

# 752-758 N. Highland Avenue

LOS ANGELES, CA



## Hollywood Creative Architectural Building Office/Flex/Recording Studios

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**NEWMARK**



752-758 N. Highland Avenue

# Highlights

752-758 N. Highland Avenue is at the center of the Hollywood Media District nestled between an array of fashionable retailers, galleries, studios, distinguished restaurants, and specialty shops. Property neighbors include avant-garde galleries such as Various Small Fires (812 N. Highland Avenue), Hannah Hoffman (1010 N. Highland Avenue), Knoll (945 N. Highland Avenue), Kohn Gallery (1227 N. Highland Avenue), and Regen Projects (6750 Santa Monica Boulevard)... just to name a few.



Freestanding, single tenant creative office/flex building; potential for multi-tenancy



16' - 19' bow truss ceiling heights



Located within the State Enterprise Zone (SEZ)



Highly desirable location on Highland Avenue, the premier destination for avant-garde art and furniture



Fully built-out recording studio rooms with soundproofing



Walk Score: 88 (Very Walkable)



Shopping, dining and entertainment amenities at Ovation Hollywood



High average daily traffic volume at 50,818 vehicles per day on N. Highland Avenue



# Building Details

## FOR SALE OR LEASE

Sale | \$6,950,000 (\$648.32 PSF)

Lease | \$3.10 per RSF, NNN

### PRICING

10,720 Rentable Square Feet  
(Buyer to Verify)

### BUILDING AREA

11,761 SF (0.27 Acres)

### LAND

Owner/User

### TYPE

Single  
(Ability for Multi-Tenant)

### TENANCY

1948, Renovated 2015

### YEAR BUILT

One + Mezzanine

### STORIES

~10 parking spaces, additional available nearby

### PARKING INCLUDED

C2

### ZONING

5524-011-024

### PARCEL









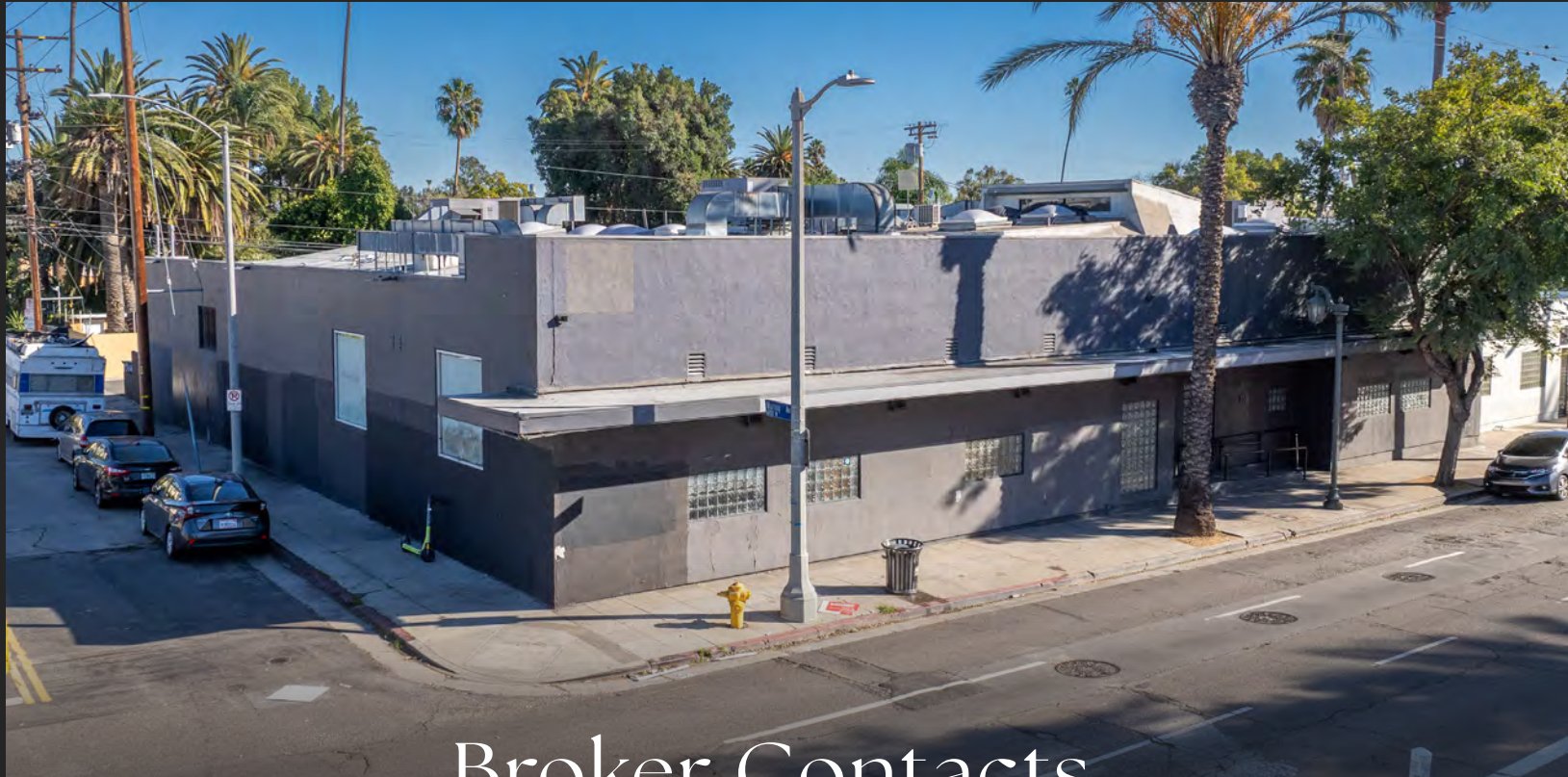
# Local Amenities





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## Broker Contacts

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