



# Highland – Lexington Campus



Up to 48,000 SF Available for Lease or Sale  
Los Angeles, CA 90038

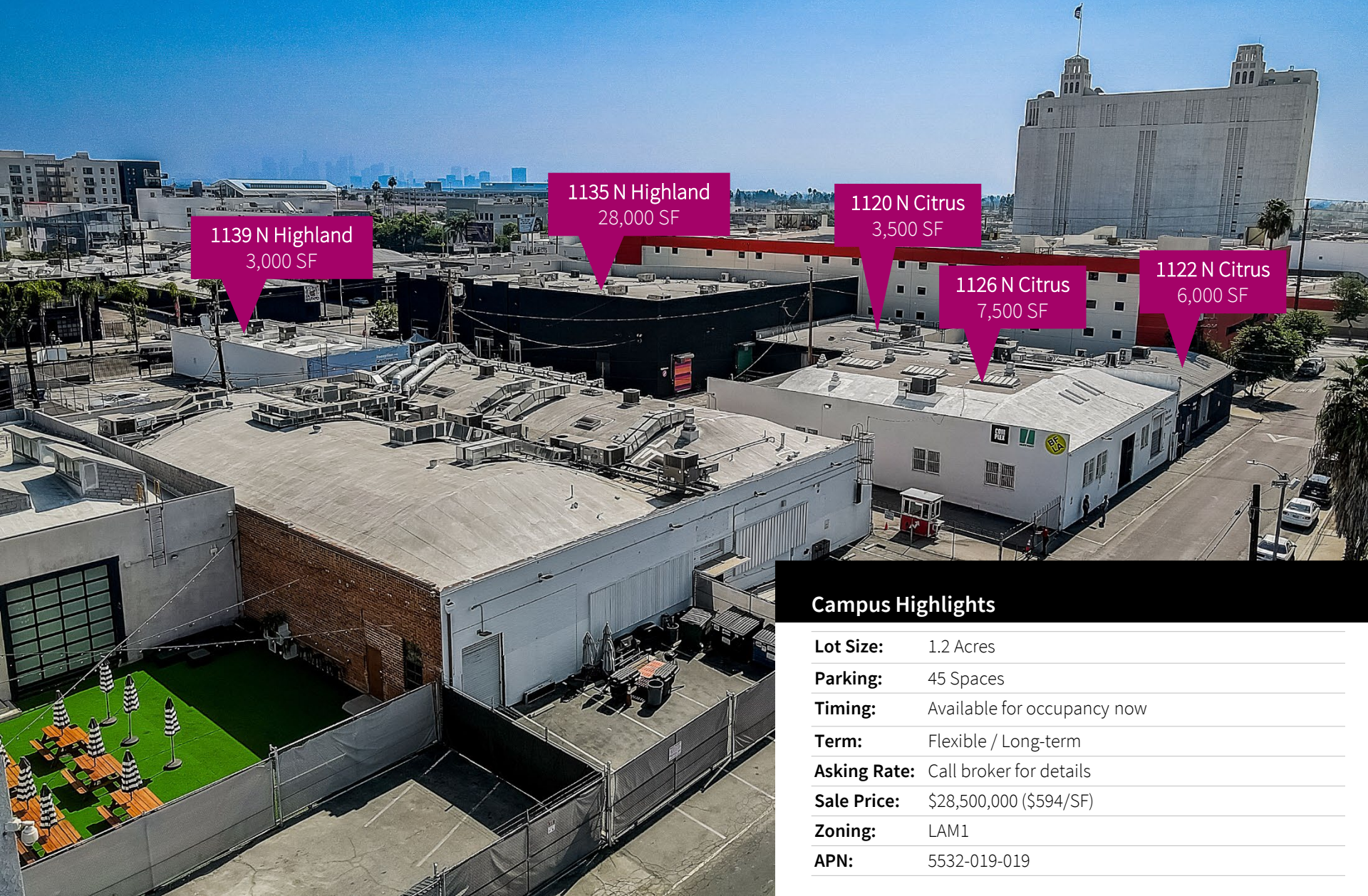
## Creative Campus in the Hollywood Media District

Rare opportunity in the heart of the Hollywood Media District. Low-rise campus features new improvements for a variety of media / post-production uses.

- Total of 36,000-48,000 SF in 5 buildings
- Divisible to 16,000 SF (for lease option only)
- 14 Stages on-site
- Ceiling heights up to 25'

Address	Square Footage
1135 N Highland	16,000-28,000 SF
1139 N Highland	3,000 SF
1120 N Citrus	3,500 SF
1122 N Citrus	6,000 SF
1126 N Citrus	7,500 SF
<b>TOTAL</b>	<b>36,000-48,000 SF</b>

# Campus Overview



1139 N Highland  
3,000 SF

1135 N Highland  
28,000 SF

1120 N Citrus  
3,500 SF

1126 N Citrus  
7,500 SF

1122 N Citrus  
6,000 SF

## Campus Highlights

<b>Lot Size:</b>	1.2 Acres
<b>Parking:</b>	45 Spaces
<b>Timing:</b>	Available for occupancy now
<b>Term:</b>	Flexible / Long-term
<b>Asking Rate:</b>	Call broker for details
<b>Sale Price:</b>	\$28,500,000 (\$594/SF)
<b>Zoning:</b>	LAM1
<b>APN:</b>	5532-019-019

# 1135 N Highland



## Property Highlights

**Address:** 1135 N Highland

**Size:** 28,000 SF

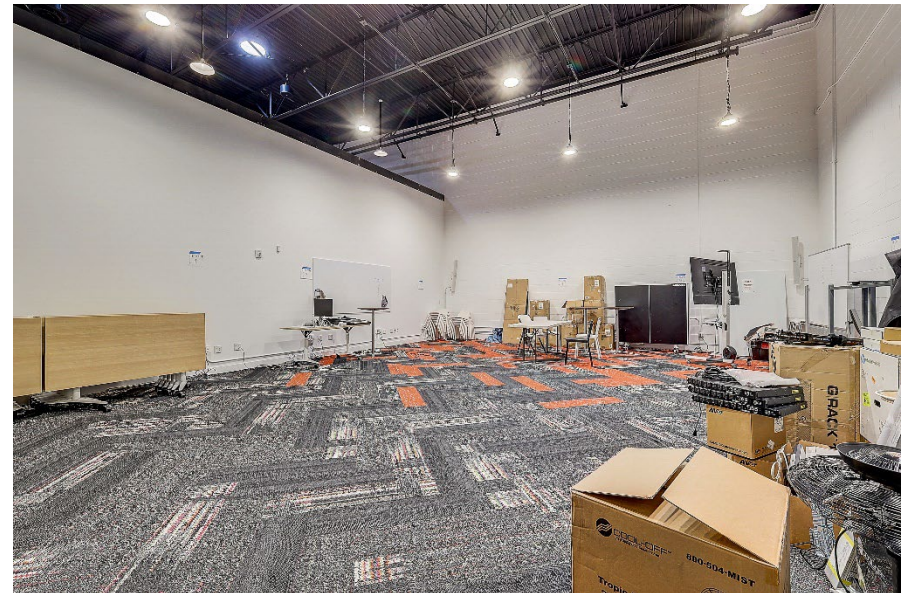
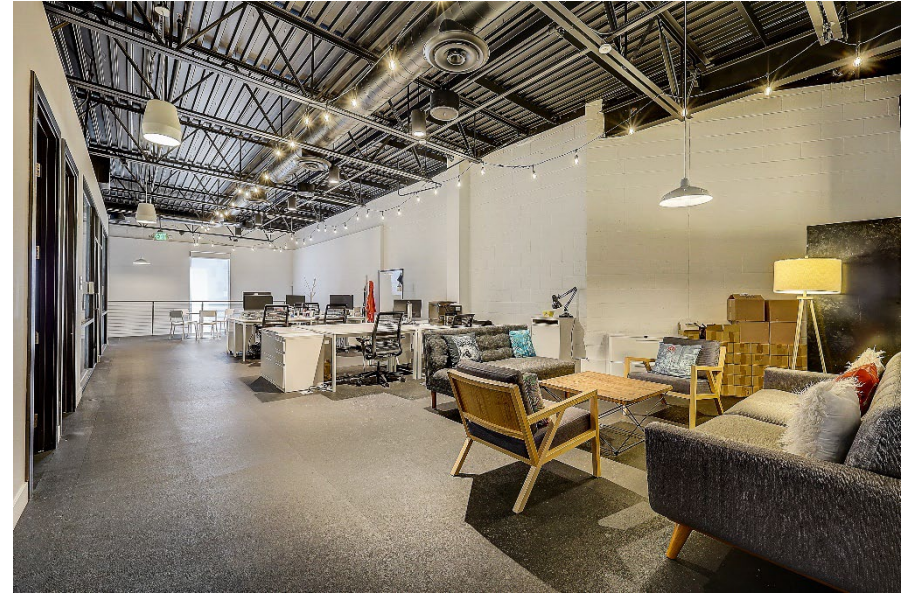
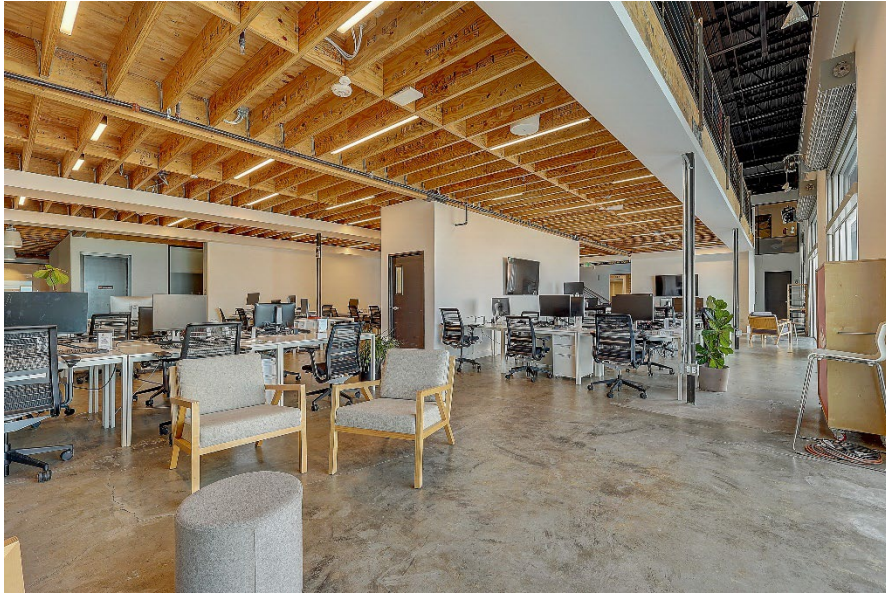
- 16,000 SF ground level
- 12,000 SF mezzanine

**Features:** Polished concrete floors, two kitchenettes, ceiling heights of up to 25', prominent visibility and signage available on Highland Avenue



# 1135 N Highland

## Additional Photos



# 1135 N Highland

## 1st Floor Plan

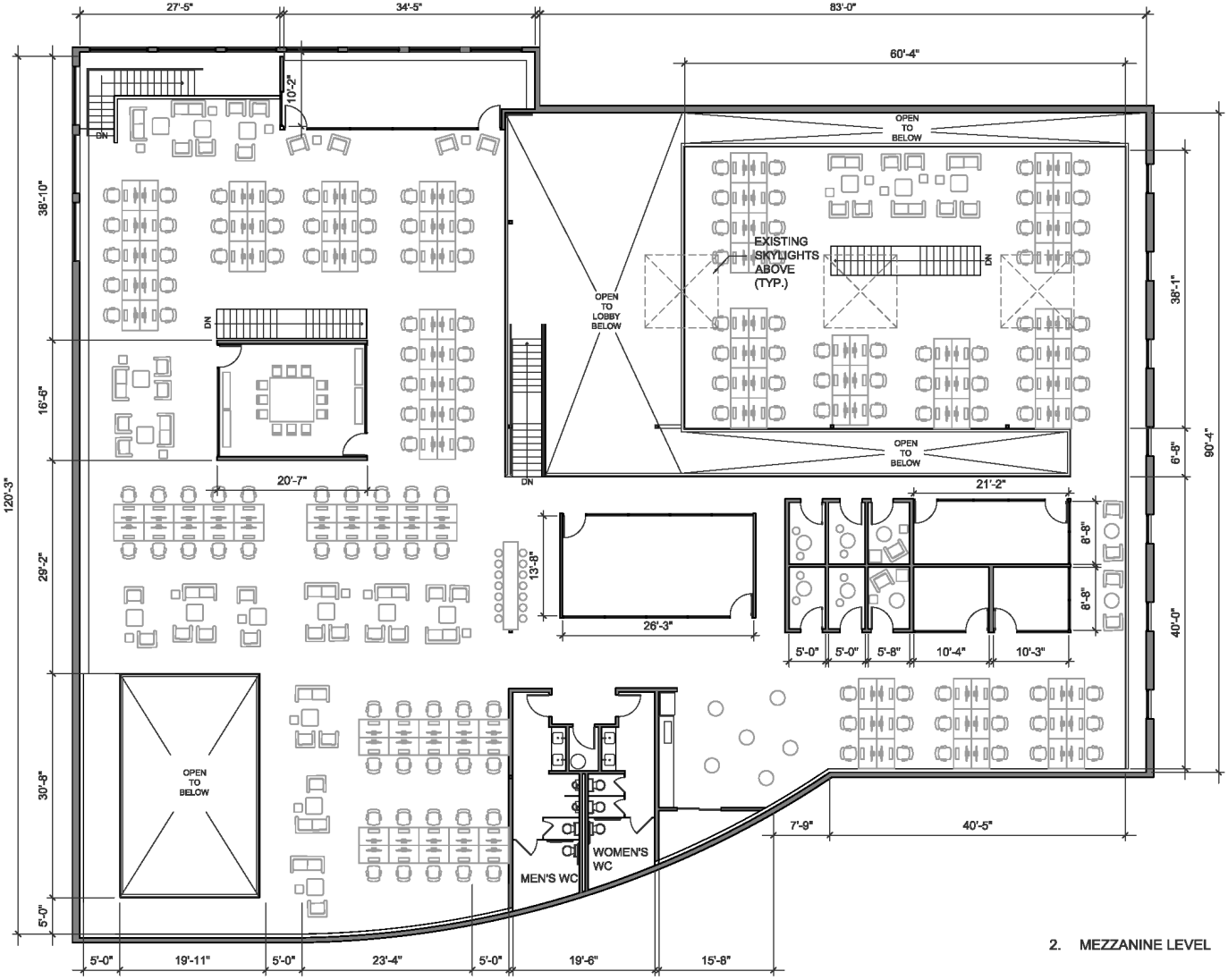


HIGHLAND AVE.

1. FIRST FLOOR

# 1135 N Highland

## Mezzanine Floor Plan



HIGHLAND AVE

2. MEZZANINE LEVEL

# 1139 N Highland



## Property Highlights

**Address:** 1139 N Highland

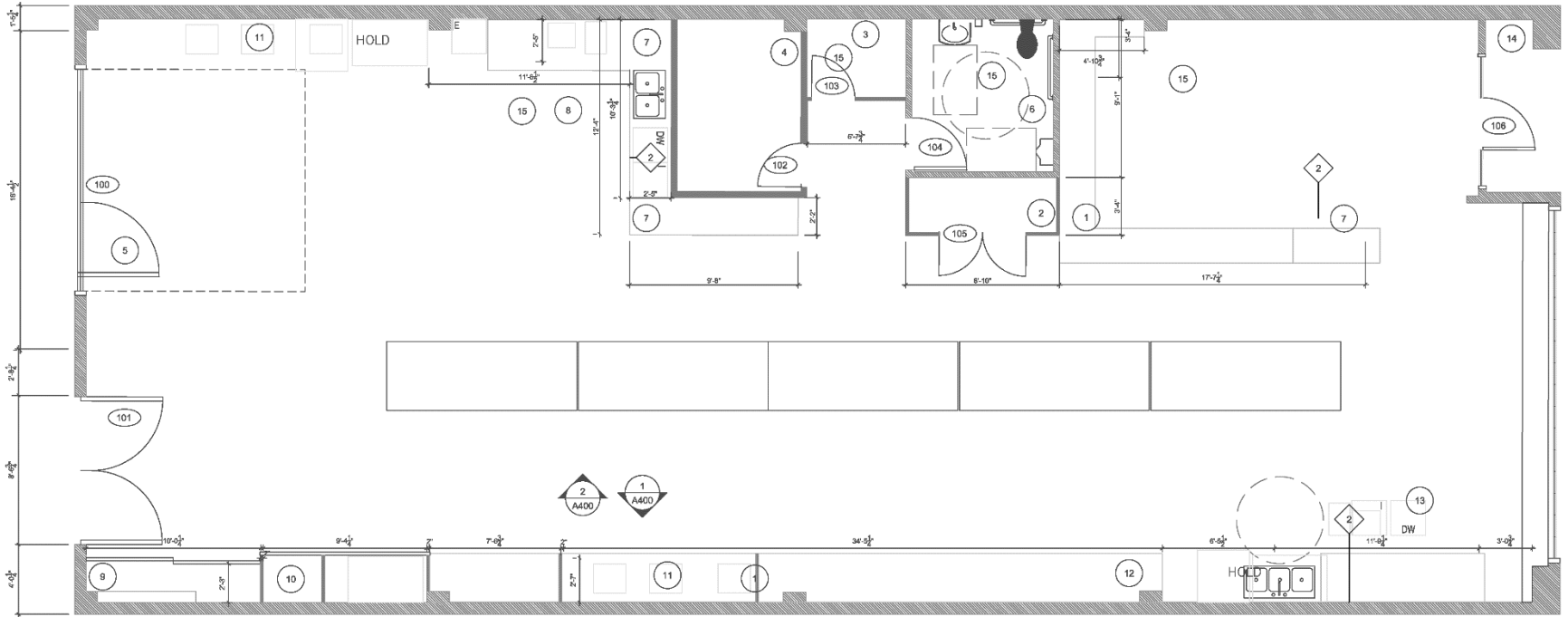
**Size:** 3,000 SF

**Features:** Freestanding building with large kitchen area currently used as the campus cafe/commissary. Ceiling heights of 10-12'



# 1139 N Highland

## Floor Plan





# 1120 N Citrus



## Property Highlights

**Address:** 1120 N Citrus

**Size:** 3,500 SF

**Features:** Includes Stages 1, 2, and 3 with 12' Clear Height  
Stage 1: 20' x 26' = 520 SF\*  
Stage 2: 38' x 26' = 988 SF\*  
Stage 3: 20' x 26' = 520 SF\*  
\*all sizes approximate

# 1122 N Citrus



## Property Highlights

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**Address:** 1122 N Citrus

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**Size:** 6,000 SF

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**Features:** Includes 7 stages. Each stage is 350-425 SF with 10-12.5' clear height

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# 1126 N Citrus



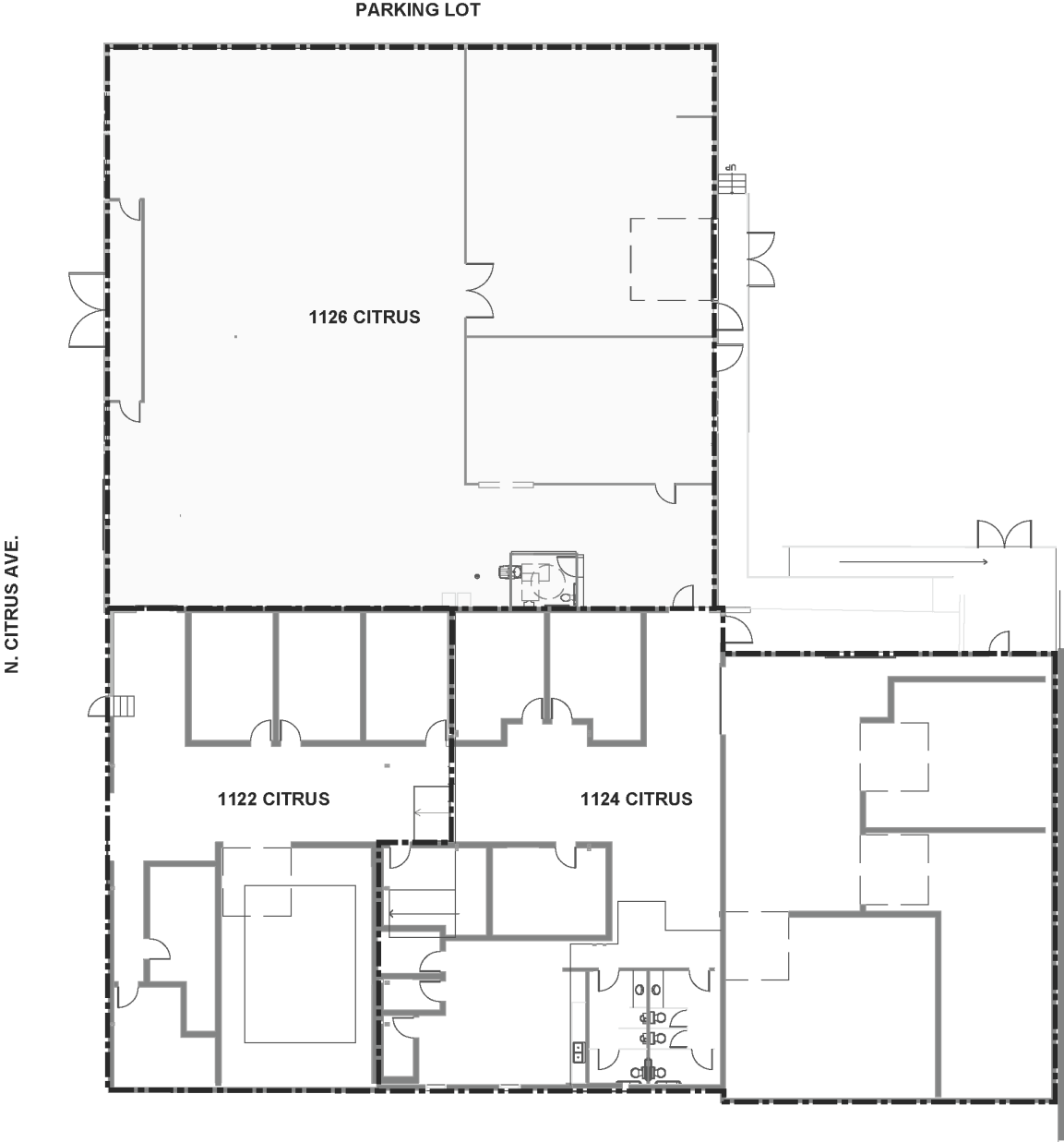
## Property Highlights

<b>Address:</b>	1126 N Citrus
<b>Size:</b>	7,500 SF
<b>Features:</b>	Mill/prop building with 13' bow-truss ceilings



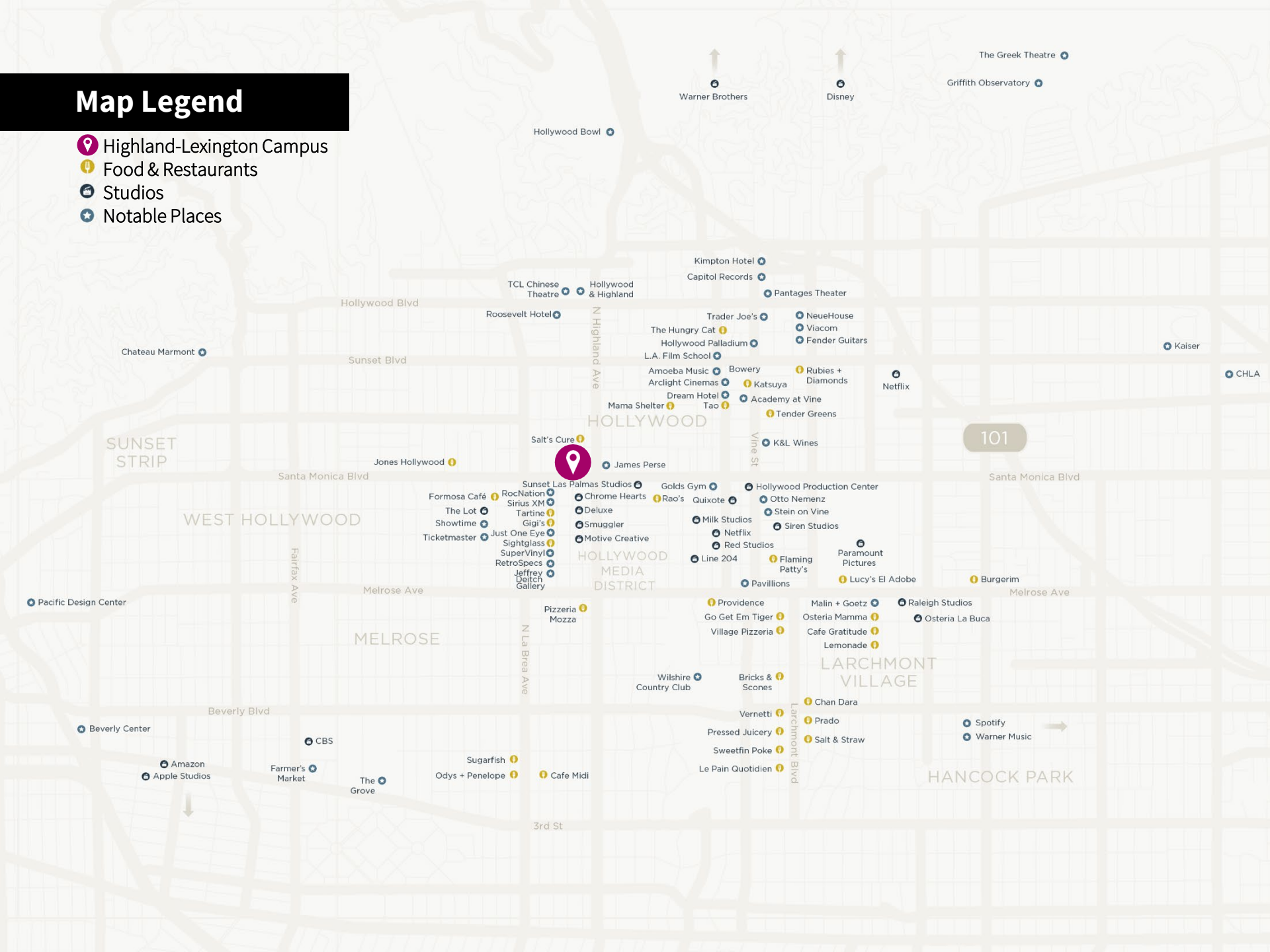
# 1120-1126 N Citrus

Floor Plan



# Map Legend

-  Highland-Lexington Campus
-  Food & Restaurants
-  Studios
-  Notable Places



# Highland-Lexington Campus | Hollywood, CA 90038



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