

# 1120 Seward St

Los Angeles

FOR SUBLEASE



12,900 RSF + Patio (6,675 RSF)

Premiere Gallery Space



## Property Details

<b>Available RSF</b>	12,900 RSF + Patio (6,675 RSF)
<b>Existing Term</b>	Until June 2027 <a href="#">Option for additional new term with Landlord</a>
<b>Rate</b>	Upon Request
<b>Parking</b>	Valet-assisted lot + street

## About the Property

Originally built in 1923, this 13,000 SF Hollywood warehouse has been masterfully transformed by award-winning architects Johnston Marklee into one of Los Angeles' most distinguished gallery environments. Preserving the building's original masonry walls and dramatic bow-truss ceilings, the renovation layers high-end contemporary finishes against a century of character.

## Standout Features

- + Expansive rear garden with custom pergola
- + Rare outdoor program space in LA
- + Dual street access from both Seward Street and the garden side
- + Warm lounge/library with full-wall bookshelves
- + Original concrete floors throughout













## Neighborhood Highlights

4 min drive



**Awan** — Awan Ice Cream is a cult-favorite LA spot serving rich, coconut-based vegan ice cream with Indonesian-inspired flavors in a minimal, design-forward space.

2 min drive



**Gwen** — Gwen is a refined butcher shop and restaurant known for premium meats, wood-fired cooking, and a sleek, European-inspired atmosphere.

3 min drive



**Wolf Mother** — Wolf Mother is a cozy East Hollywood café known for seasonal, produce-driven dishes, natural wines, and a warm, neighborhood vibe.

4 min drive



**Providence** — Providence is a Michelin-starred seafood restaurant known for refined tasting menus, pristine ingredients, and an elegant, quietly luxurious atmosphere.

4 min drive



**Tu Madre** — Tu Madre is a lively taco spot known for bold, creative flavors, house-made tortillas, and a colorful, high-energy vibe.

5 min drive



**Tonchin Ramen** — Tonchin Ramen is a stylish ramen spot known for rich, slow-simmered broths, house-made noodles, and a refined, Tokyo-inspired atmosphere.

2 min drive



**Superba** — Superba Food + Bread is a popular all-day café known for house-baked breads, seasonal California fare, and a bright, casual, design-forward space.

3 min drive



**Sightglass Coffee** — Sightglass Coffee is a design-forward café known for expertly roasted coffee, airy industrial interiors, and a refined, minimalist vibe.

# Location and Amenities Map



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