

1034 SEWARD

LOS ANGELES / CA

NEWLY RENOVATED STUDIO &
PRODUCTION BUILDING

FOR LEASE OR FOR SALE

1034 SEWARD STREET
LOS ANGELES, CALIFORNIA

HUDSONPACIFICPROPERTIES.COM

CBRE



NEWLY RENOVATED STUDIO AND PRODUCTION BUILDING



FEATURES AND AMENITIES

±19,020 SF STAGE & OFFICE SPACE

OUTDOOR ROOFTOP PATIO

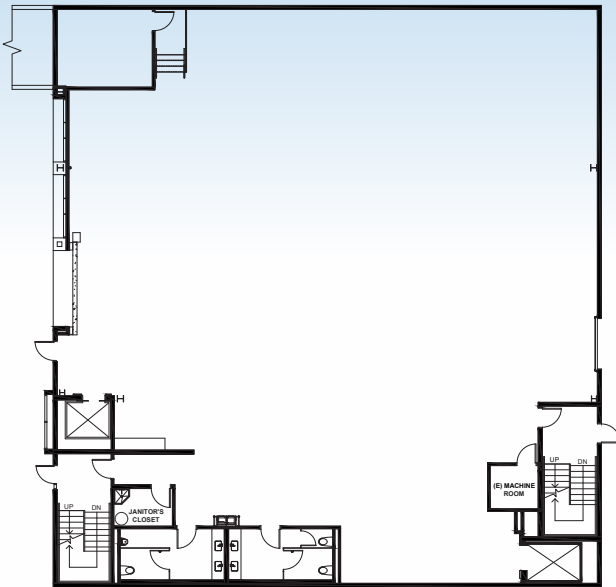
AMPLE PARKING 2 PRIVATE LOTS

- + Central Hollywood location directly across the street from Sunset Las Palmas Studios
- + Loftly 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

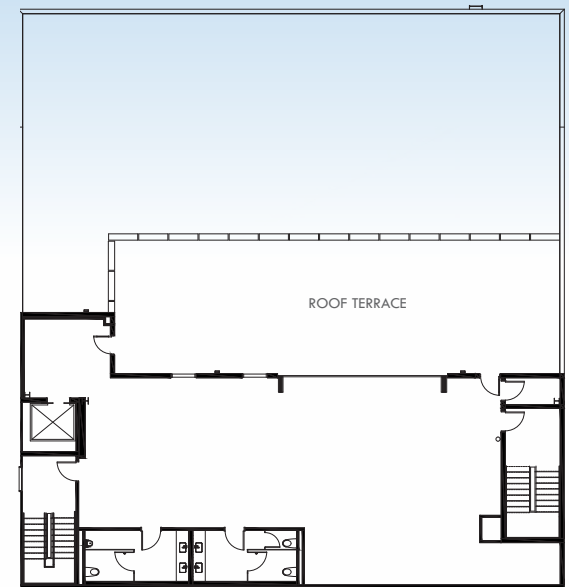
1ST FLOOR

7,577 RSF



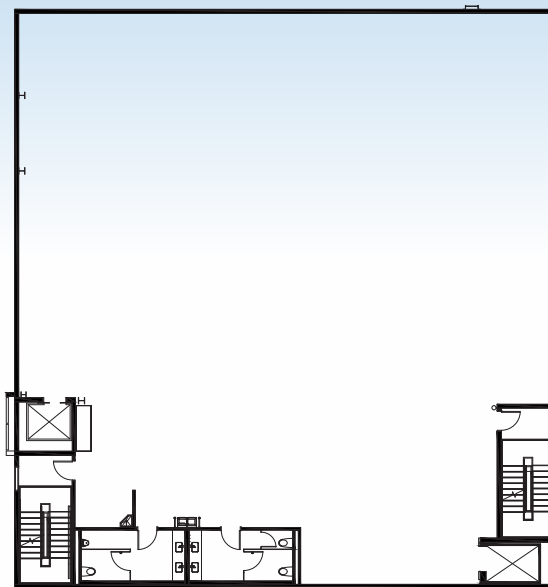
3RD FLOOR

3,787 RSF



2ND FLOOR

7,657 RSF



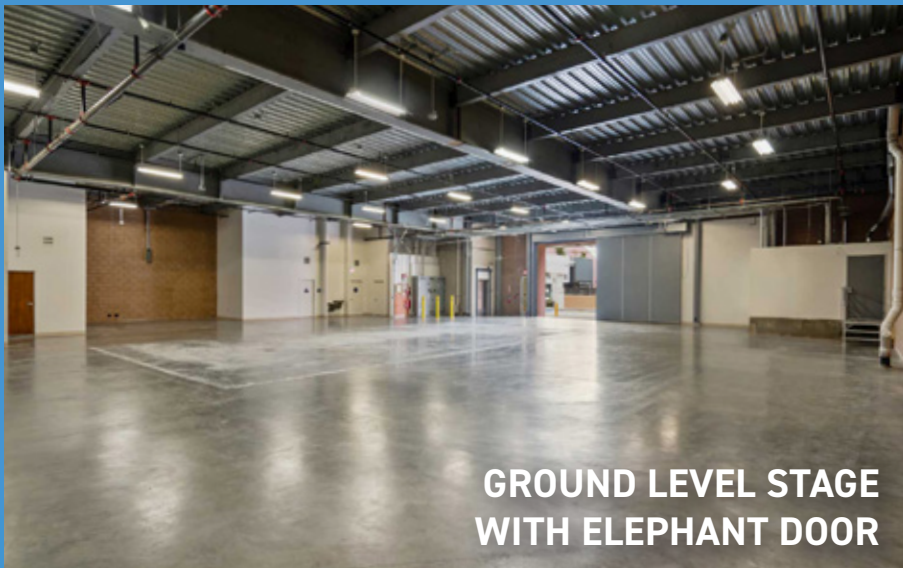
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**THIRD FLOOR OFFICE SUITE
WITH ROOFTOP PATIO**



SECOND FLOOR STAGE



**GROUND LEVEL STAGE
WITH ELEPHANT DOOR**



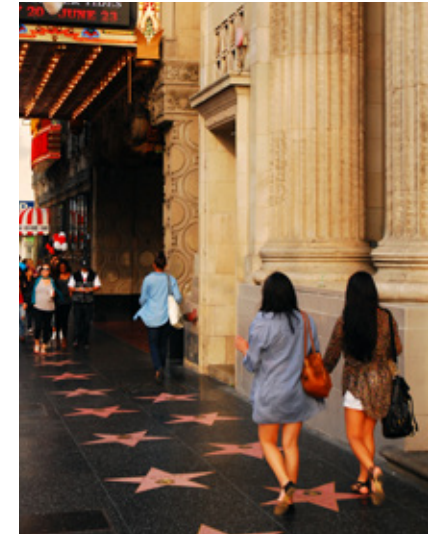
ROOFTOP DECK



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

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

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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