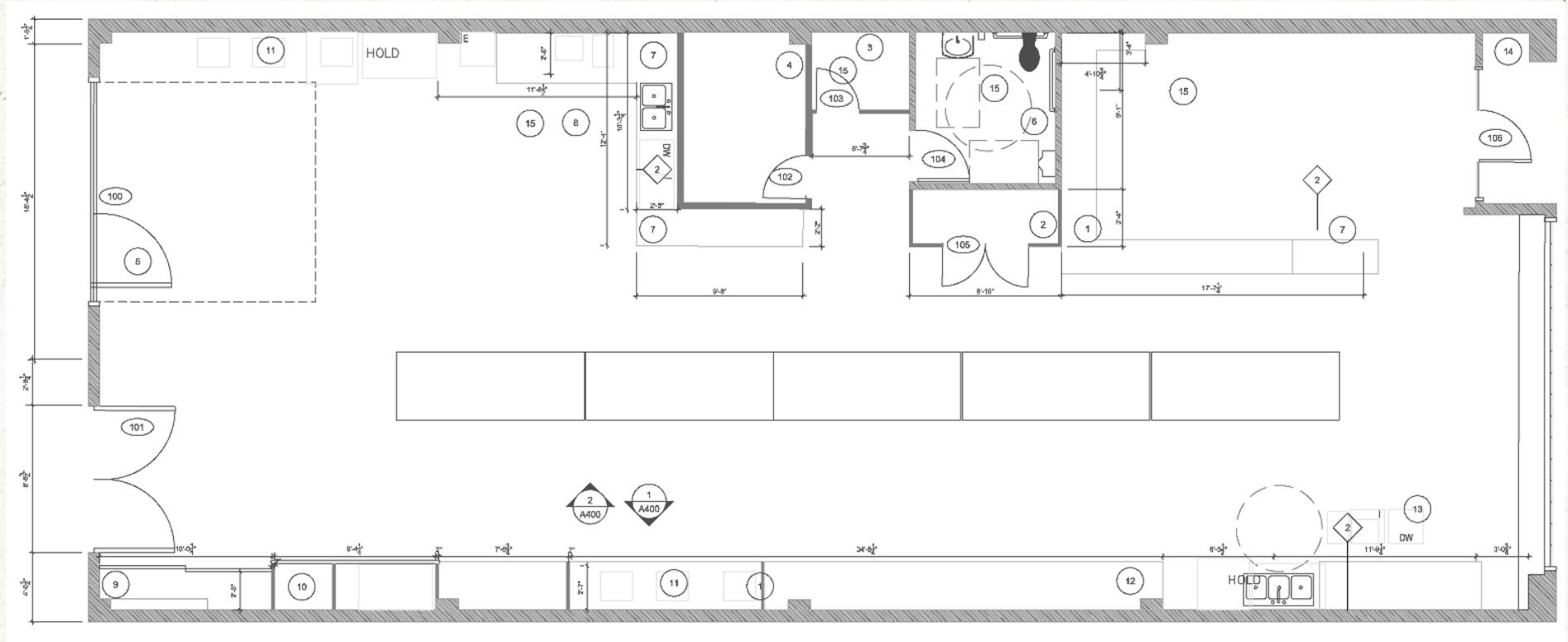


PROPERTY SPECIFICATIONS

- + **3,000 SF freestanding building**
- + **10-12' Ceiling Heights**
- + **6 Dedicated Parking Spaces**
- + **400 AMPS of Power**
- + **Available Now**
- + **\$3.95/SF/Month NNN**
- + **Zoning is LAM1**

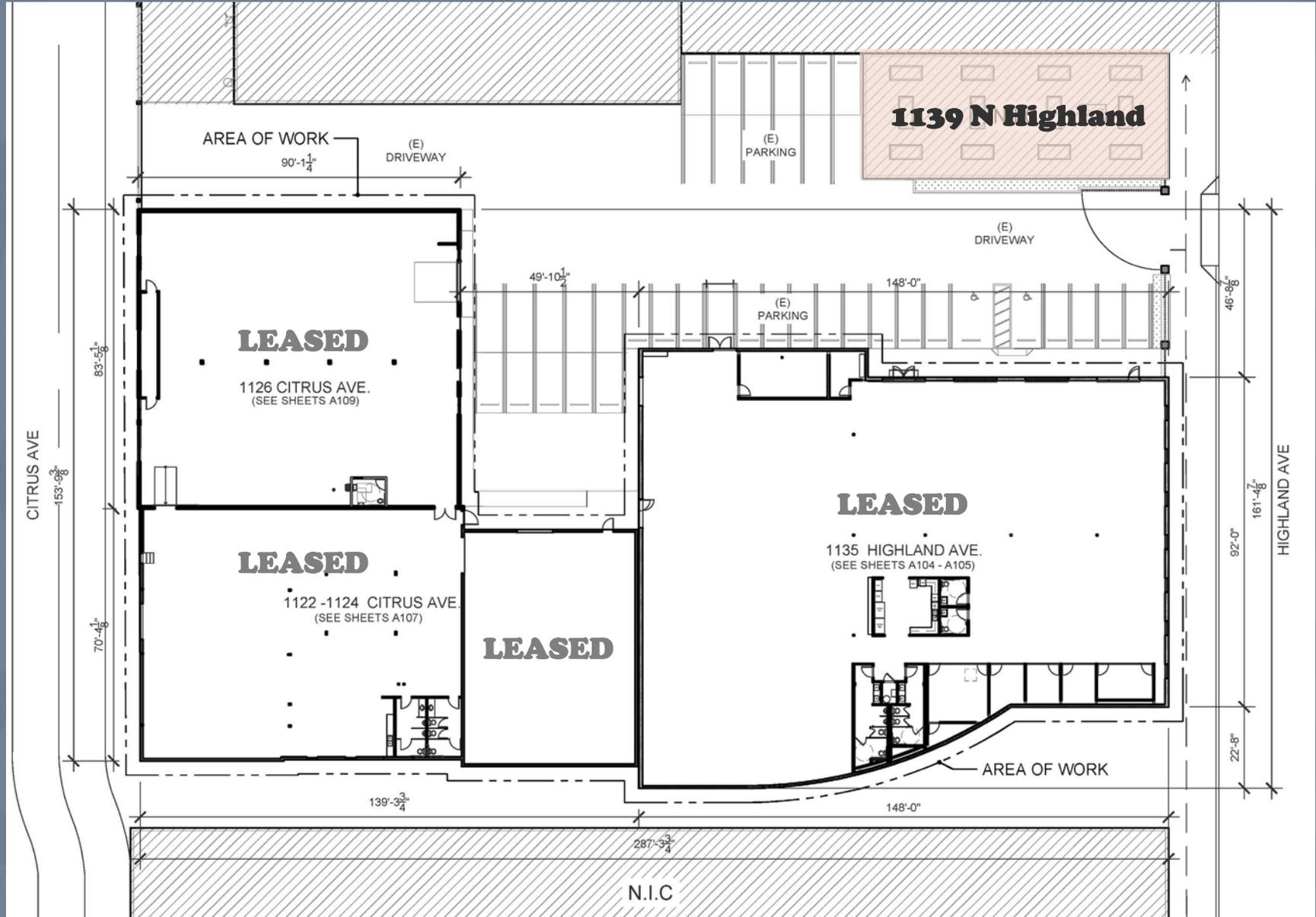
FLOORPLAN

1139 N HIGHLAND AVENUE
3,000 SF



SITE PLAN

HIGHLAND LEXINGTON CAMPUS



CAMPUS OVERVIEW

HIGHLAND AVENUE FRONTAGE





**Last
remaining
space
available!**

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