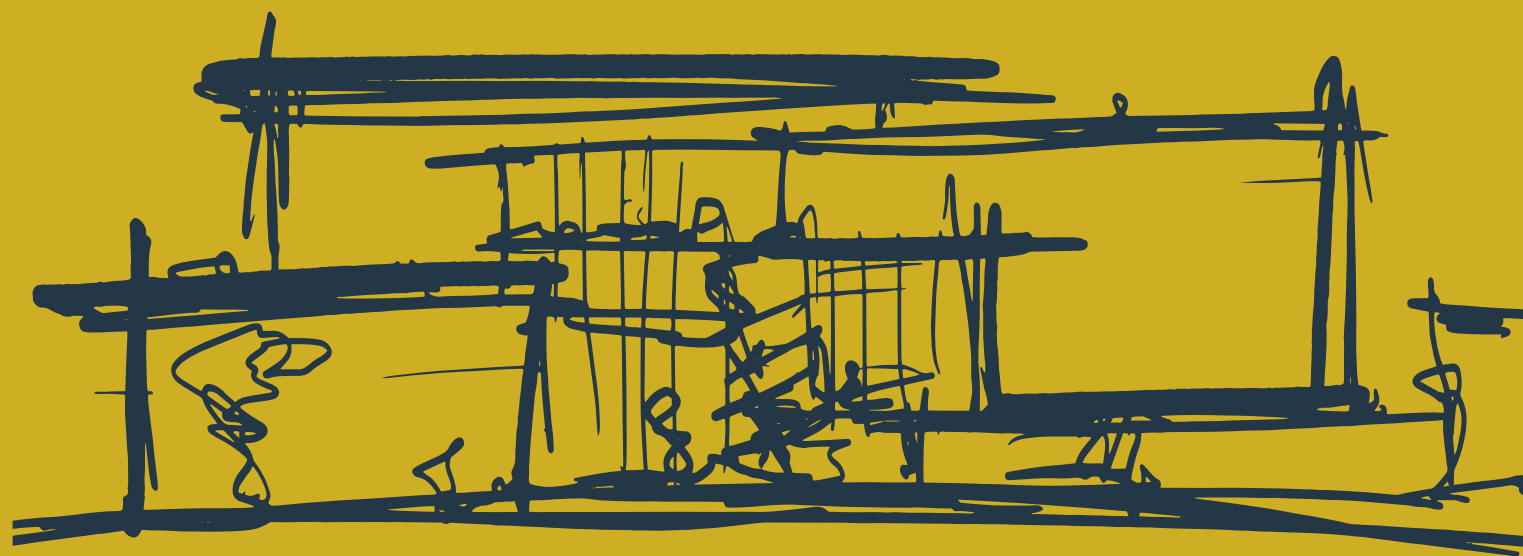




AT 717 SEWARD

Creative Environments™



DEVELOPED BY
BARDAS
INVESTMENT GROUP



FOR LEASE | 717 SEWARD ST | LOS ANGELES | CA 90038





ECHELON AT 717 SEWARD

A media haven in Hollywood

Echelon at 717 Seward is nestled on a tree-lined street adjacent to several notable production companies. Surrounded by a myriad of restaurants and shops, this highly amenitized location is brimming with vibrant energy for work and play.

Designed to inspire and nurture, Echelon at 717 Seward is curated for media & production companies. Echelon at 717 Seward is the ultimate Hollywood Creative Environment.

NEARBY AMENITIES

Hollywood is more than the worldwide leader in entertainment and tourism.

It is also a culinary, art & design, and retail destination with restaurants and cafes such as Gigi's, Sightglass Coffee, Tartine, Osteria Mozza, and Rao's. Some of the galleries include Jeffrey Deitch and Regen Projects, and retail ranging from Just One Eye to SuperVinyl.



GIGI'S



JUST ONE EYE



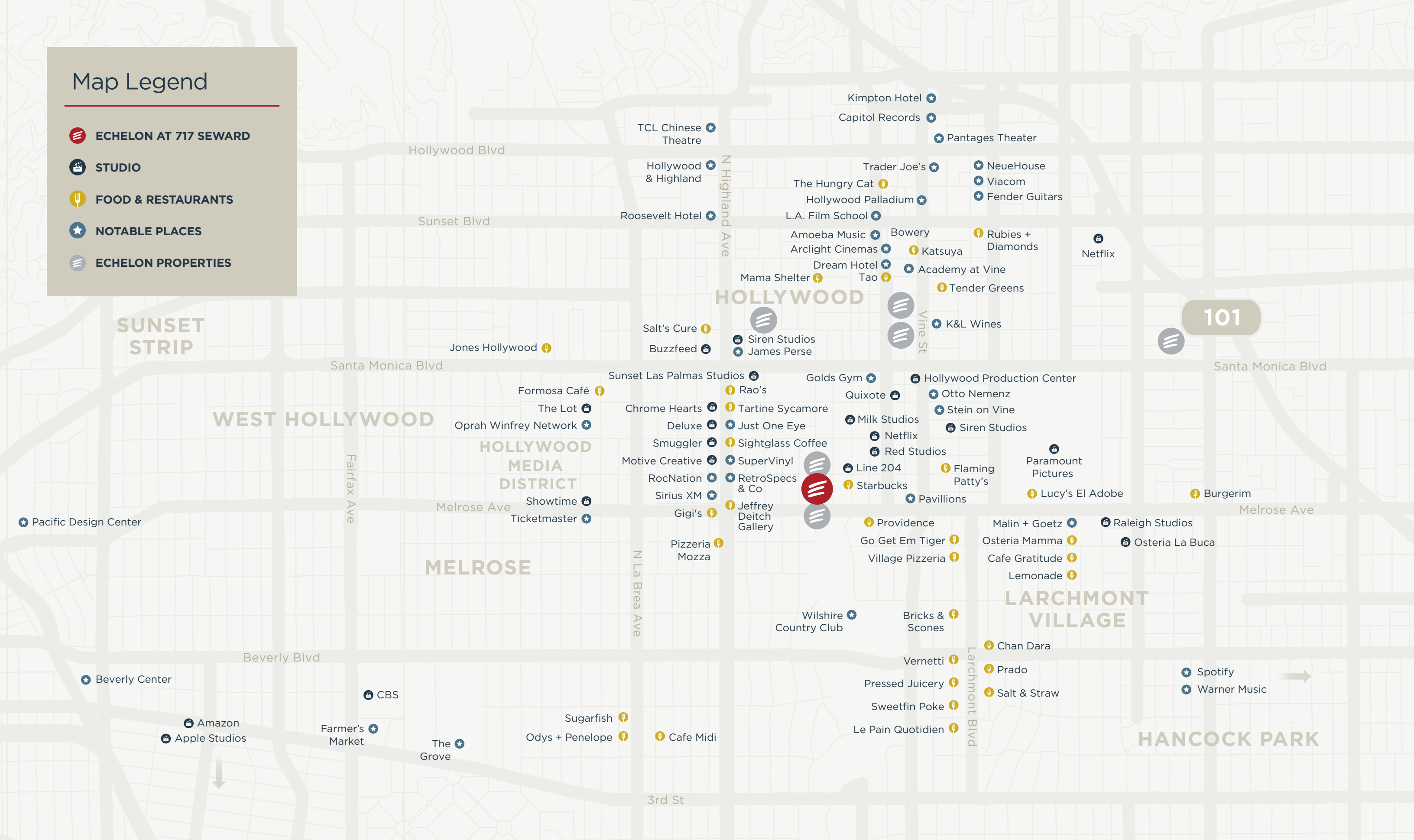
REGEN PROJECTS



OSTERIA MOZZA

Map Legend

-  ECHELON AT 717 SEWARD
-  STUDIO
-  FOOD & RESTAURANTS
-  NOTABLE PLACES
-  ECHELON PROPERTIES



ECHELON™

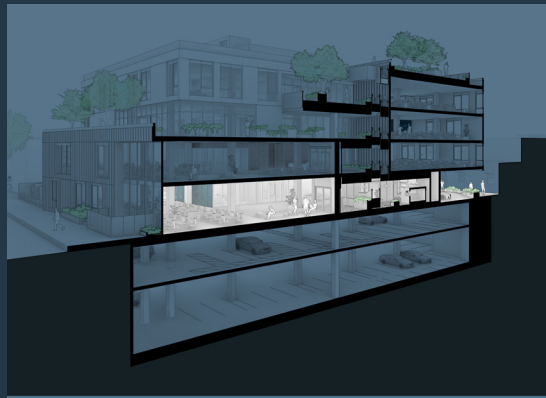
AT 717 SEWARD

Creative Environments™

72,400
RSF

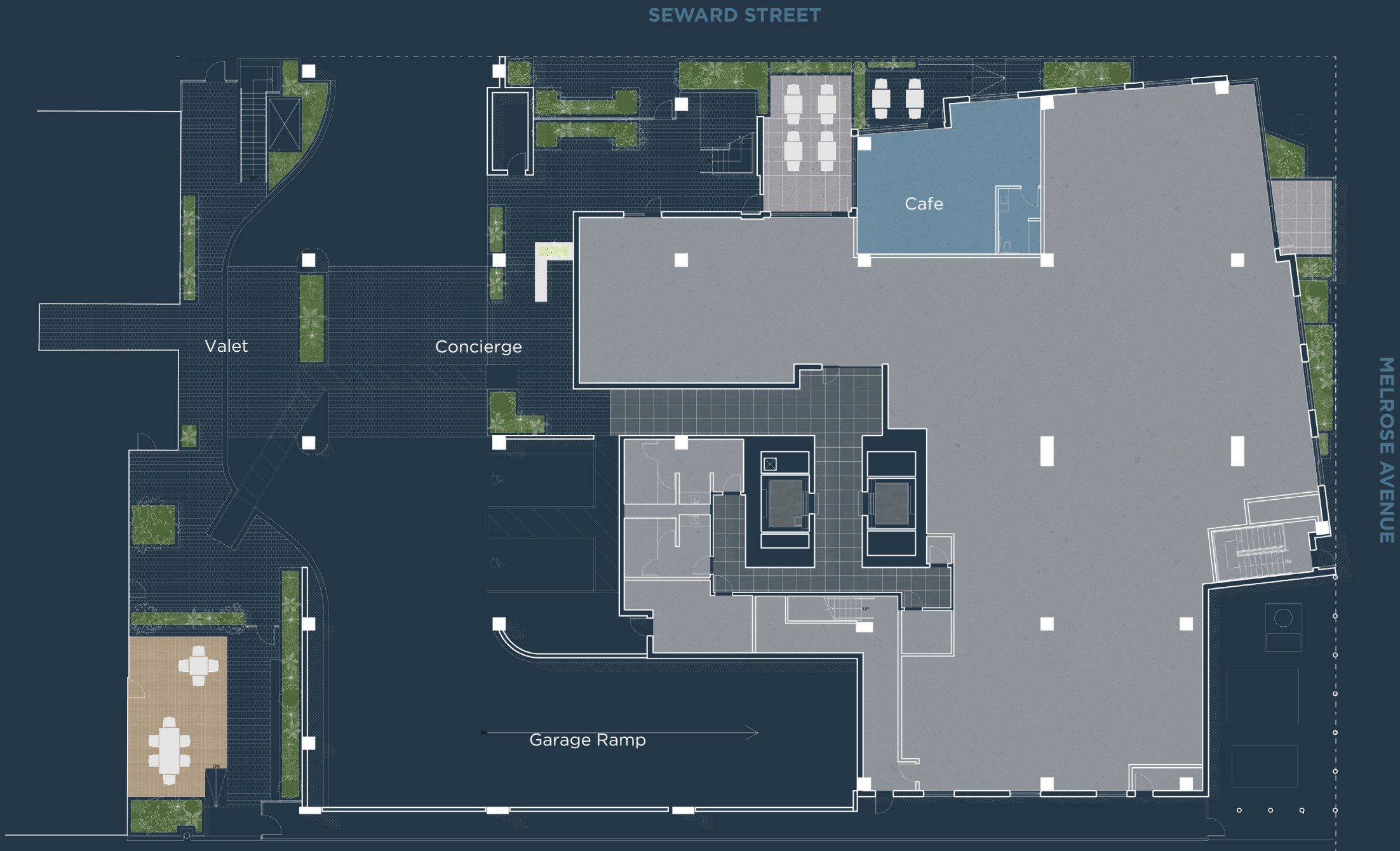


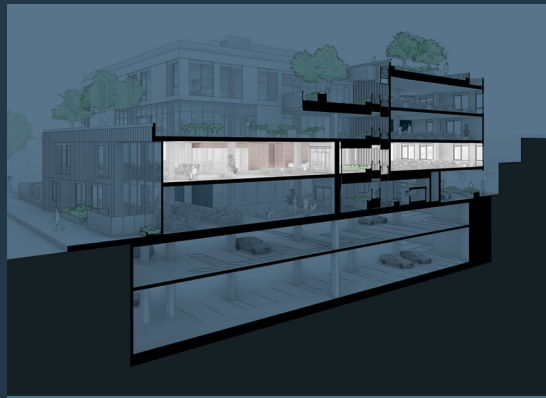
- Seamless Indoor-Outdoor Workspaces
- Bespoke Concierge Services
- 24/7 Security
- White Glove Valet
- Expansive Rooftop Terrace with Unobstructed 360 Degree Views



Studio 100

RENTABLE AREA
+/- 11,600 SF

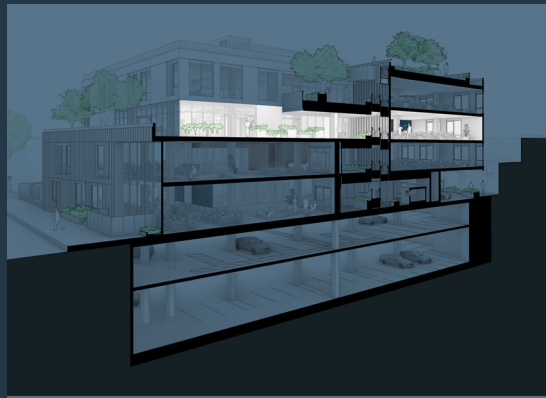




Studio 200

RENTABLE AREA
+/- 22,500 SF

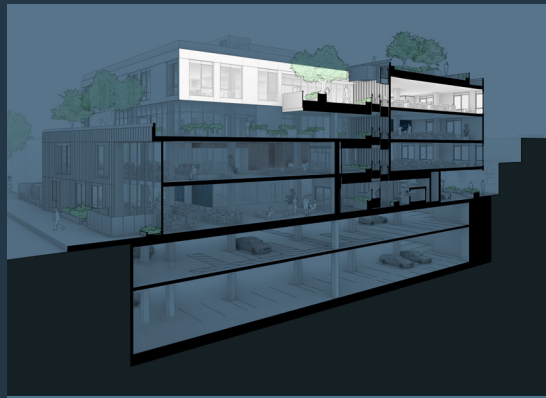




Studio 300

RENTABLE AREA
+/- 20,600 SF

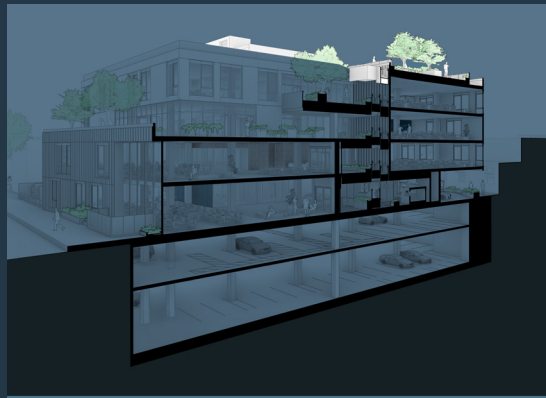




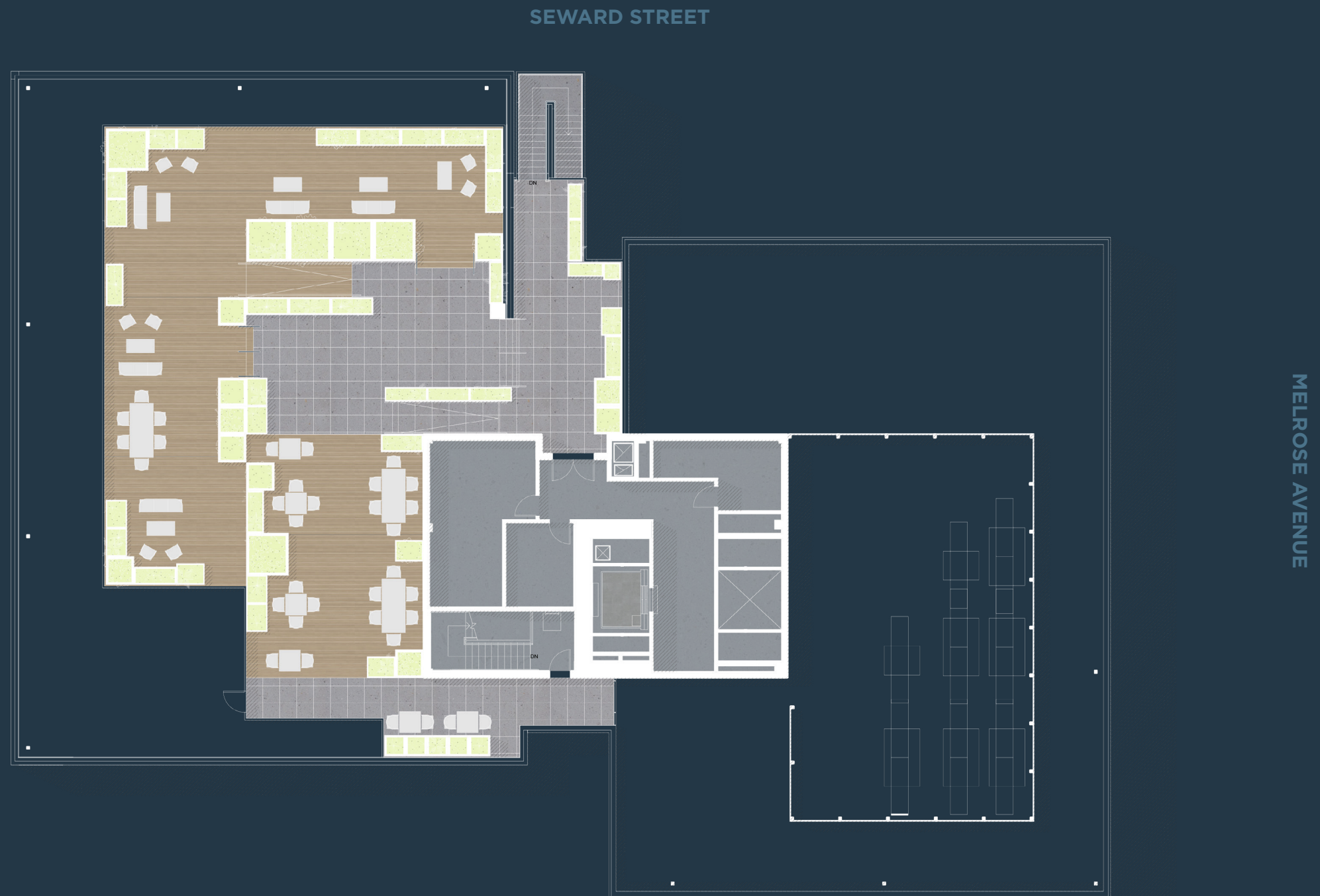
Penthouse

RENTABLE AREA
+/- 17,700 SF





Rooftop Terrace





Programmable indoor-outdoor space accompanied by luscious green gardens delivers an elevated work setting for guests and tenants to enjoy.





ECHELON™

AT 717 SEWARD

Creative Environments™



BARDAS Investment Group identifies prime urban locations to assemble, develop and adaptively reuse to unlock their full value potential. Each asset has a unique authentic connection to Hollywood Studio's Golden Era. These properties are reimagined and designed for the 21st century creative and digital worlds. BARDAS endeavors to add value to developing neighborhoods and creating economic growth by Bringing Hollywood to Creative Communities globally.



ECHELON™
MANAGEMENT GROUP
BARDAS INVESTMENT GROUP

www.bardasinvestmentgroup.com



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NEWMARK