

ECHELON™

CAHUENGA



1200
CAHUENGA

An URBAN OASIS for CREATORS.

At the heart of the Hollywood Media District, ECHELON Cahuenga is a ground-up creative campus where design, nature, and intention converge. Anchored by a central olive grove, this three-building complex offers **97,527 square feet** of purpose-built workspace designed to support focus, collaboration, and creative energy.

Building A is the largest of the trio—spanning three levels above private parking—with efficient floorplates, 14' ceiling heights, and extensive private terraces ideal for dynamic, creative work environment. **Building B** offers a similar flow at

a more compact scale, with two levels and a mezzanine that balance efficiency and openness, perfect for creative teams with efficiency in mind. **Building C** stands apart with its uniquely intimate layout: smaller suites, exposed wood ceilings, private terraces, and elevated materiality provide a warm, refined environment for inspired work and deep thinking.

Together, these buildings form more than a workplace—they create a setting where ideas thrive, people connect, and each day feels inspired by design.

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Renderings
Omegarender



ECHELON CAHUENGA
Aerial View

the SPACE

Coming to life at the intersection of Cahuenga, La Mirada, and Lexington, **ECHELON Cahuenga** is a ground-up, three-building creative compound totaling 97,527 square feet.

Framing a central olive grove and inspired by the serenity of Mediterranean courtyards, the environment is designed to quiet the noise of the city and invite creative flow.

Total Area

97,527 SF (Divisible)

Term

5-10 Years

Lease Rate

Inquire for Details

Parking

2 Spaces per 1,000 SF

Building	Level	Area	Availability
A	Level 2	18,318 SF	March 2026
	Level 3	18,206 SF	
	Penthouse	9,645 SF	
	Total	46,169 SF	
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B	Level 1	11,090 SF	March 2026
	Mezzanine	1,478 SF	
	Level 2	13,635 SF	
	Total	26,202 SF	
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C	Level 1	977 SF	March 2026
	Level 2	12,740 SF	
	Level 3	8,135 SF	
	Penthouse	3,304 SF	
	Total	25,156 SF	
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ECHELON™	Total	97,527 SF	
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Building C
Bungalow Space.

BUILDING A

Building A offers 46,169 RSF across three expansive levels plus private parking. Featuring 14' ceilings, numerous private terraces, and floorplates designed for collaboration at scale, Building A is ideal for larger creative teams seeking privacy, volume, and a seamless indoor-outdoor connection in the heart of Hollywood.









Building A

Top:

Framed by panoramic views and native landscaping, this rooftop terrace offers a natural extension of the workspace—ideal for open-air meetings, quiet moments, or city-facing inspiration.

Facing Page:

Floating above layered greenery, Building A's facade pairs crisp geometry with sun-filled terraces—designed to foster creativity from the ground floor to the rooftop.

Left:

Designed for clarity and comfort, this penthouse lounge opens to panoramic views and an outdoor deck—seamlessly blending soft interiors with sunlit moments for teams and individuals alike.

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BUILDING B

Building B spans 26,202 RSF across two levels and a mezzanine, offering ceiling heights up to 18', a private terrace, and open, column-free space. Designed for creative flexibility, it's ideal for teams who value space, flow, and thoughtful architectural detail.







Building B

Top:

Beneath a canopy of mature olive trees, this landscaped courtyard invites quiet conversation and creative reset—connecting the buildings through light, texture, and shared experience.

Facing Page:

A sculptural stair descends into the olive grove, blending movement with materiality and offering a grounded, serene arrival point amid the landscape.

Left:

Defined by custom stonework and dark steel detailing, this interior moment balances material richness with vertical flow—elevating the everyday entrance into something sculptural.

BUILDING C

Building C offers 25,156 RSF of refined, intimate workspace across three levels and a penthouse. Featuring exposed wood ceilings, lush outdoor terraces, and high-end materials, it's tailored for smaller teams seeking a boutique atmosphere grounded in privacy, beauty, and inspiration.









Building C

Facing Page:

Tucked into the corner of the campus, Building C offers a quieter presence—its stepped terraces, green roofs, and layered material palette creating a calm, elevated workspace above the street.

Left:

With exposed wood ceilings, panoramic glazing, and seamless indoor-outdoor flow, this workspace offers a warm, modern backdrop for focused collaboration—opening directly onto a private terrace with sweeping views of the Hollywood Hills.

Bottom:

With its boutique scale and refined massing, Building C (right-hand) pairs privacy with warmth. Floor-to-ceiling glass, natural textures, and curated landscape elements create a grounded, welcoming arrival from every angle.

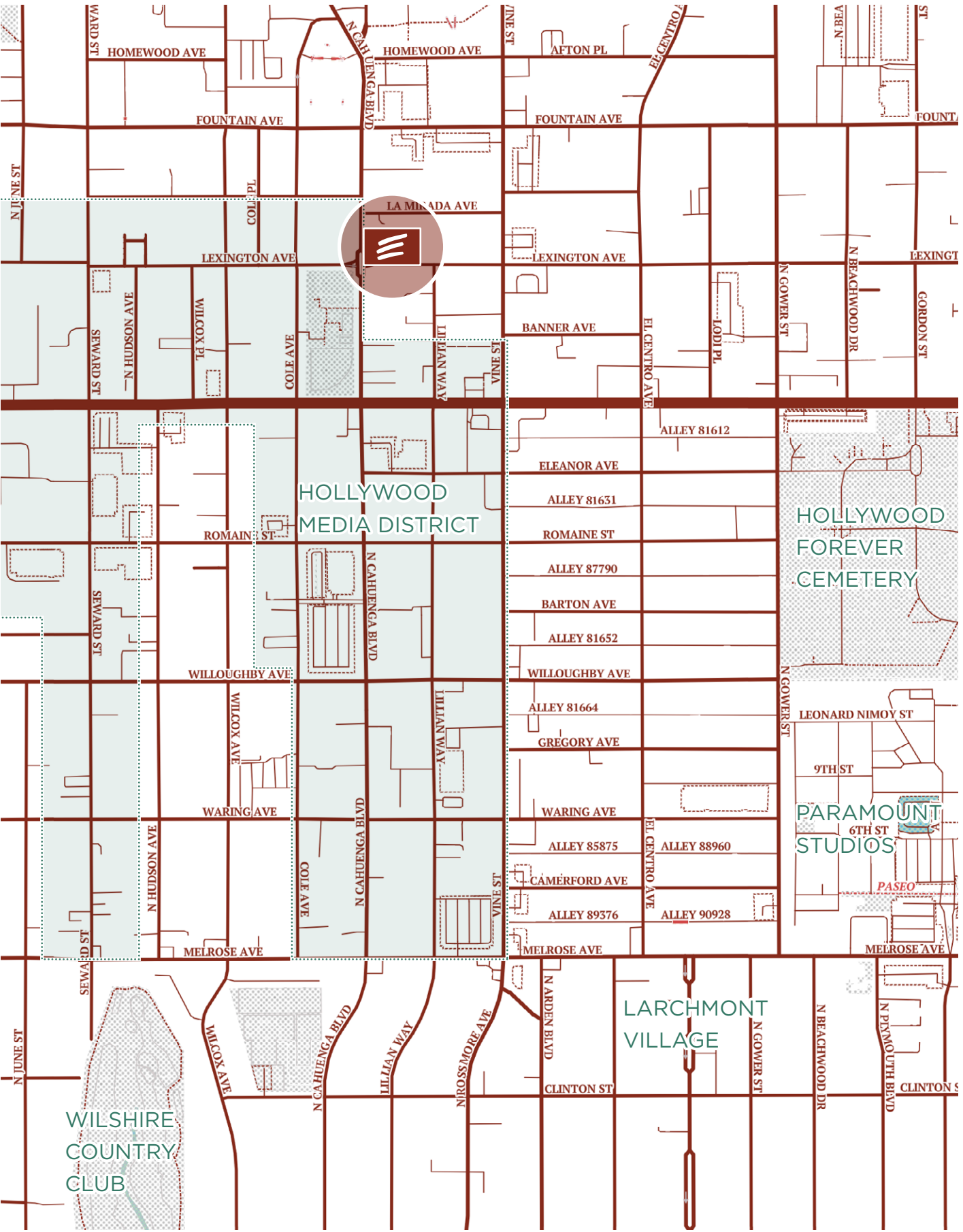


HOLLYWOOD

Media District

Hollywood's Media District is a vibrant enclave that captures the essence of Los Angeles' creative frontier. Famed for its unique blend of historical charm and modern innovation, the neighborhood boasts a dynamic array of production studios, cutting-edge galleries, trendy cafés and eateries, as well as boutique showrooms. Its proximity to Hollywood's

iconic landmarks and world-class amenities makes it a thriving hub for boundary-pushing creatives and industry professionals alike. The Media District stands as one of LA's most sought-after destinations, where visionaries come to inspire, collaborate, and redefine the future of creative expression.



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NEIGHBORHOOD GUIDE

Hollywood is a neighborhood where creativity and culture are woven into the fabric of daily life. Situated at the intersection of legacy and innovation, it's a place where production studios sit alongside independent galleries, and long-standing institutions share the block with emerging concepts. From early morning coffee to late-night dinners, the area offers a mix of local favorites and design-forward destinations that reflect its evolving character.

This guide highlights a selection of nearby spots—places to gather, recharge, and explore—each contributing to the rhythm and creative energy of the Hollywood Media District.



Morning Workout & Cup of Coffee

Begin the day with a reset at Heimat, the members-only wellness club blending sleek design with top-tier equipment and serene studio spaces. After your workout, head to Dayglow—a local favorite for rare roasts and inventive drinks. Try the seasonal tonics or their signature “Totoro” for a bold, bright start.



Breakfast

Just around the corner, the newly opened Go Get Em Tiger delivers the brand's signature mix of bright energy and carefully crafted food and coffee. From seasonal pastries and hearty breakfast plates to their renowned espresso drinks and cold brew, it's the kind of spot that fuels both early mornings and late-afternoon breaks. With plenty of light, casual seating, and a welcoming neighborhood vibe, it's become a go-to for quick meetings, coffee runs, or simply stepping away to recharge.



Lunch Time

By midday, settle into Kali, a refined yet relaxed spot just off Melrose known for its seasonal California cuisine. Chef Kevin Meehan's Michelin-starred menu features thoughtful dishes like dry-aged beef tartare and the standout black barley risotto. With minimalist interiors and soft natural light, it's an ideal setting for a quiet, beautifully executed lunch.



Art Stroll & Shopping

Fuel your afternoon with inspiration. Start at Regen Projects, where cutting-edge contemporary exhibitions rotate regularly. Just a short walk away, Jeffrey Deitch showcases immersive, provocative works from global and emerging artists. Then visit Lisson Gallery, a serene, minimalist space known for thoughtful curation. Looking to bring home something special—or simply admire exquisite design? Stop by Ralph Pucci for sculptural lighting and statement furniture, then head to Apparatus, where lighting and objects are displayed like collectible art in a gallery-like setting.



Dinner & Cocktails

As the day winds down, choose your evening destination: Gwen, a dramatic, fire-driven restaurant by Curtis Stone, ideal for a wood-grilled feast and perfectly crafted cocktails—or The Benjamin, a stylish neighborhood spot with a polished but relaxed vibe, ideal for shared plates and a strong Negroni.



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