


905 COLE AVENUE

HOLLYWOOD, CA

STAGE DOOR

A photograph showing the interior of a modern office and studio building, viewed through a white-framed stage door. The interior features a high ceiling with exposed wooden beams and metal ductwork. Several large, multi-bulb pendant lights hang from the ceiling. A large, solid orange wall is the focal point in the center. To the left and right, there are black chairs and a wooden coffee table. The space is decorated with various green plants, including tall, thin ones in the foreground and smaller ones on the orange wall. The overall aesthetic is industrial and contemporary.

NEW PRICING - \$3,950,000 (\$790/SF)

FOR SALE

5,000 SF INVESTMENT OR OWNER / USER OFFICE & STUDIO BUILDING

AVISON
YOUNG

PROPERTY DETAILS

905 COLE AVENUE

HOLLYWOOD

Located at 905 Cole Avenue in Hollywood, this approximately 5,000 square foot, two-story creative office and studio building is currently available for sale. This property presents a unique opportunity for users or investors to acquire a well-appointed creative space in one of Los Angeles's most sought-after markets with Netflix, Paramount, Viacom, Capitol Records, the Academy of Motion Picture Arts and Sciences, and Technicolor all having sizable presences in the area. Located in the middle of Hollywood's Media District directly across from the legendary Television Center Studios, this area has its own unique personality favored by trendsetters, influencers and tastemakers alike. Currently built out as an actor's studio and workshop with supporting offices, this property is suitable for a wide variety of creative uses.

ADDRESS	905 Cole Avenue Los Angeles, CA 90038
BUILDING SIZE	± 5,000 SF (Buyer to Verify)
LAND SIZE	± 6,163 SF (0.14 acres)
APN	5533-021-011
ZONING	MR1-1-SN
YEAR BUILT	1966
STORIES	2
PARKING	± 8 car parking available
SALE PRICE	\$3,950,000 (\$790/ SF Bldg)



PROPERTY DETAILS



905 COLE AVENUE
HOLLYWOOD

AT THE CENTER OF IT ALL



Gated, secure parking
lot for 8 cars



Prime Hollywood
location



Great mix of offices and
creative space



Boasting exceptional
demographics



Tremendous upside
potential

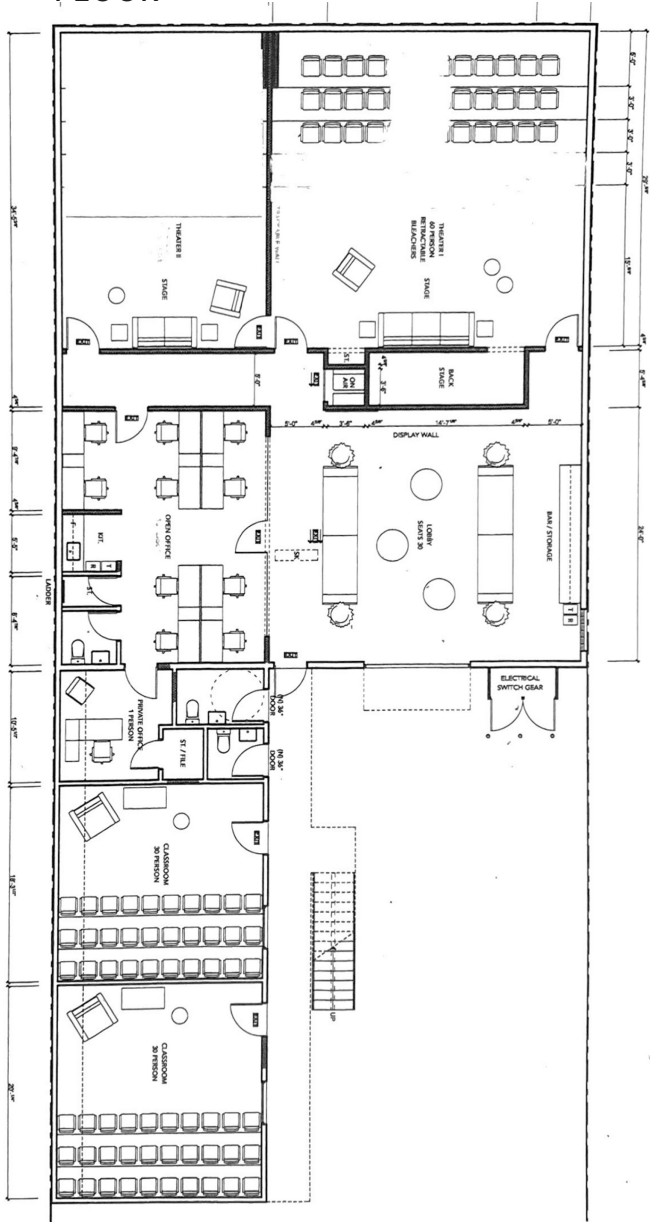
OFFERING HIGHLIGHTS

- Approximately 2,000 square feet of creative office space.
- Approximately 3,000 square feet of studio, theatre or flex space.
- 14-foot clear height ceiling
- 10'x10' loading door with drive-in capability
- Upgraded electrical
- Approximately 8 on-site parking spaces, with additional parking available from Television Center Studios across the street.
- Studio/Theatre space can be easily converted into additional creative office space or many other uses.

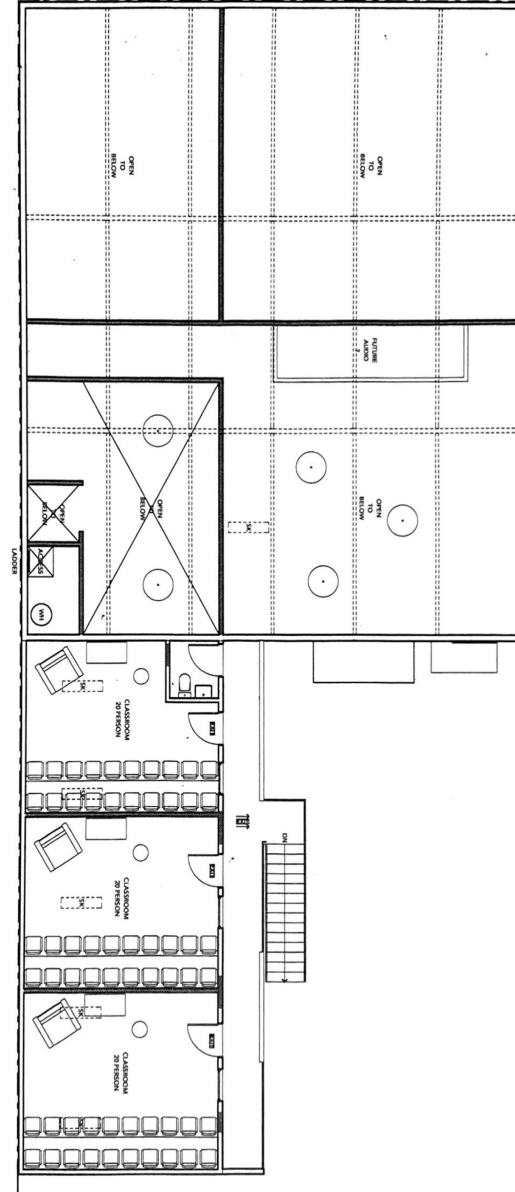


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GROUND FLOOR



SECOND FLOOR





LOCATION

905 COLE AVENUE
HOLLYWOOD

Hollywood's spectacular renaissance and the value that has been created in real estate over the past 15 years is widely known. The combination of real estate fundamentals such as its central location within greater Los Angeles, excellent access via the freeway and mass transit systems, the value of "Hollywood" as one of the world's best known brands contributing to its huge draw as an international tourist destination, it's economic importance as home to the entertainment industry, it's population density, historic architecture, rich history and urban grid unusual for Southern California all provide a fertile environment to attract rapidly expanding entertainment, media and content producers led by Netflix as well as a generation of young people looking for an authentic, walkable, urban living experience.

What is less well known is which pockets and neighborhoods within Hollywood have the most value and runway. Located in what is known as the Media District, this neighborhood has its own pace and personality, is favored by hipsters, influencers and taste makers and, as people who make their living in the entertainment and music business know, this neighborhood is where it all happens.....from recording studios to production company offices to sound stages to all of the supporting services such as special effects, editing and post-production, props, equipment rental, etc. This is the real Hollywood. Highly successful, recently completed new office, retail and multi-family projects as well as planned and under construction hotel projects both validate the trajectory of the Media District and bring new retail amenities as well as a fast growing, well paid daytime population employed in the new offices including firms such as Sirius FM, Netflix, Ryan Murphy Productions, OWN (Oprah Winfrey Network), Will Ferrell's Funny or Die and multiple legendary recording studios including the Record Plant and Jay-Z and Beyonce's private studio.

For those in the know, this is the hippest, most livable, most ascendant, neighborhood in Hollywood and among the most compelling, promising markets from a real estate perspective in all of Southern California.



AVISON
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LOCATION

905 COLE AVENUE

HOLLYWOOD

NEARBY AMENITIES

providence RAO'S SINCE 1896 PINK'S
CAFÉ GRATITUDE
SIGHT GLASS TARTINE JACQUESMARIE MAGE LOS ANGELES JUST ONE EYE
Mr. T LOS ANGELES MIZ LA LA brella
EX NIHILO PARIS païse Jeffrey Deitch
FORMULA FIG SUPERVINYL RetroSpecs & Co.



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HOLLYWOOD, CA



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