

HOLLYWOOD ENTERTAINMENT DISTRICT

7021 HOLLYWOOD BOULEVARD

LOS ANGELES, CALIFORNIA 90028

CREATIVE OFFICE FOR LEASE



NEWMARK

cag COMMERCIAL
ASSET GROUP

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Building Information

Available Space	±14,757 RSF
Asking Rent	\$4.00/SF MG
Term	3 to 10 Years
Occupancy	Within 60 days of signing lease
Parking	3.0/1,000 SF Unreserved Space: \$125/Month
Year Built/Renovated	1991/2020

Building Highlights

- Convenient to 101 freeway and nearby Studio City, Tri-cities, West Hollywood and Universal City
- Strong entertainment industry employment base, including employers such as Live Nation, Netflix, Trailer Park, FazeClan, CNN and BLT
- Walkable to Hollywood's best restaurants, cafes and shopping
- Hollywood is located in the heart of Los Angeles County, a worldwide international tourist destination

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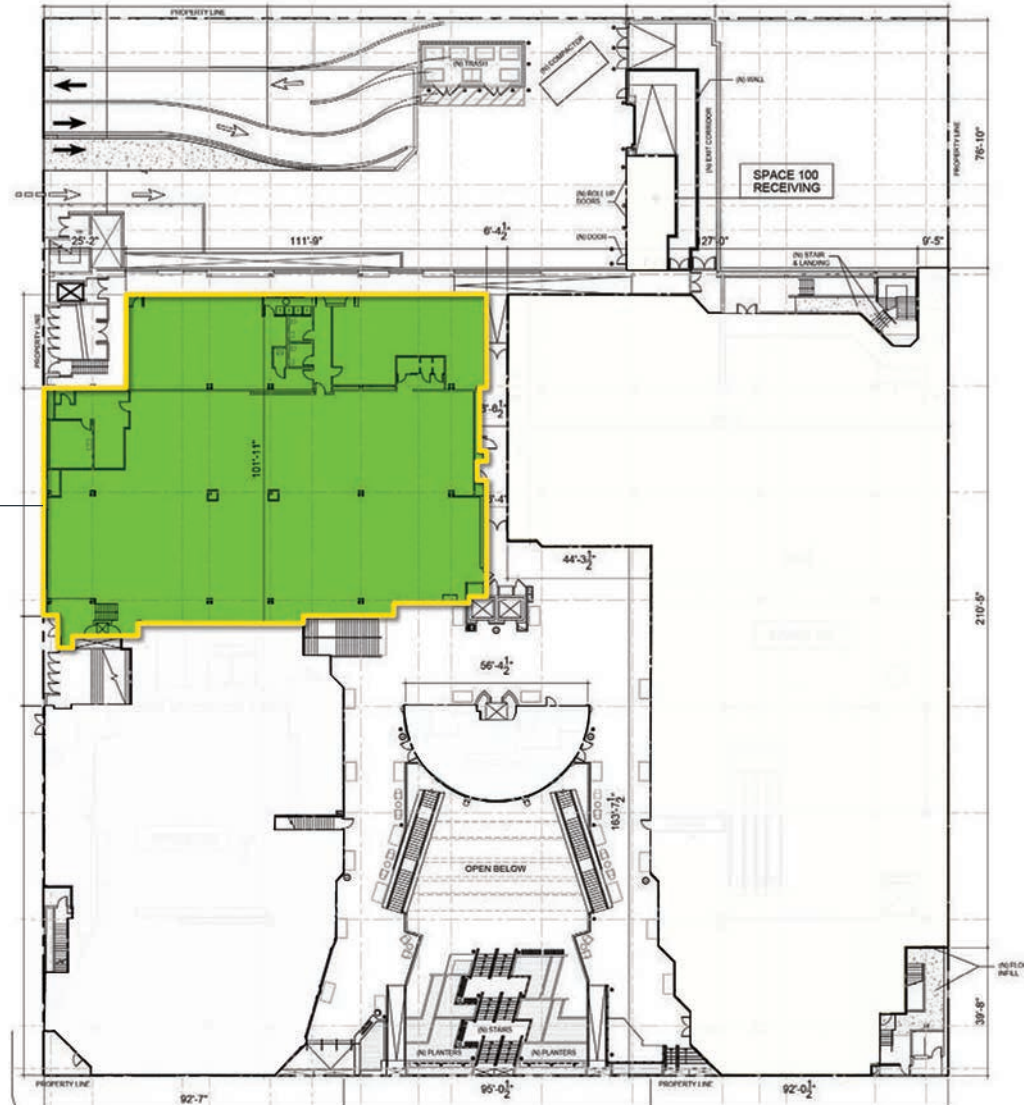
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GROUND LEVEL FLOORPLAN

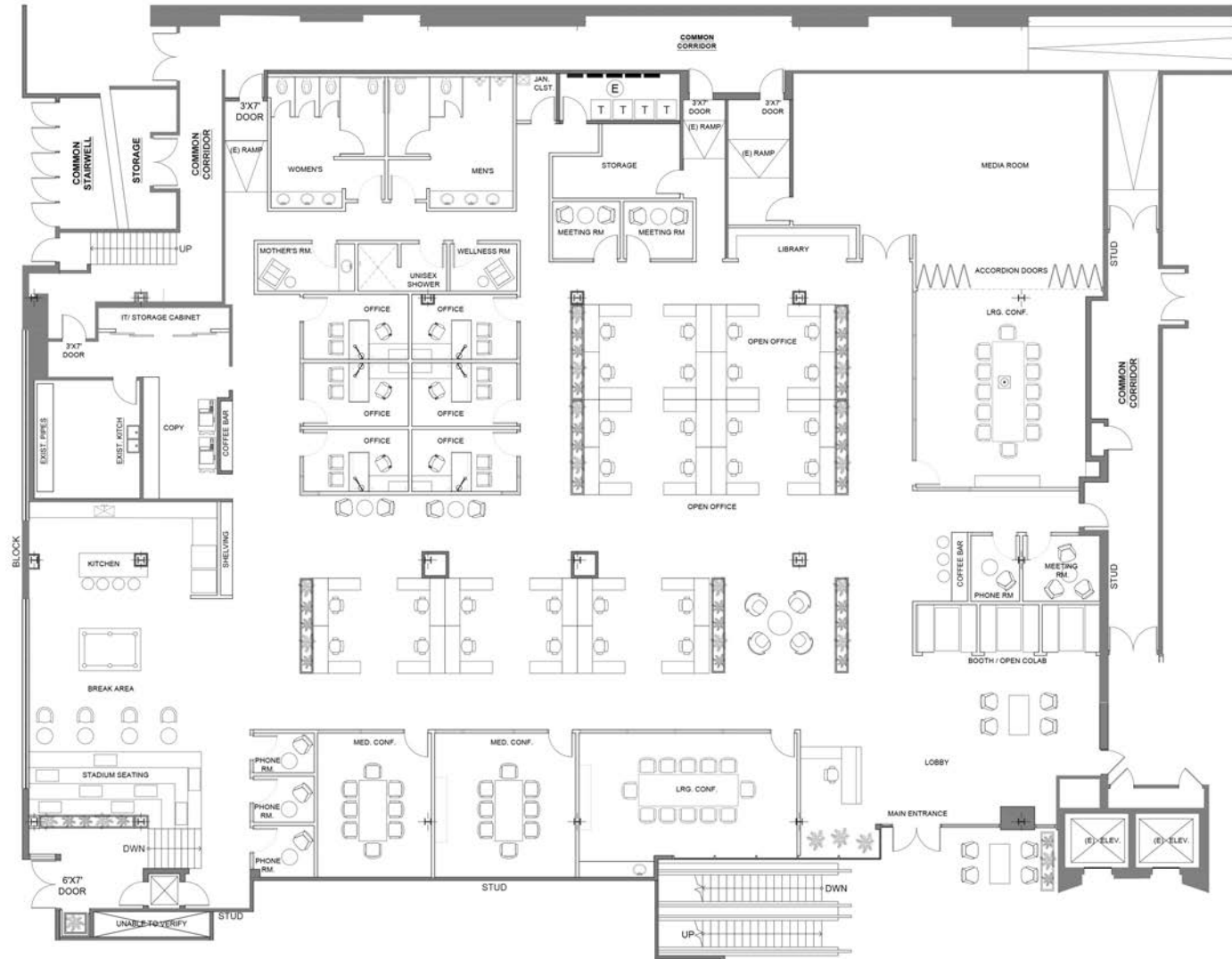
Space 209
±14,757 RSF



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HYPOTHETICAL FLOORPLAN



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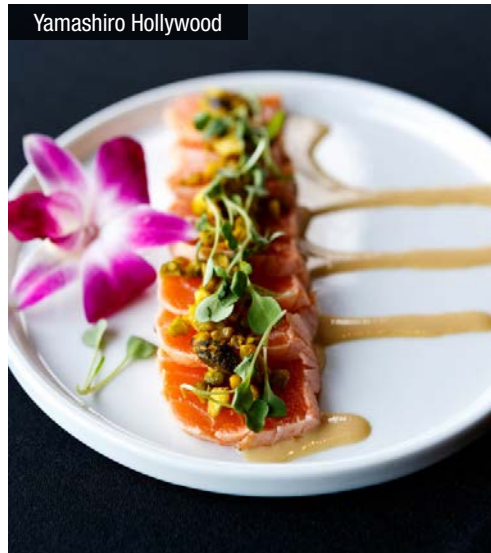
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Hollywood Bowl



Yamashiro Hollywood



Musso & Frank Grill



Yamashiro Hollywood



Hollywood & Highland



TCL Chinese Theatre



Tiago Coffee Bar + Kitchen



Hollywood Roosevelt Hotel

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EXCLUSIVELY
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.