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SUITE SUMMARY

Step into a haven of modern sophistication in this exceptional ground floor space, perfectly nestled in the heart of West Hollywood on a secure studio lot. This space offers a private entrance and a serene private patio, seamlessly blending indoor and outdoor environments. The meticulously designed buildout features exquisite finishes, soaring high ceilings, and abundant natural light, creating an inspiring and productive workspace. This unique opportunity is designed to impress and elevate your business.

This thoughtfully curated suite provides a functional yet stylish layout, featuring seven private offices ideal for focused work and confidential meetings. An open kitchen area provides a welcoming space for collaboration, informal gatherings, and a refreshing break from the day. With its blend of privacy and openness, this West Hollywood office offers a premier setting for businesses seeking a sophisticated, well-appointed space that reflects the vibrant energy and creative spirit of the area.



PARKING RATIO: 3.5/1,000 SF



CONVENIENT 1ST FLOOR



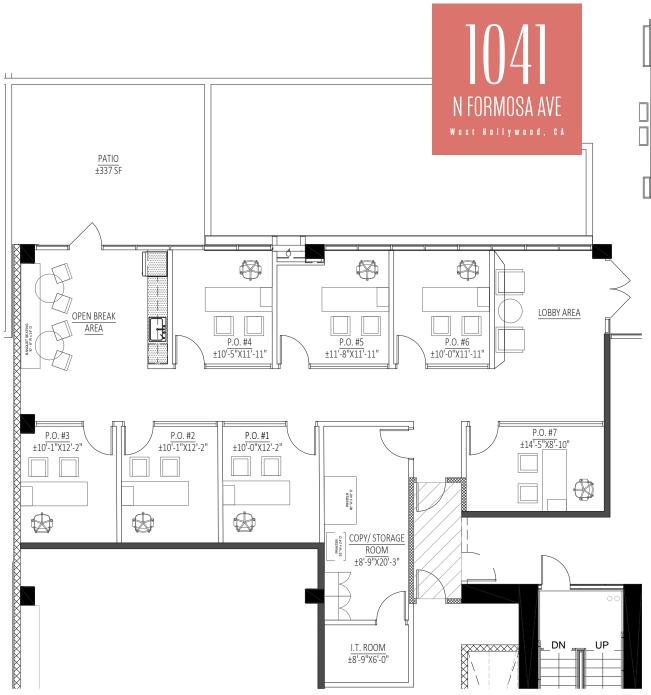
LOCATED ON A STUDIO LOT

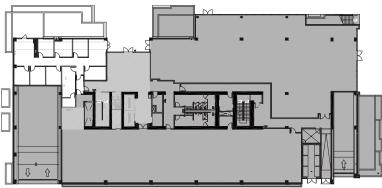
Exceptional Small Suite Located on a Studio Lot in West Hollywood



PROPERTY OVERVIEW

RENTABLE SF	±2,290 SF
PRIVATE OFFICE COUNT	Seven (7) Offices
OFFICE LOCATION	1st Floor
PARKING	3.5/1,000 SF
RATE	\$3.95/RSF/month, FSG
AVAILABILITY	Immediately
FURNITURE	Available
TERM	Through 11/30/2030 (shorter term available)





THE LOT - FORMOSA WEST

RARE SMALL SUITE SUBLEASE WITH PRIVATE TENANT PATIO

±2,290 RSF

SUITE 100A





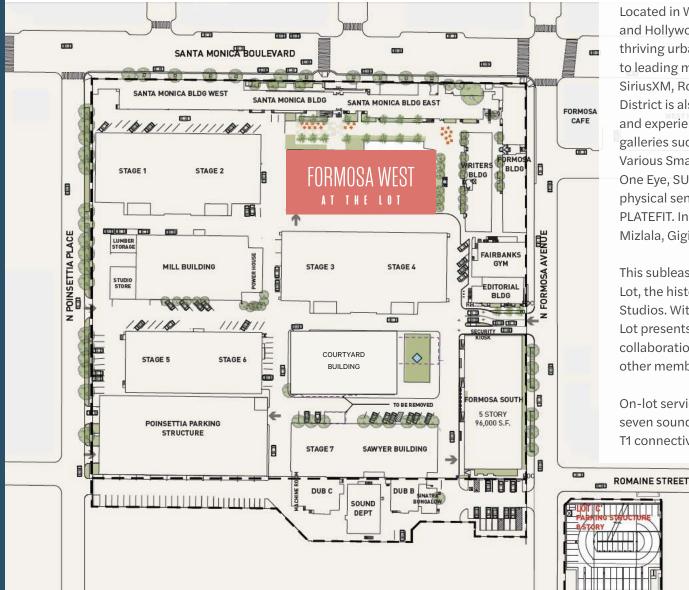


LOCATION OVERVIEW

Located in West Hollywood adjacent to the Sycamore District and Hollywood Media District. This area has flourished into a thriving urban locale that is best explored on foot. It is home to leading media and entertainment companies including SiriusXM, RocNation, Sony Music and HBO. The Sycamore District is also a lifestyle destination featuring unique offerings and experiences. Discover innovative new artists at local galleries such as Jeffrey Deitch, LAXART, Regen Projects, and Various Small Fires. Browse stylish curated goods at Just One Eye, SUPERVINYL, Graye, NSF, and more. Stimulate your physical senses at Pause Wellness Studio, Burke Williams, and PLATEFIT. Indulge your culinary tastes at Tartine, Sightglass, Mizlala, Gigi's, and Mr. T Paris.

This sublease is located in the Formosa West building on The Lot, the historic grounds of the MGM and Pickford-Fairbanks Studios. Within a fully creative campus-like environment, The Lot presents unparalleled opportunities for multi-disciplinary collaboration between writers, producers, editors, artists and other members of the media community.

On-lot services include commissary and catering services, seven sound stages, a full-service mill, production space, T1 connectivity, and lighting and grip rental.





SUBLEASE SPACE

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