

5500

HOLLYWOOD BLVD

FOR LEASE

PRIME HOLLYWOOD OFFICE SPACE



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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.



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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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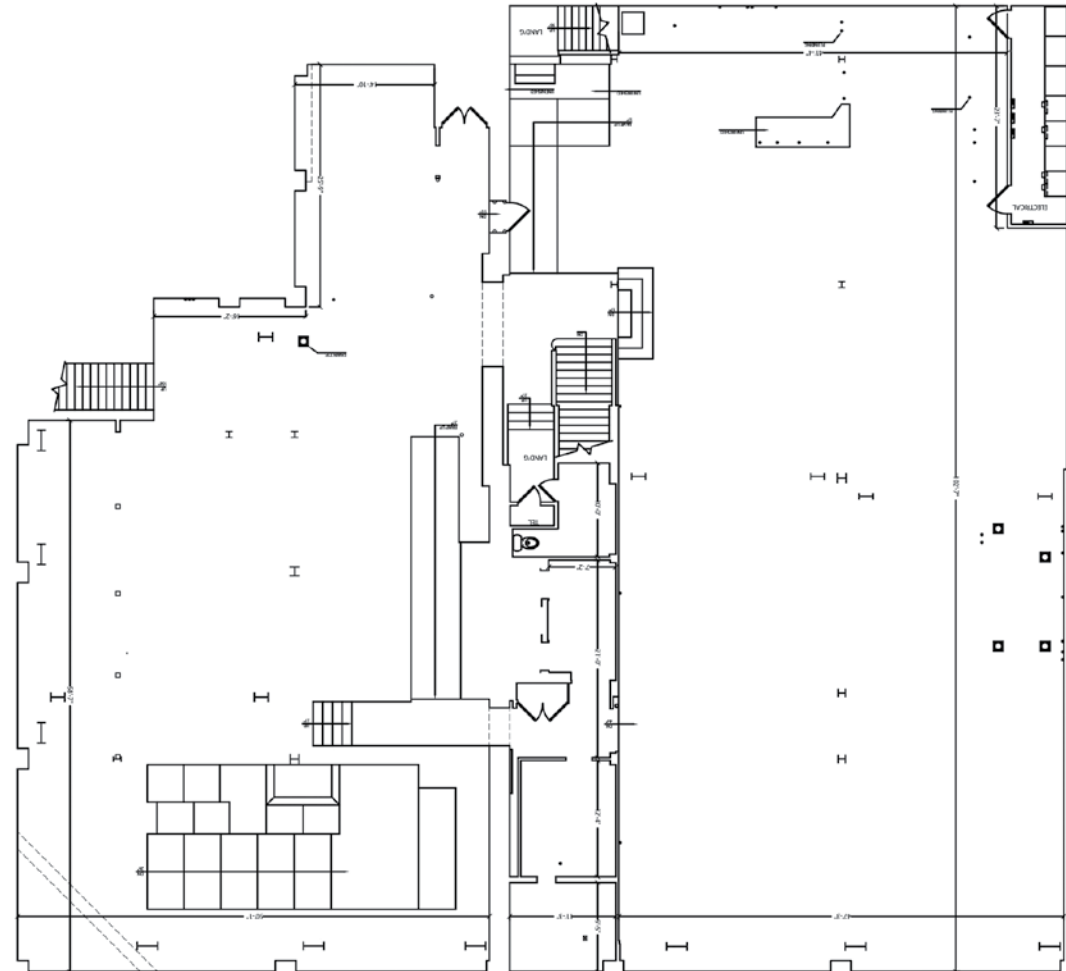
BASEMENT | AS BUILT

±10,152 RSF

FLOORPLANS



WESTERN AVE



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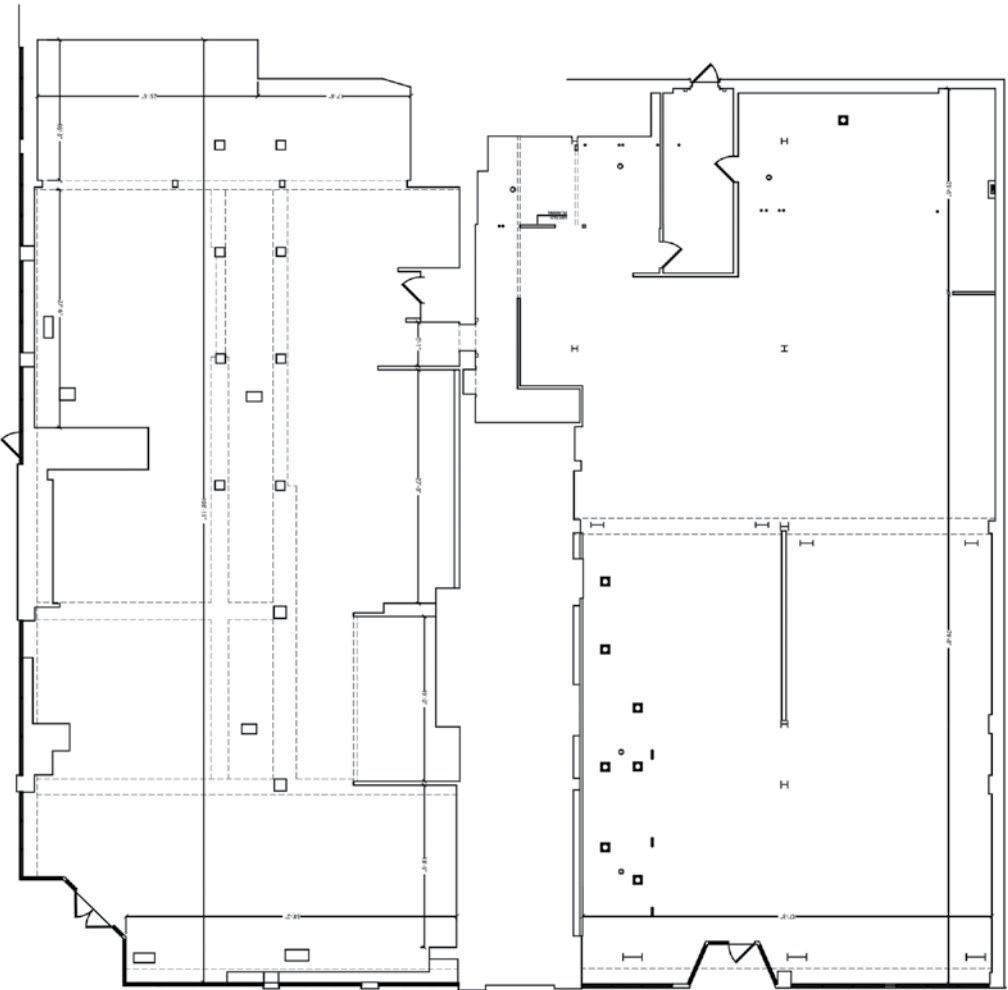
1ST LEVEL | AS BUILT

$\pm 12,133$ RSF

FLOORPLANS



WESTERN AVE



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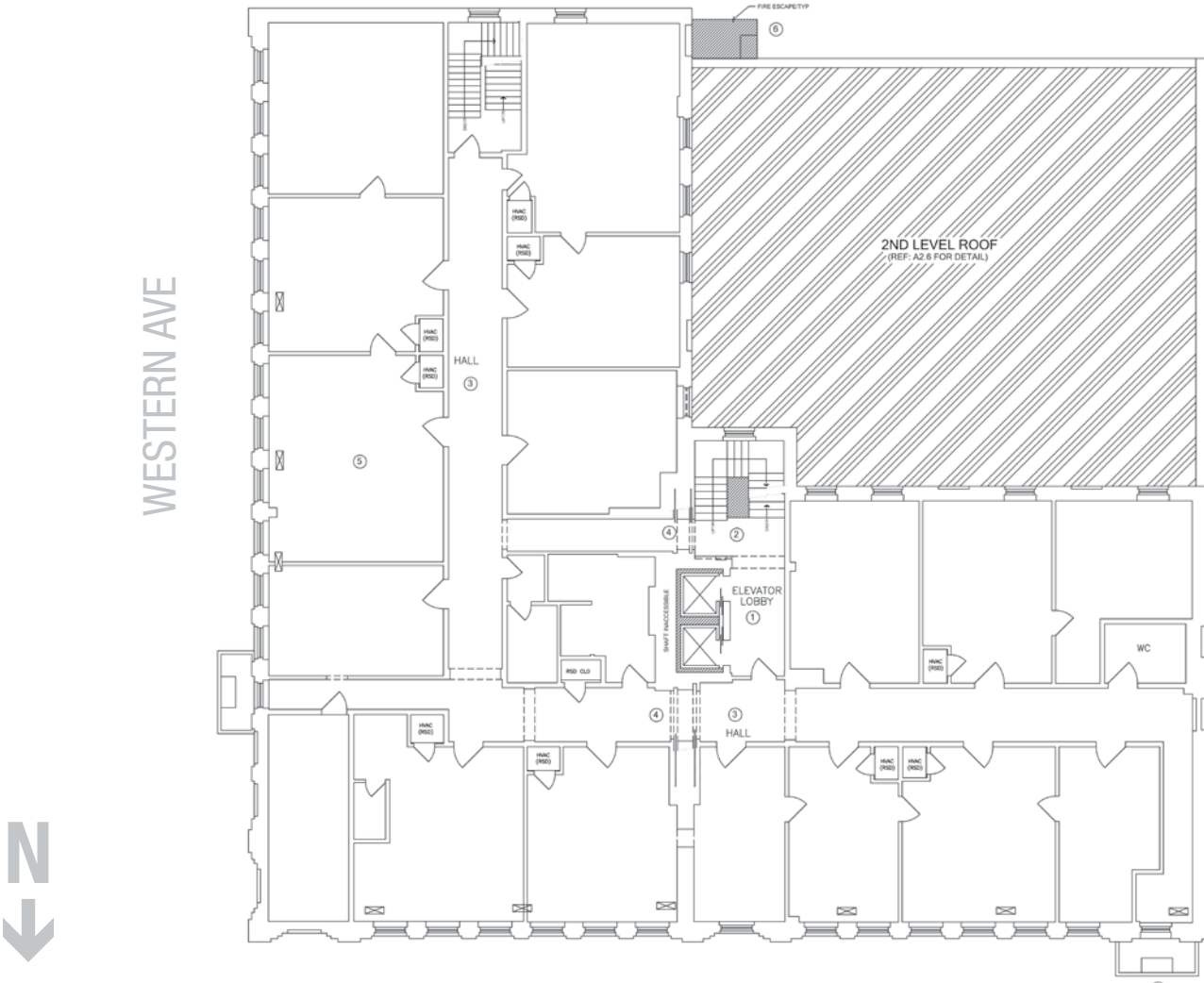
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2ND LEVEL | AS BUILT

±9,127 RSF

FLOORPLANS



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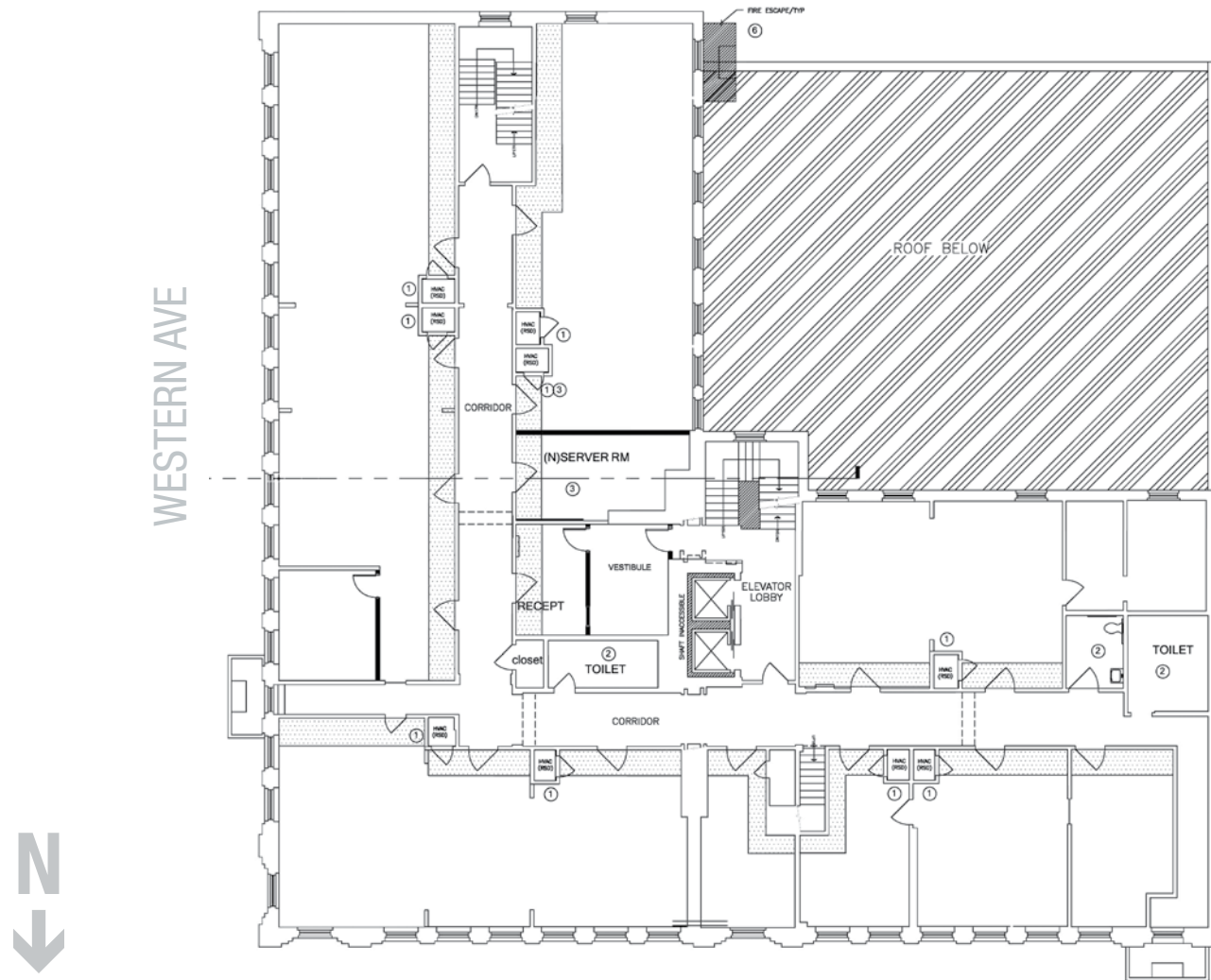
HOLLYWOOD BLVD

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3RD LEVEL | AS BUILT

±9,127 RSF

FLOORPLANS



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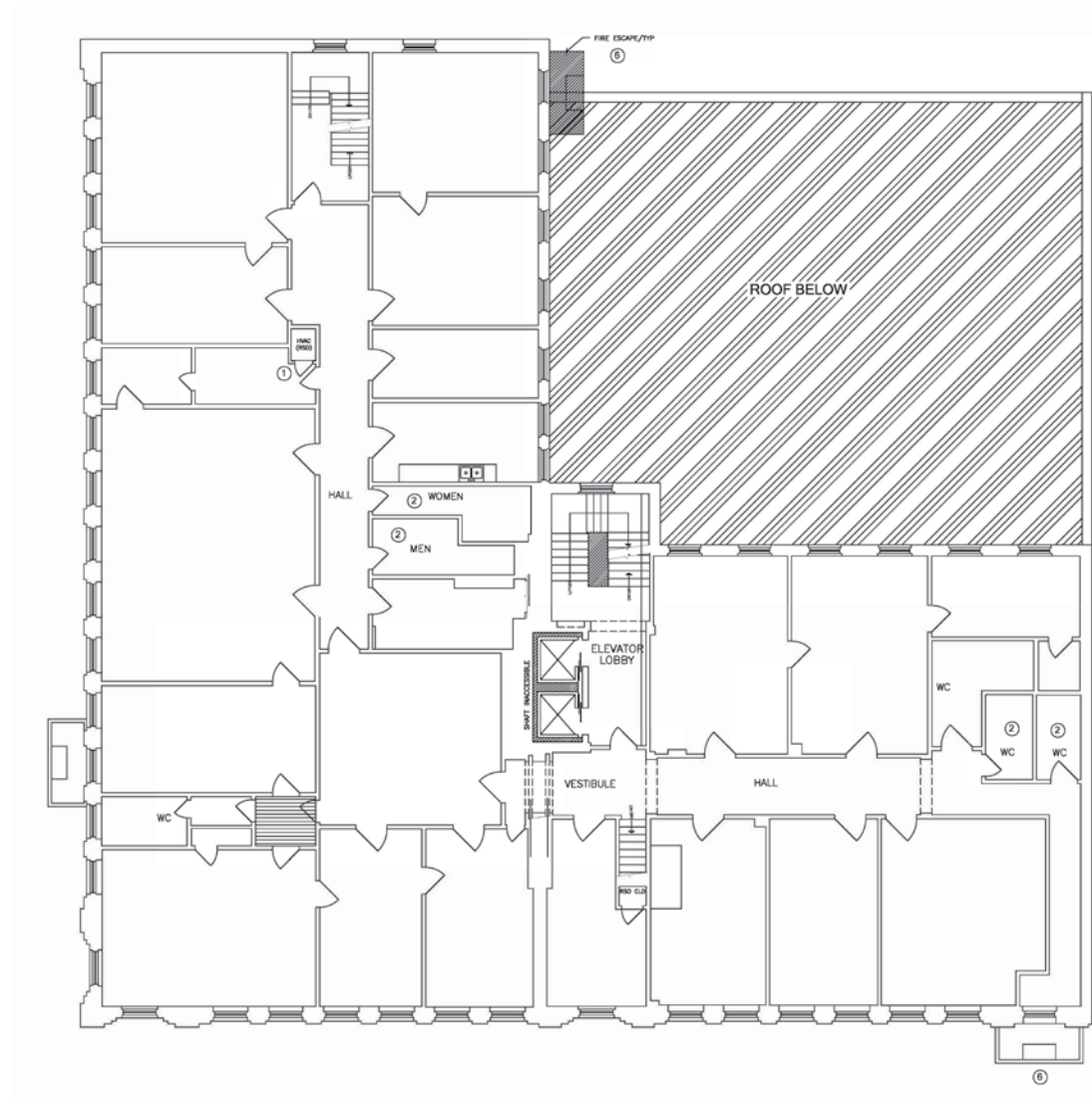
4TH LEVEL | | AS BUILT

±9,127 RSF



WESTERN AVE

FLOORPLANS



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PROPERTY IMAGES



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BASEMENT IMAGES

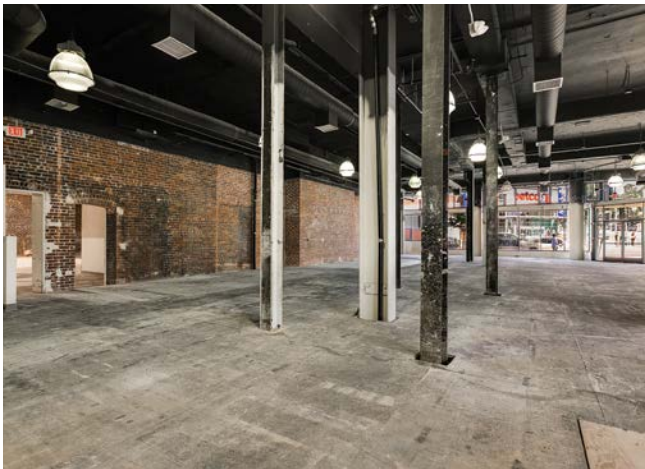


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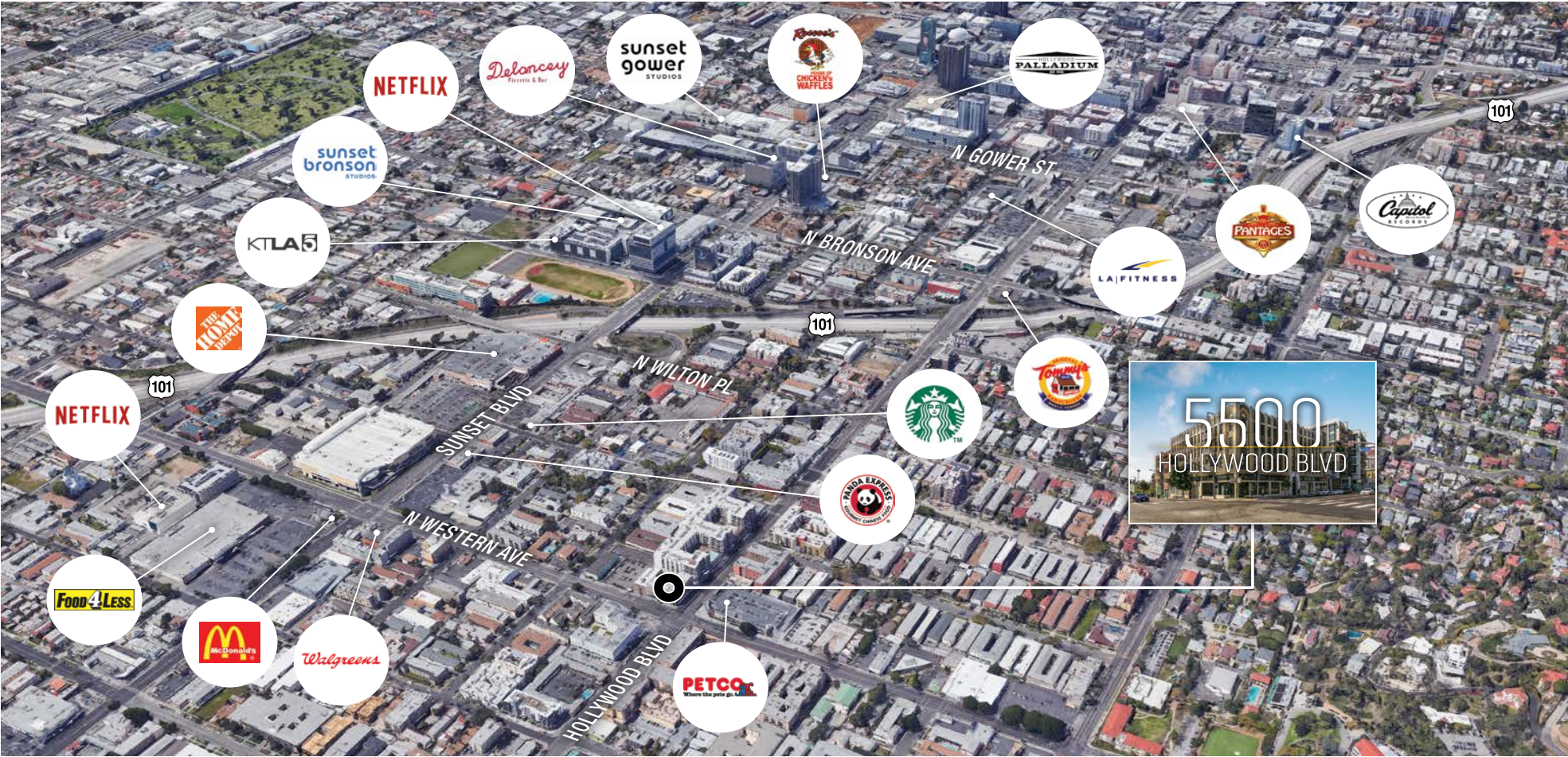
GROUND FLOOR IMAGES



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AMENITIES MAP



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SELECTED NEIGHBORS

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DELANCEY



HOLLYWOOD PANTAGES THEATRE



ROSCOE'S CHICKEN & WAFFLE



SUNSET BRONSON STUDIOS



SUNSET GOWER STUDIOS



ORIGINAL TOMMY'S



THE ROOF ON WILSHIRE



STARBUCKS

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