

1034 SEWARD

LOS ANGELES / CA

NEWLY RENOVATED STUDIO &
PRODUCTION BUILDING
FOR LEASE OR FOR SALE



1034 SEWARD STREET
LOS ANGELES, CALIFORNIA

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NEWLY RENOVATED STUDIO AND PRODUCTION BUILDING



FEATURES AND AMENITIES

**±19,020 SF
STAGE &
OFFICE SPACE**

**OUTDOOR
ROOFTOP PATIO**

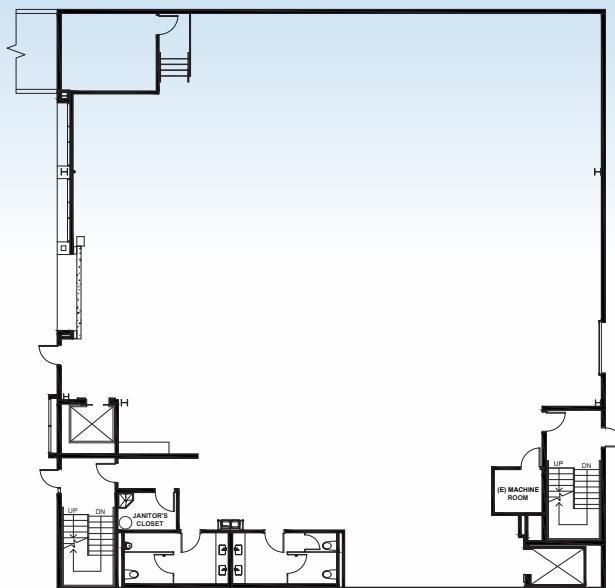
**AMPLE PARKING
2 PRIVATE LOTS**

- + Central Hollywood location directly across the street from Sunset Las Palmas Studios
- + Lofty 18' ceilings and clear span floorplates perfectly suited for stage/studio use or creative offices
- + Private 1,358 SF rooftop patio with unobstructed Hollywood sign views & transparent lanai doors
- + New front elephant door allows for oversize loading directly into ground level stage
- + Oversized service elevator devoted to 2nd floor
- + Parking available on private underground lot (23 stalls) and adjacent structure (20 stalls)
- + New restrooms on each floor
- + Secure bike storage
- + New hardscape and landscaping outside
- + Total SF: 19,020 SF
Ground Floor: 7,576 SF
2nd Floor: 7,657 SF
3rd Floor: 2,288 SF Interior + 1,498 SF exterior patio

FLOOR PLANS

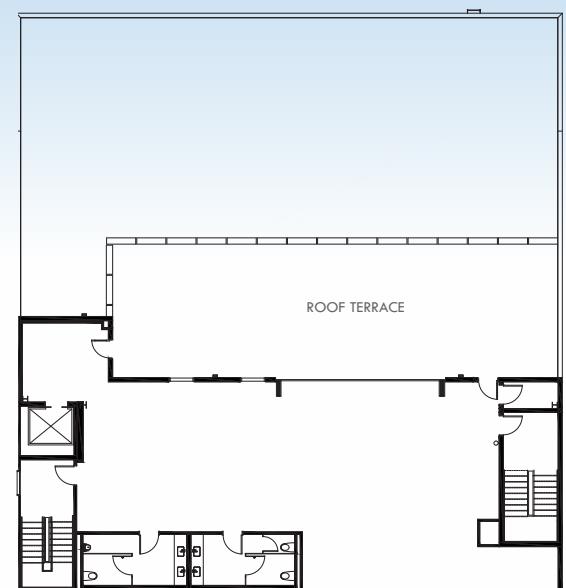
1ST FLOOR

7,577 RSF



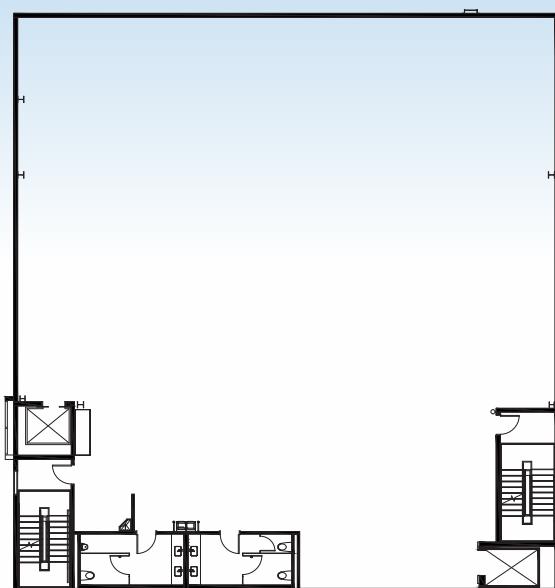
3RD FLOOR

3,787 RSF



2ND FLOOR

7,657 RSF



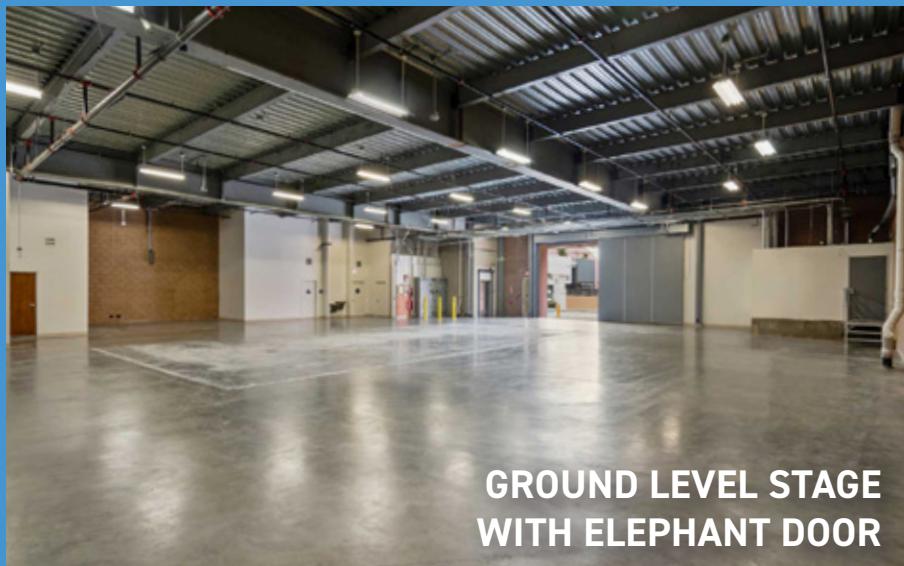
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THIRD FLOOR OFFICE SUITE
WITH ROOFTOP PATIO



SECOND FLOOR STAGE



GROUND LEVEL STAGE
WITH ELEPHANT DOOR



ROOFTOP DECK



WELCOME TO THE NEIGHBORHOOD

RESTAURANTS & CAFES

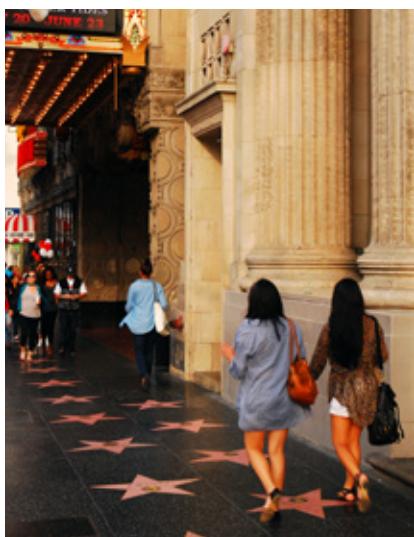
- 1. Eat This Cafe
- 2. Everytable
- 3. SUMAC Mediterranean
- 4. Fat Sal's Deli
- 5. King's Thai Food
- 6. El Floridita Cuban
- 7. La Numero Uno
- 8. Nat Thai Food
- 9. Star of India
- 10. Astro Burger
- 11. Osteria Mamma
- 12. Mario's Peruvian
- 13. Trejo's Coffee & Donuts
- 14. Pink's Hot Dogs
- 15. Mother Tongue
- 16. Rao's Italian
- 17. Salt's Cure
- 18. Jones Italian

HEALTH & FITNESS

- 1. Gold's Gym
- 2. [solidcore]
- 3. HEIMAT
- 4. Ultra Body Fitness
- 5. TruFusion West Hollywood

BARS & NIGHTLIFE

- 1. The Cat & Fiddle
- 2. The Broadwater Plunge
- 3. Knucklehead Hollywood
- 4. The Three Clubs
- 5. Sassafras Saloon



REIMAGINING NOW. TO CREATE WHAT'S NEXT.



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