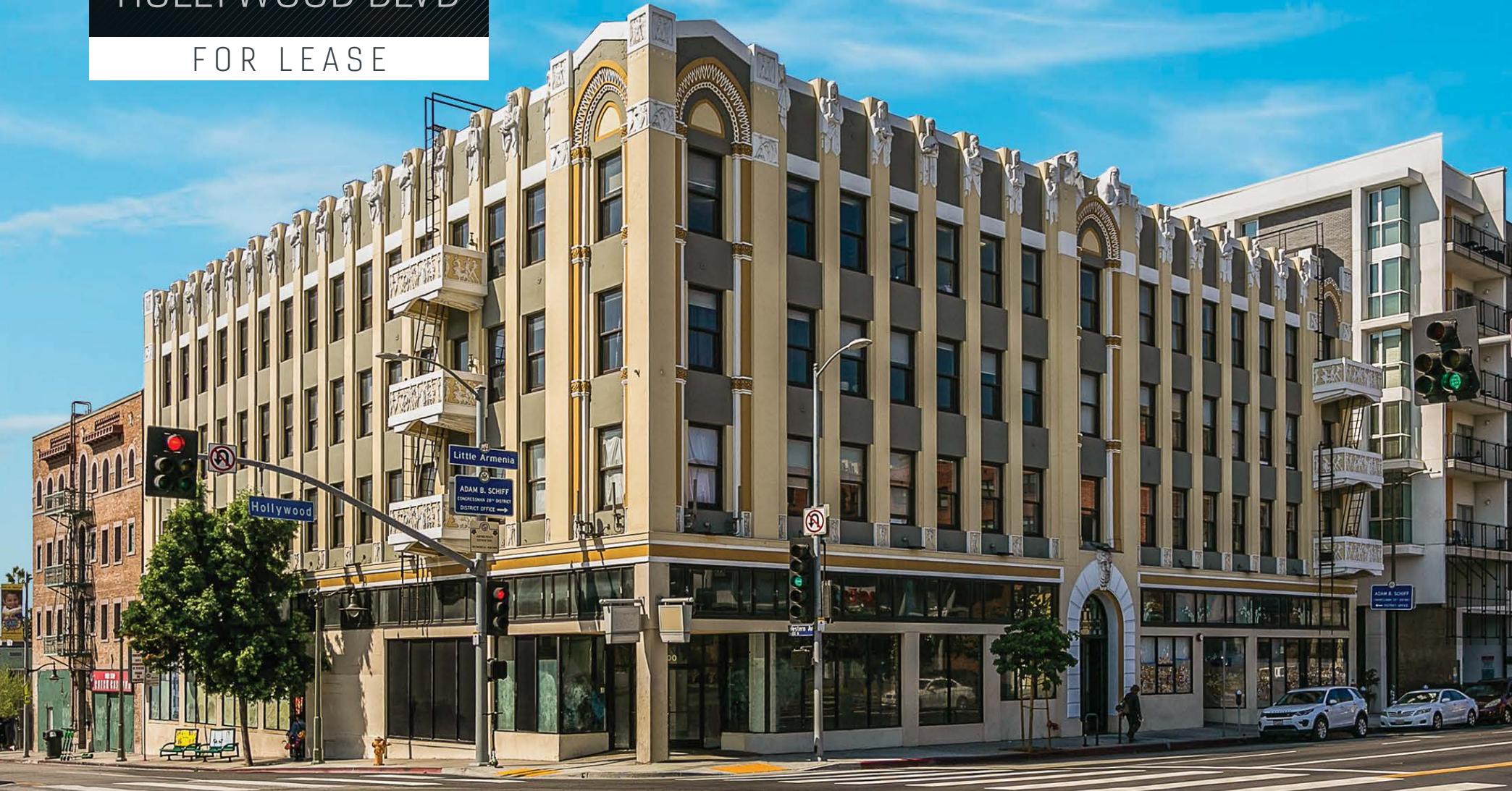


# 5500 HOLLYWOOD BLVD FOR LEASE

## PRIME HOLLYWOOD OFFICE SPACE



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# 5500 HOLLYWOOD BLVD

FOR LEASE

Property lies within Opportunity Zone and  
the Mills Act is in place for significant  
occupancy cost savings.



## ASKING RATE:

Office: \$4.35 - \$4.55 MG  
Retail: \$4.50 NNN  
Basement Retail: \$3.00 NNN

## TERM:

5 to 15 Years

## PARKING:

2.0/1,000 SF  
\$150/Space/Month

## BUILDING SIZE:

50,369 SF

## AVAILABILITY:

Office: ±27,381 RSF  
Retail: ±12,133 RSF  
Basement Retail: ±10,152 RSF\*

\* Additional ±5,003 RSF of retail space  
on 1669 N Western Ave.



# 5500 HOLLYWOOD BLVD

FOR LEASE

A STORIED HISTORY



## Architectural gem with iconic history

Formerly known as the "Hollywood Western Building," the Louis B. Mayer Building was designed by S. Charles Lee and built by Louis B. Mayer and Irving Thalberg. Located on Hollywood Boulevard in Los Angeles and opened in December of 1928, the four-story Art Deco office served as the first location of Motion Picture Association of America, Central Casting, the Hays Office, and The Ben Hecht Company.



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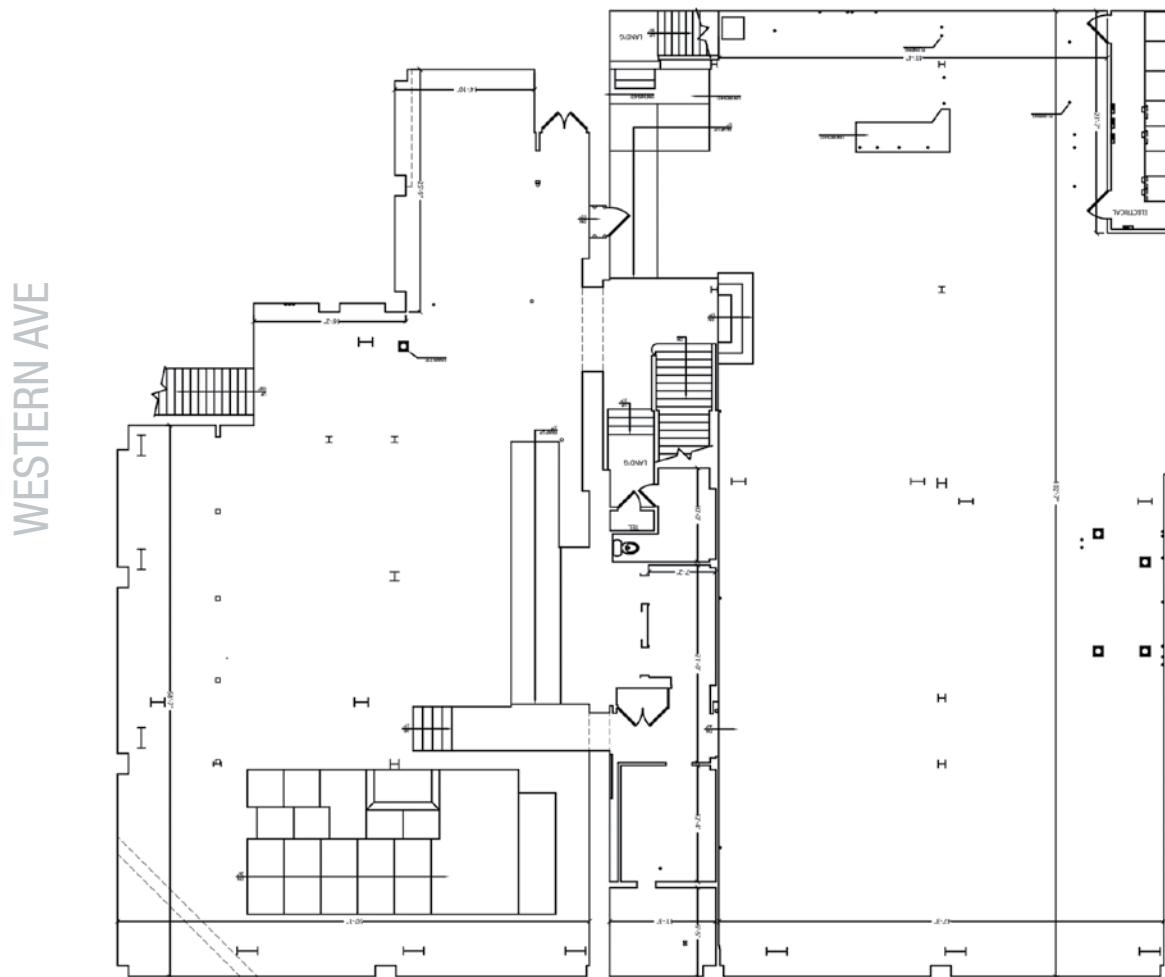
FOR LEASE

BASEMENT | AS BUILT

±10,152 RSF

N  
↓

## FLOORPLANS



HOLLYWOOD BLVD

# 5500 HOLLYWOOD BLVD

## FOR LEASE

## 1ST LEVEL | AS BUILT

±12,133 RSF

N  
↓

# FLOORPLANS

WESTERN AVE



# HOLLYWOOD BLVD

# 5500 HOLLYWOOD BLVD

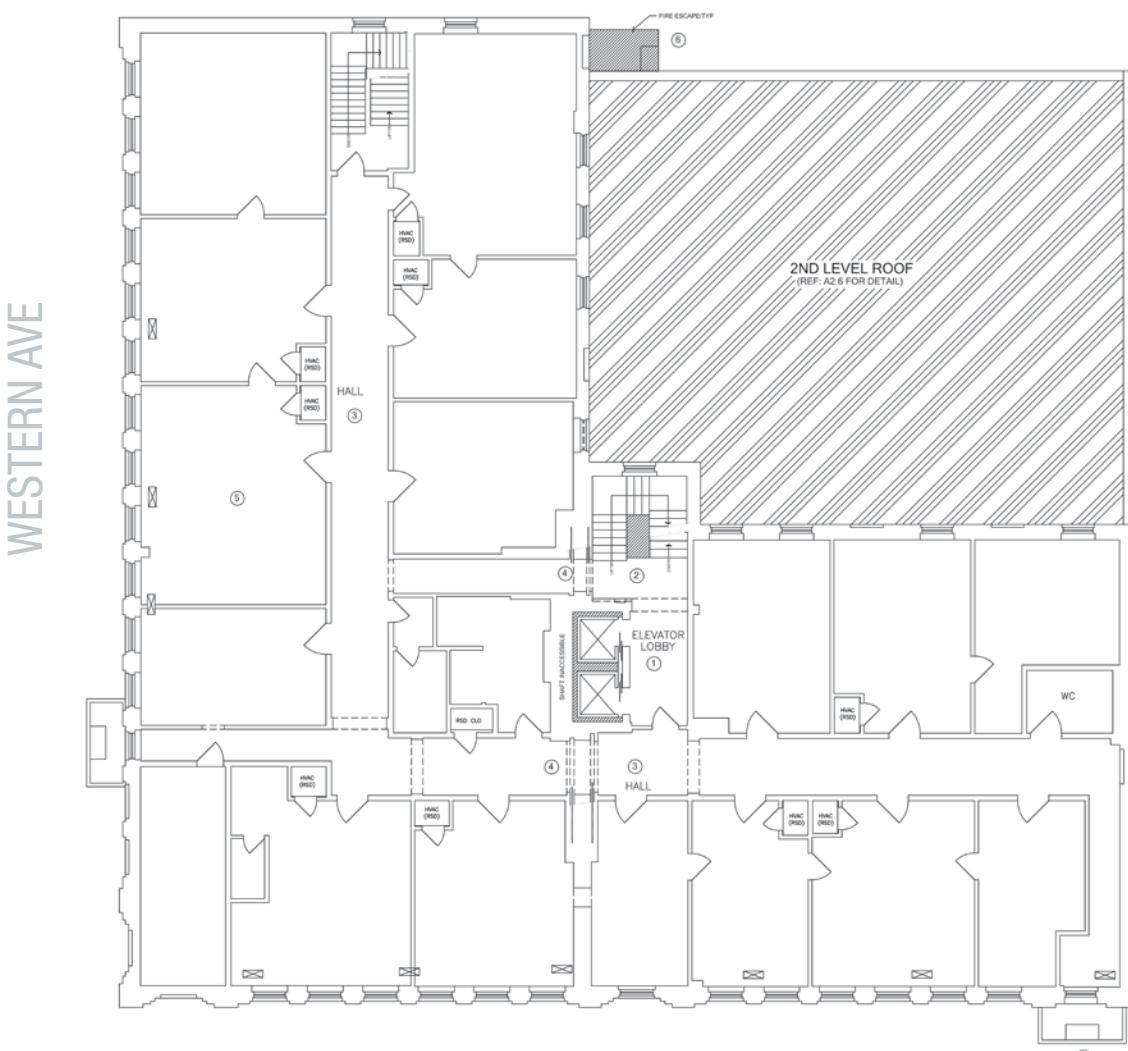
## FOR LEASE

## 2ND LEVEL | AS BUILT

±9,127 RSF

N  
↓

# FLOORPLANS



# HOLLYWOOD BLVD

# 5500 HOLLYWOOD BLVD

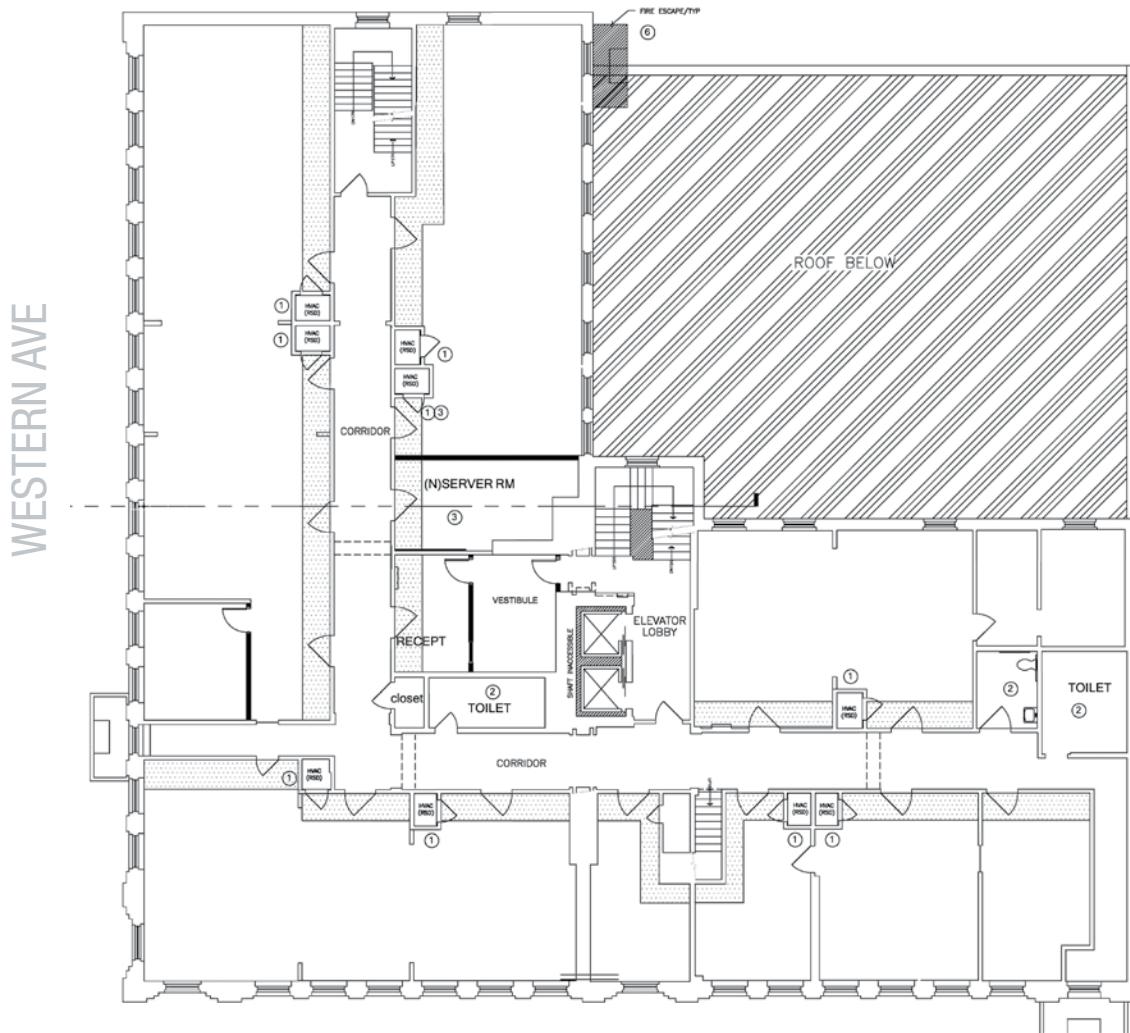
FOR LEASE

3RD LEVEL | AS BUILT

±9,127 RSF

N  
↓

## FLOORPLANS



HOLLYWOOD BLVD

# 5500 HOLLYWOOD BLVD

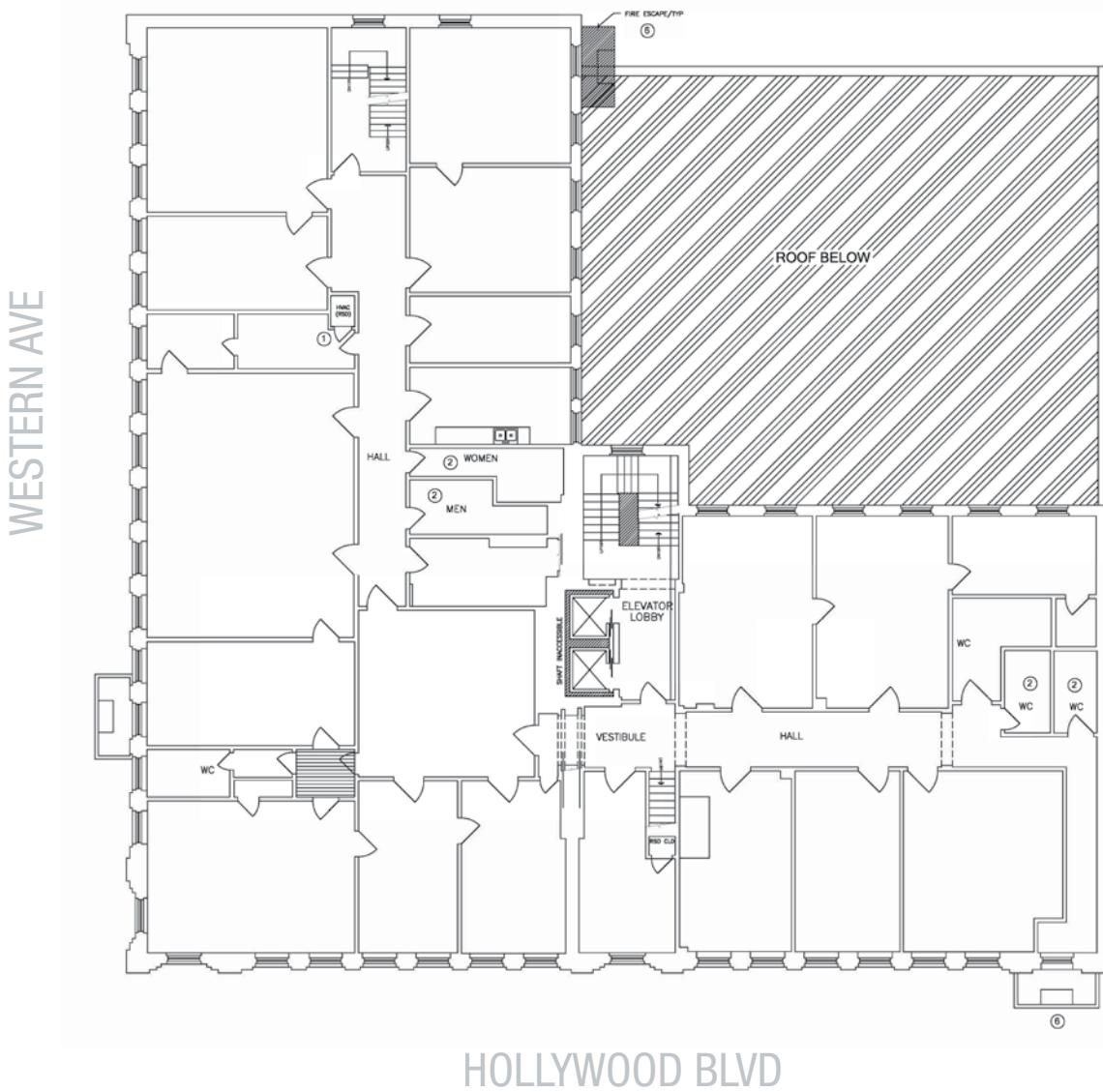
## FOR LEASE

4TH LEVEL | | AS BUILT

±9,127 RSF

N  
↓

# FLOORPLANS



# 5500 HOLLYWOOD BLVD

FOR LEASE

## PROPERTY IMAGES



# 5500 HOLLYWOOD BLVD

FOR LEASE

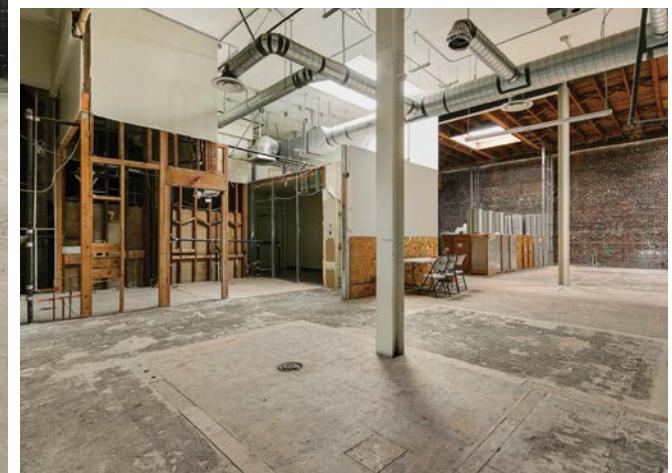
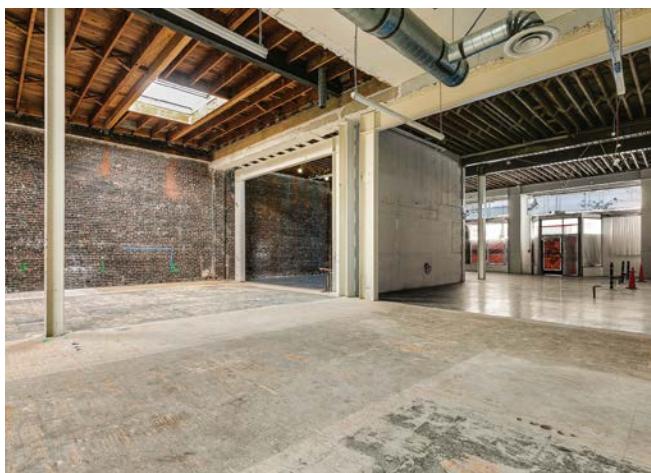
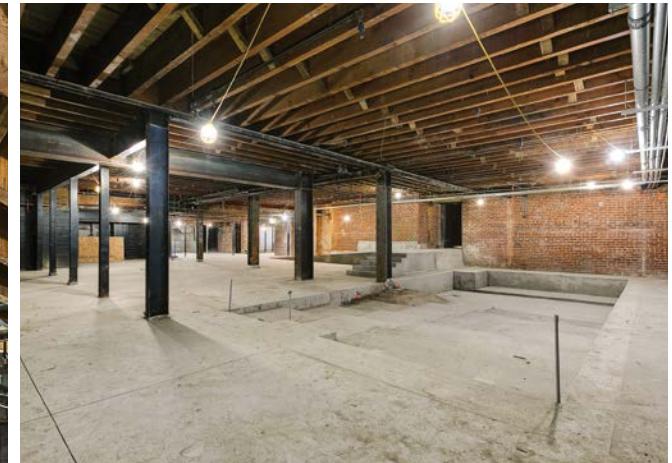
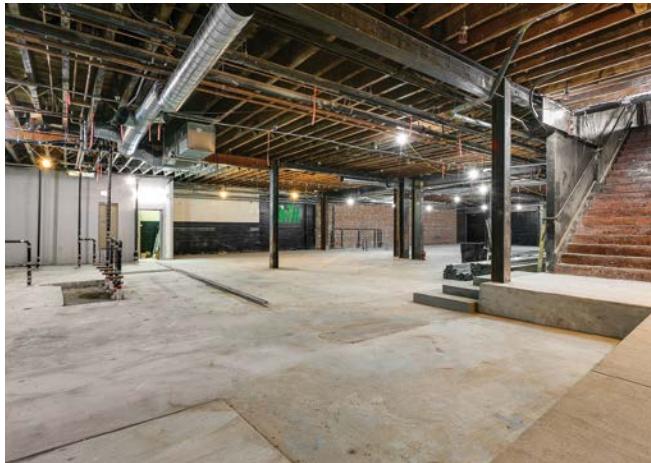
## PROPERTY IMAGES



# 5500 HOLLYWOOD BLVD

FOR LEASE

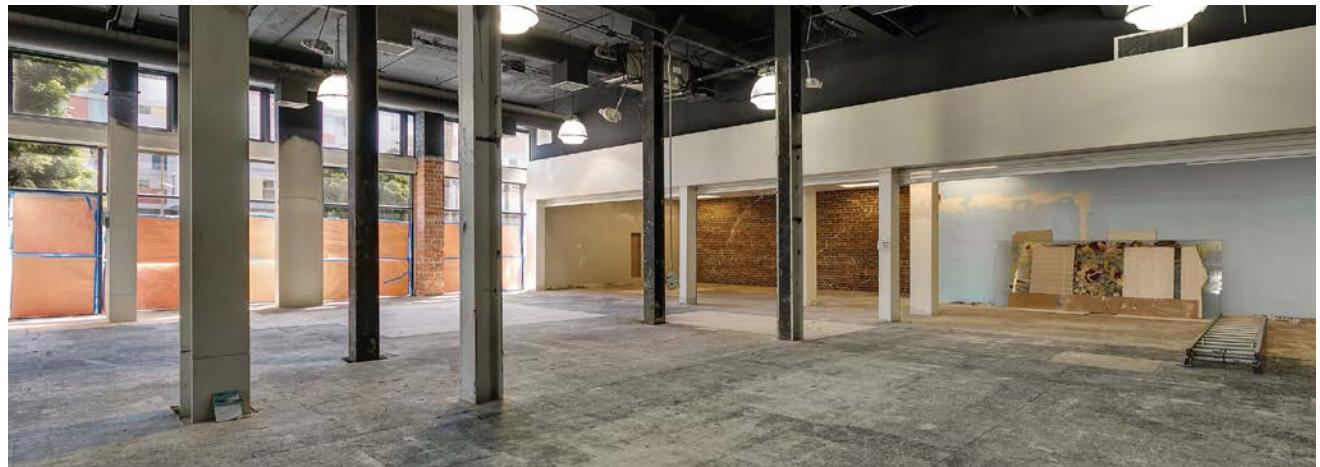
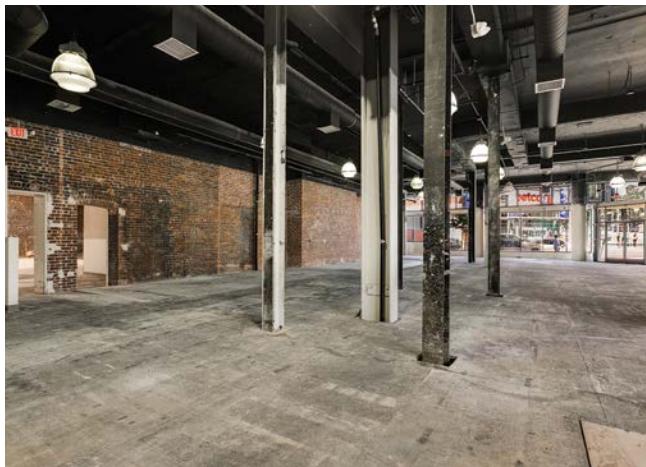
## BASEMENT IMAGES



# 5500 HOLLYWOOD BLVD

FOR LEASE

## GROUND FLOOR IMAGES



# 5500 HOLLYWOOD BLVD

FOR LEASE

## AMENITIES MAP



# 5500 HOLLYWOOD BLVD

FOR LEASE

## SELECTED NEIGHBORS



DELANCEY



HOLLYWOOD PANTAGES THEATRE



ROSCOE'S CHICKEN & WAFFLE



SUNSET BRONSON STUDIOS



SUNSET GOWER STUDIOS



ORIGINAL TOMMY'S



THE ROOF ON WILSHIRE



STARBUCKS

# 5500 HOLLYWOOD BLVD

FOR LEASE

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