

POST-PRODUCTION  
FACILITY WITH EDIT  
BAYS AND V.O. ROOMS

AVAILABLE  
NOW



THE LOT  
AT FORMOSA

S O U T H

new creative office  
space capturing the  
studio lifestyle at the  
center of the city

1041 North Formosa Avenue  
West Hollywood, CA 90046

[www.thelotatformosa.com](http://www.thelotatformosa.com)



## UP TO 24,619 RSF OF EXTRAORDINARY SPACE

JLL is pleased to present  $\pm$  4,673-24,619 RSF of extraordinary space on a studio lot. This opportunity is located at the Formosa South Building at The Lot, the historic grounds of the MGM and Pickford-Fairbanks Studios.

Within a fully creative campus-like environment, Formosa South presents unparalleled opportunities for multi-disciplinary collaboration between writers, producers, editors, artists and other members of the media community.

Neighboring tenants include HBO and HartBeat Productions. Combining work connections and personal pursuits, artistic license and marketing opportunities, and socialization with collaboration; Formosa South at The Lot is more than an office on a studio lot, it's a community.

## SPACE TO CREATE

Production companies love the lifestyle of The Lot. Its walkable amenities and approachable size, not to mention its dynamic West Hollywood location, make it one of the most desirable locales for media companies in the greater Hollywood area.



S O U T H

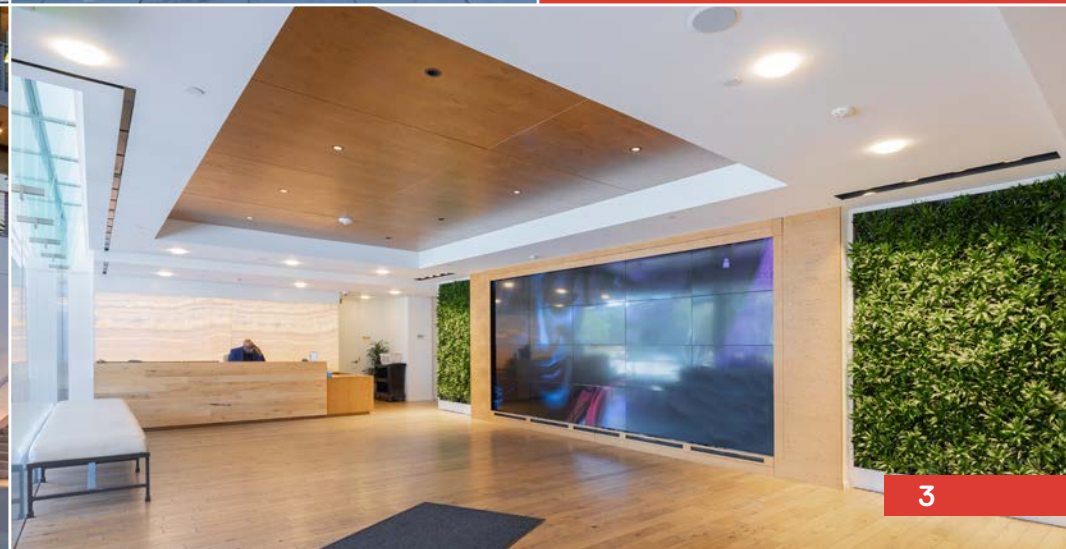
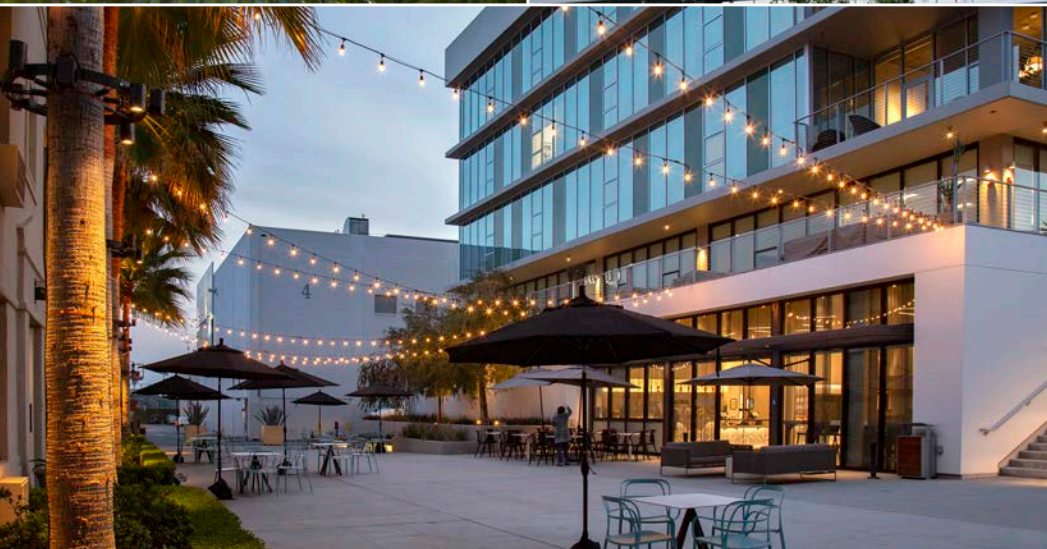




Mary Pickford and Douglas Fairbanks (pictured above) founded United Artists on The Lot, championing independent cinema and the first union for actors from within its walls.

West Side Story and Some Like it Hot were filmed here; while Live Nation and HartBeat are carrying on the innovative legacy.

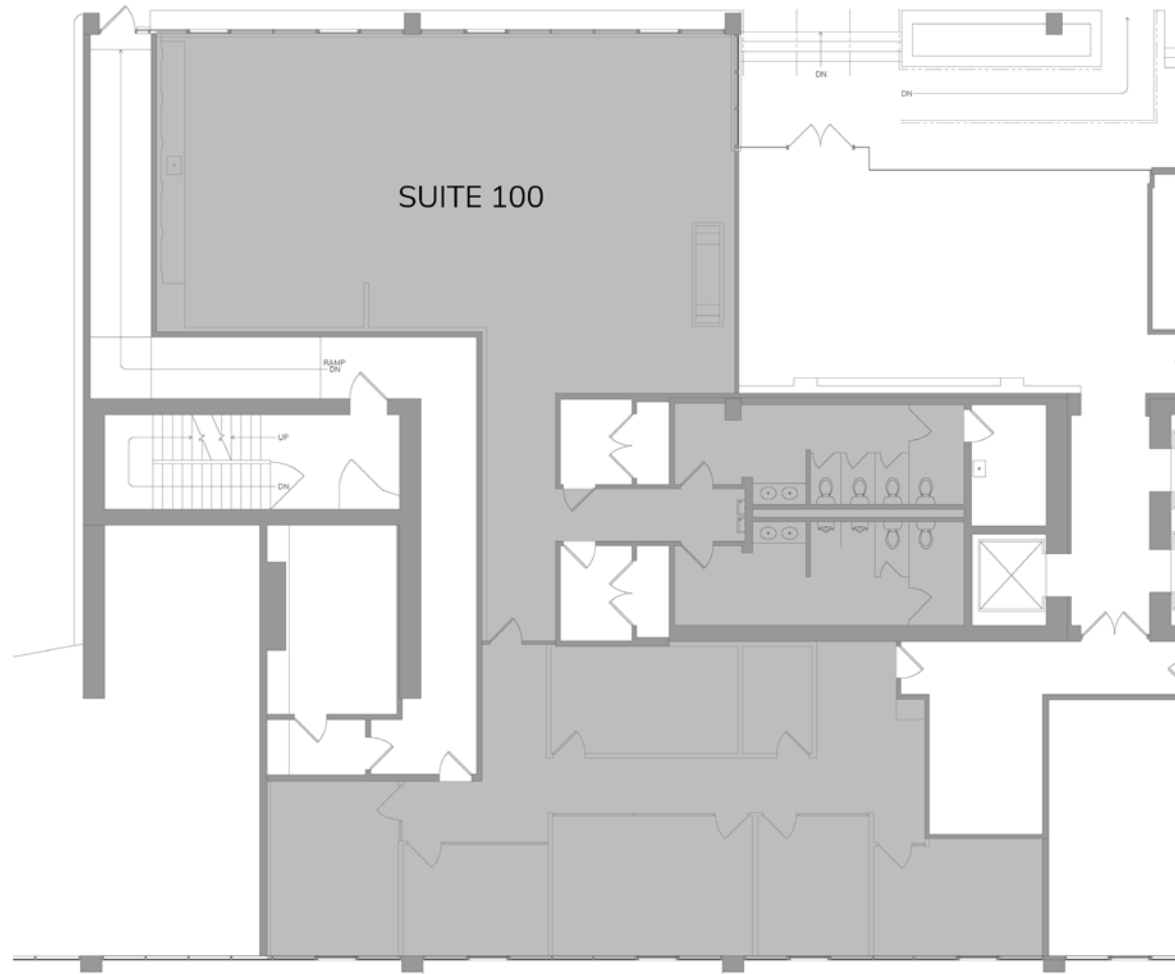
The Lot is a fully functioning studio lot, offering perimeter security unlike any other office campus, and a sense of arrival specific to Hollywood.



# FLOOR PLANS

GROUND FLOOR

4,673 SF

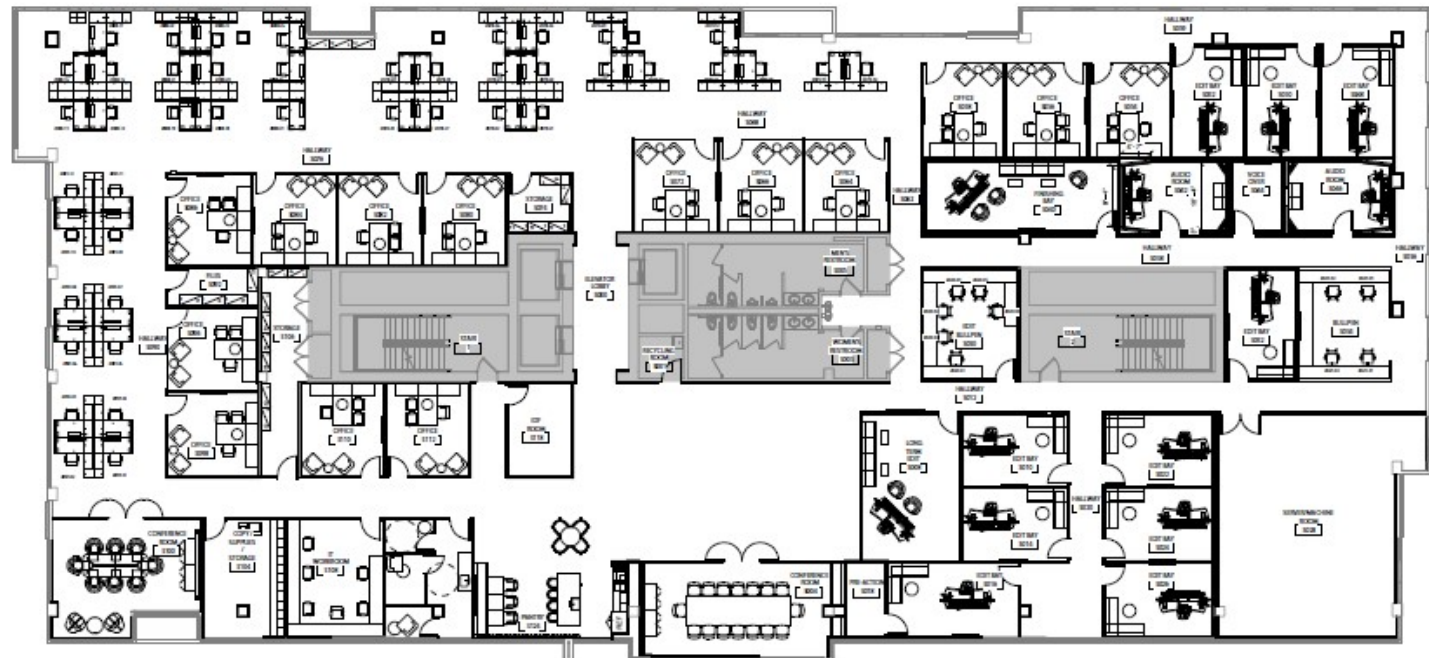


S O U T H



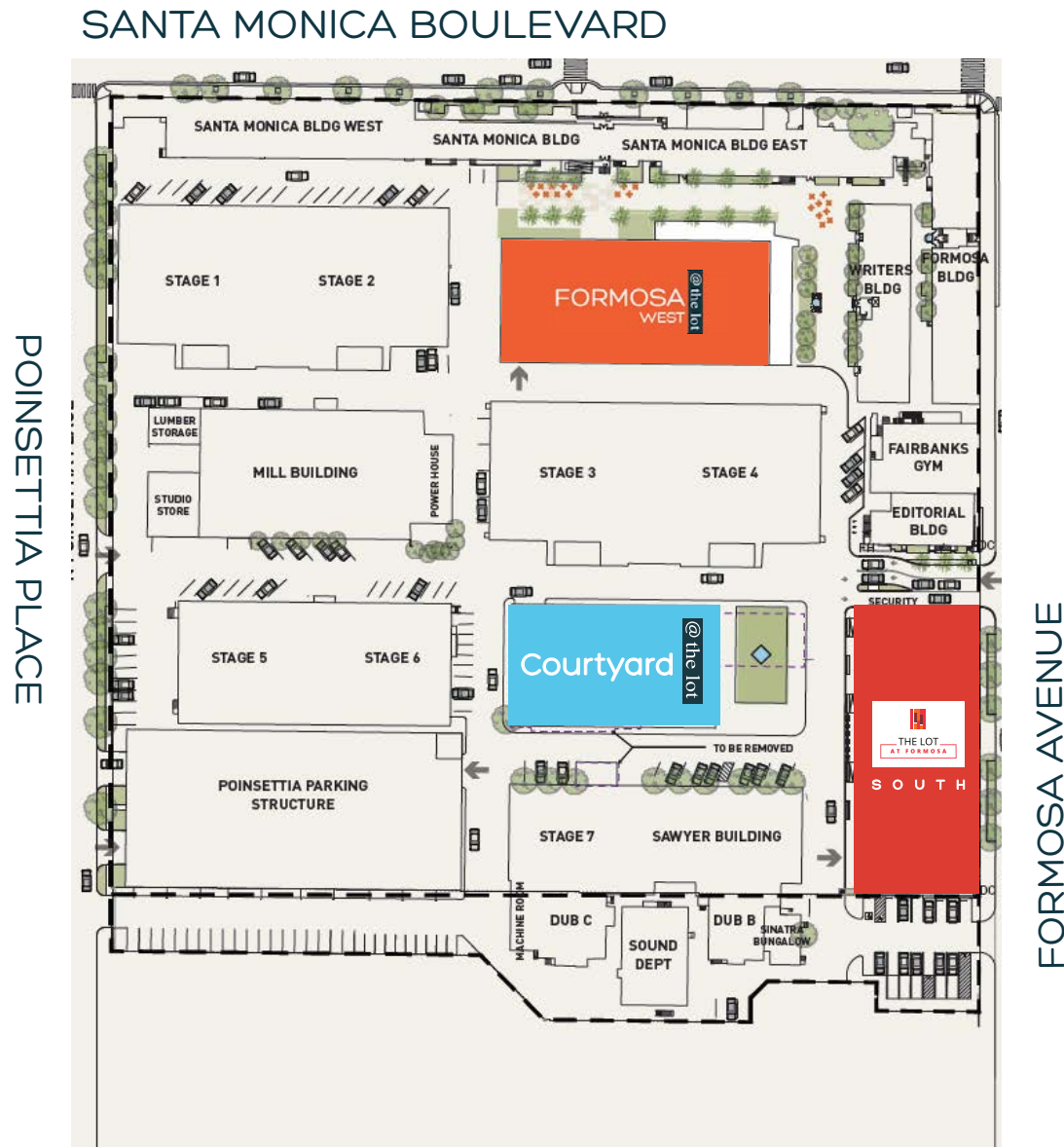
## THIRD FLOOR

19,946 SF  
(DIVISIBLE)



## SITE PLAN

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



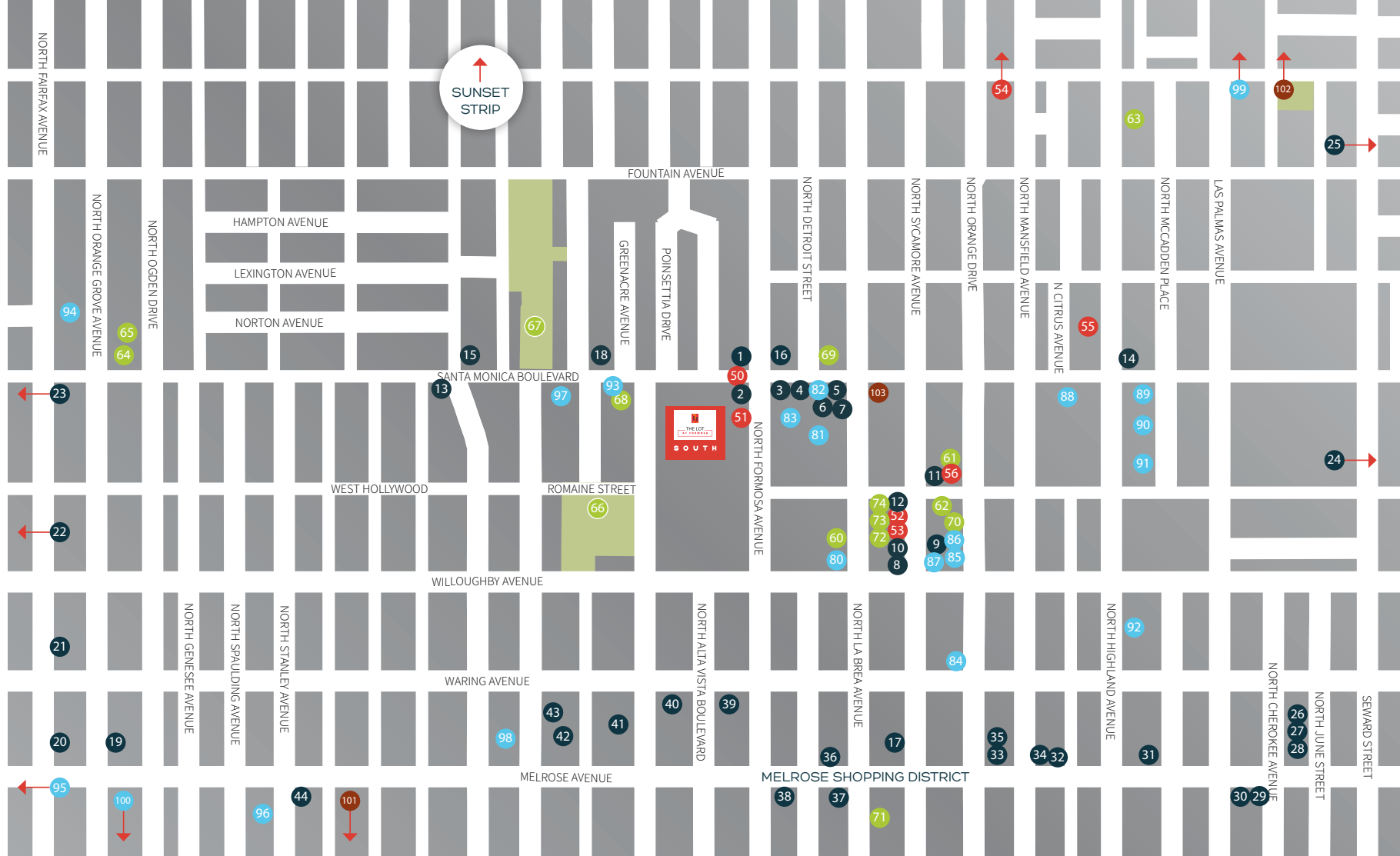
## PROPERTY HIGHLIGHTS

➡ +/- 24,619 SF divisible to 4,673 SF

🏛 Entire Premises of 24,619 SF includes exclusive, private ground floor lobby

💎 2nd generation space with high-end finishes. This post production space includes edit bays and voice over rooms

👤 Rate \$6.25/SF/Mo. FSG



## Restaurant / Bar

1. Jones
2. Global Cuisine
3. Formosa Café
4. Mendocino Farms
5. Starbucks
6. Jamba Juice
7. Baja Fresh
8. Sightglass Coffee
9. Gigi's
10. Tartine
11. Mizlala
12. Mr. T Los Angeles
13. Salt's Cure
14. Trejo's Coffee & Donuts
15. Astro Burger
16. Breakfast Republic
17. Pink's Hot Dogs
18. Harlowe
19. Genghis Cohen
20. Blue Bottle Coffee
21. Ysabel
22. Ysabel

23. Coffee Coffee
24. Rao's
25. Fat Sal's
26. The Cat & Fiddle
27. FOOD LAB
28. Petit Trois
29. Osteria Mozza
30. Chi Spacca
31. California Chicken Café
32. Tsuri Sushi
33. Tatsu Ramen
34. Hot Wings Café
35. Chipotle
36. M Cafe
37. Milk Bar LA
38. Fratelli Café
39. LALA'S
40. Roots Indian Bistro
41. Ronan
42. Blu Jam Café
43. The Village Idiot
44. Starbucks

## Tenants

50. Showtime
51. Ticketmaster
52. Sirius XM
53. RocNation
54. Jim Henson Company
55. BuzzFeed
56. CommonGrounds

## Health & Fitness

60. Burke Williams
61. Kaiser Permanente
62. Platefit
63. Pilates Platinum
64. Training Mate
65. Brick Fitness
66. Poinsettia Recreation Center
67. Plummer Park
68. Club Pilates
69. AKT
70. Pause West Hollywood
71. Orangetheory
72. TruFusion
73. HELMAT
74. 1Up Fitness

## Retail & Gallery

80. Sprouts
81. Target
82. BevMo
83. CVS Pharmacy
84. Brella
85. Jeffrey Deitch
86. Just One Eye
87. Supervinyl
88. Steve Turner Gallery
89. Regen Projects
90. Ralph Pucci
91. JF Chen
92. Blackman Cruz
93. Trader Joe's
94. Whole Foods
95. Melrose Trading Post
96. Urban Outfitters
97. Smart & Final
98. Crossroads Trading
99. Hollywood & Highland
100. The Grove

## Entertainment

101. CBS Television City
102. Hollywood Walk of Fame
103. Record Plant



# CIM x SYCAMORE DISTRICT

## SYCAMORE DISTRICT

Located in the heart of Los Angeles within Hollywood's historic Media District, the Sycamore District 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, Gigi's, and Mr. T Paris.

## OWNERSHIP

Founded in 1994 by a trio of entrepreneurs with a vision to invest in urban communities, CIM today is a real estate and infrastructure investment firm that manages over \$29.7 billion and possesses the rare combination of significant scale and scope with a commitment to staying loyal to its urban roots. CIM relies upon its 29-year history of investing in communities across North America, which has enabled it to develop an unparalleled understanding of the unique nature of urban investing, as well as how best to leverage its extensive real estate operational expertise.



Gigi's



Just One Eye



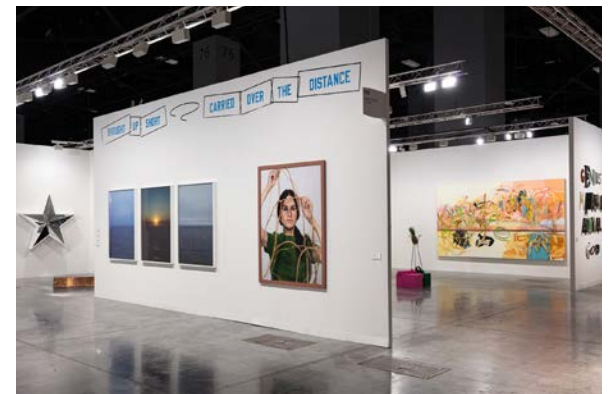
Mizlala



Sightglass Coffee



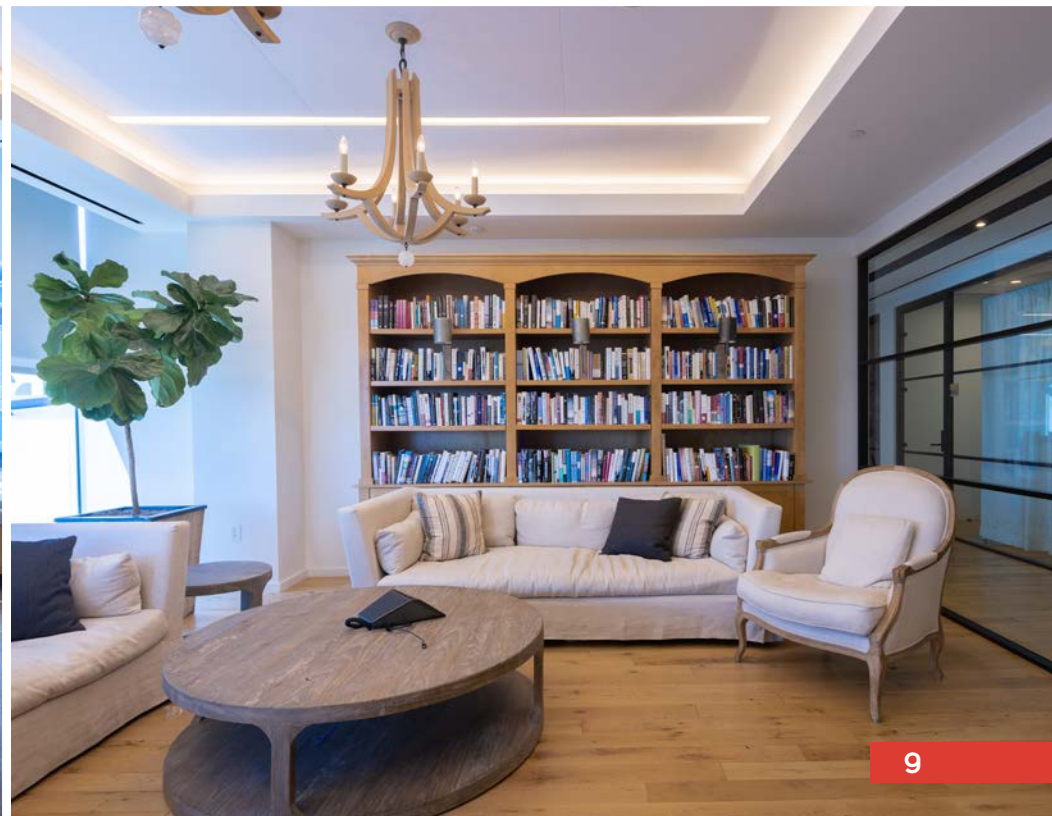
Supervinyl



Regen Projects



- On-site amenities, parking and outdoor space
- Secured studio lot environment
- High-end second generation space
- Exclusive ground floor access







S O U T H

PICTURE YOUR PROJECT HERE



## EXCLUSIVE AGENTS

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