

1951 GRANT ST.

FOR LEASE



DESIGNER SHOWROOM/CREATIVE FLEX SPACE

OFFERING MEMORANDUM

**buyers
realty.**

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PROPERTY OVERVIEW

YOUR BRAND DESERVES A SPACE THAT SPEAKS VOLUMES

Step into 1951 Grant Street a design-forward flexible showroom/warehouse in the heart of Hollywood that’s anything but ordinary. With its striking charcoal façade, and polished concrete floors, this fully air-conditioned showroom is built to inspire.

Whether you're an interior designer, creative team, or premium home brand, this space gives you room to think big. Flooded with gallery-style lighting and wrapped in a steel-framed mezzanine, it's the perfect blank canvas to showcase your products, host clients, or build out the creative studio of your dreams.

Positioned on a highly visible corner lot right off US-1, you're steps from boutique manufacturers, the Design Center of Hollywood, and a growing hub of innovators and design professionals.

The current setup includes living, dining, and bedroom staging zones, ideal for furniture, art, or lifestyle displays. The wide-open floor plan adapts easily to showrooms, studios, and collaborative spaces. Roll-up doors and a private walk-in entrance make logistics seamless, while the polished exterior and manicured turf landscaping make a lasting impression.

BUILDING HIGHLIGHTS

-  Sqft Available: 7,250 sqft-16,632 sqft
-  Lot Size: 15,931 sqft
-  Drive Ins: 1
-  Zoning: ND-1
-  Ceiling Height: 24'
-  Class: A

ND-1 NORTH DOWNTOWN LOW INTENSITY MULTI-FAMILY DISTRICT

PERMITTED USES

- ▶ Commercial
 - Assembly of pre-manufactured parts for sale on the premises
 - Commercial Uses
 - Food Processing

- ▶ Civic
 - Museum, Art Gallery, and Similar Cultural Uses (Permitted)
 - Day Care Facilities (Special Exception)
 - Places of Worship, Meeting Halls, and Fraternal Lodges

- ▶ Educational
 - Schools (All)

- ▶ Industrial
 - Artisan and Maker
 - Manufacturing and Space

SOUTH-WEST VIEW OF THE BUILDING



SOUTH VIEW THE BUILDING



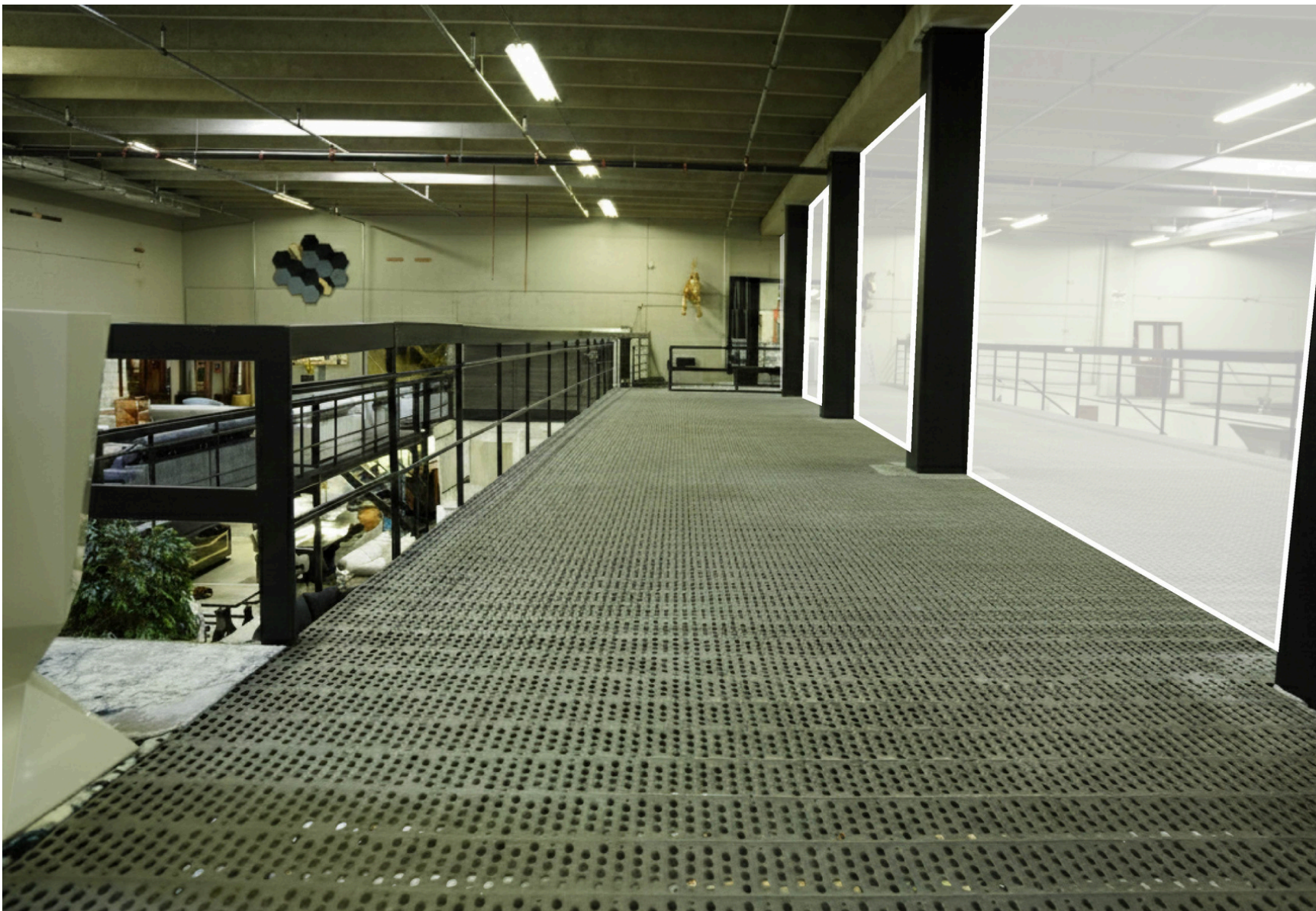
ROLL-UP DOORS



ROLL-UP DOORS



SHOWROOM



HOLLYWOOD

GARFIELD ST.

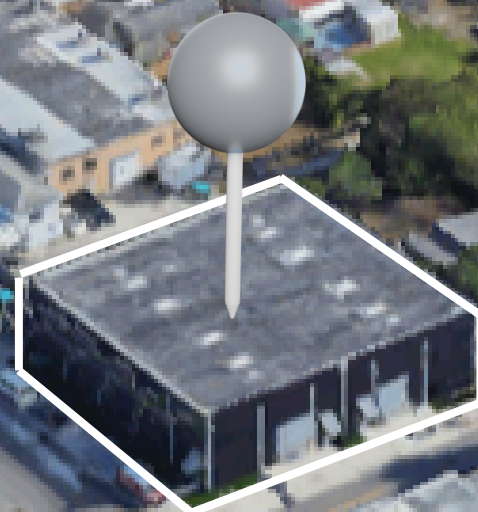
N 19TH AVE

HAYES ST.

N 20TH AVE

GRANT ST.

JOHNSON ST



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