

923

COLE AVENUE

Hollywood, California

**CREATIVE OFFICE
+ FLEX STUDIO**



ZACUTO GROUP
COMMERCIAL REAL ESTATE



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LEASE

923 COLE AVENUE, HOLLYWOOD, CA 90038





LEASE DETAILS

923 COLE AVENUE
LOS ANGELES, CA 90038

*Sleek production offices with large studio/flex space
in the heart of the entertainment district.*

Super hot Hollywood location

SIZE	RATE	TERM
1,200 - 6,250 SF	\$3.95/SF + NNN \$1.12/SF Nets	Negotiable
LOCATION	OCCUPANCY	CONDITION
Hollywood	Negotiable	Move-in Ready

CREATIVE OFFICE / SET UP FOR PRODUCTION

Freestanding creative compound mix of private offices, open space, dedicated reception, and conference room.

FLEXIBLE WORKSPACE

Large wrap around floor plan with the ability to lease entire space or smaller portion. (1,200 - 6,250 SF)

MODERN + REFINED INTERIOR

Light and bright space with exposed ceilings, skylights, custom lighting, designer accents, and full kitchen.

LEASE

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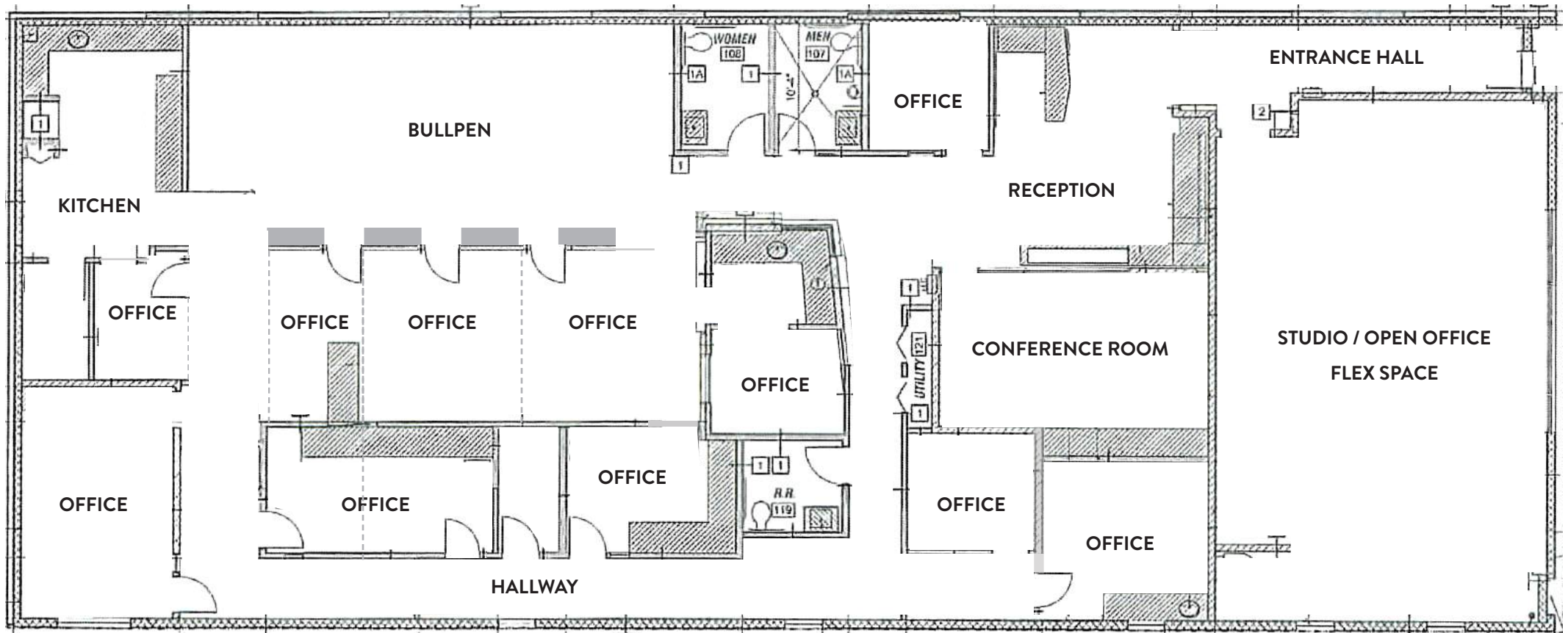
923 COLE AVENUE, HOLLYWOOD, CA 90038

MOVE IN READY

Plug and play set up

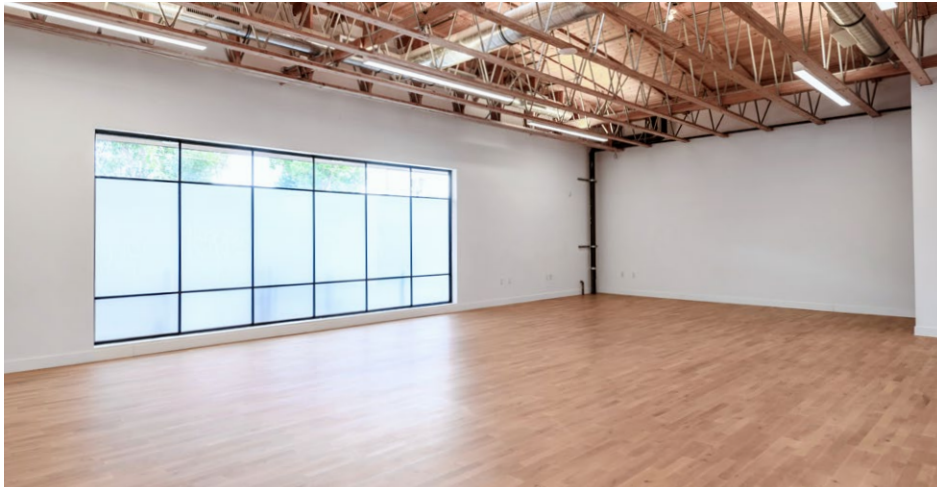


FLOORPLAN



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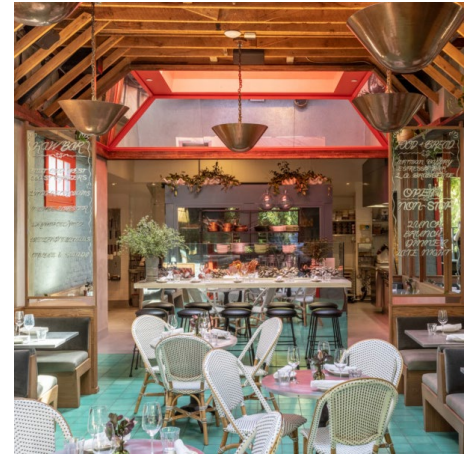
EXCEPTIONAL PROXIMITY TO NEIGHBORHOOD AMENITIES



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY



📍 L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



📍 SUPERBA FOOD & BREAD | 6530 SUNSET



📍 MOTHERWOLF | 1545 WILCOX



📍 HEIMAT | 960 N LA BREA



📍 SALTS CURE | 1155 HIGHLAND



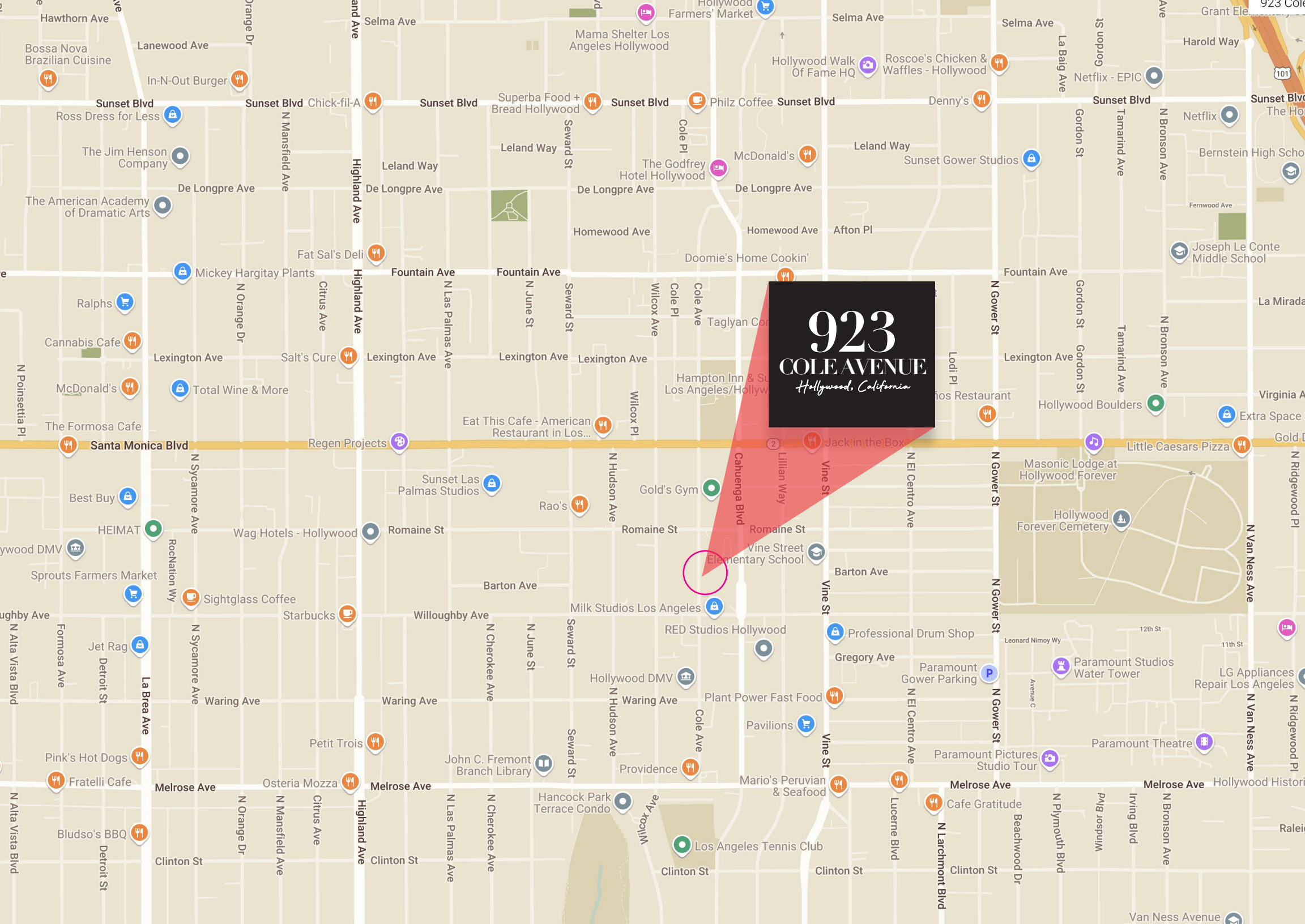
📍 MADLAB COFFEE | 6515 W SUNSET



📍 BAR LIS | 1541 WILCOX



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