



Highland – Lexington Campus



Up to 39,300 SF Available for Lease or Sale

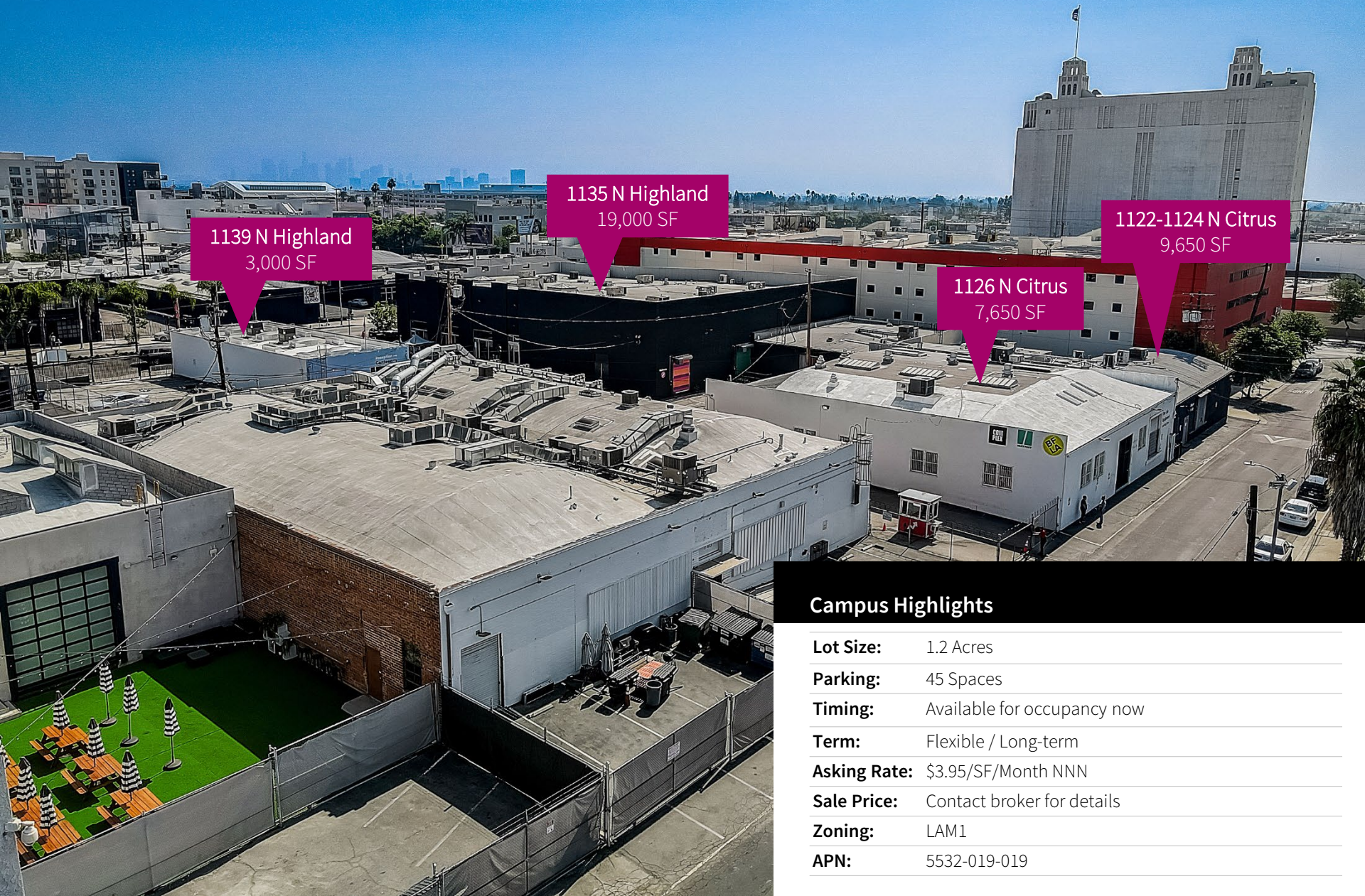
Creative Campus in the Hollywood Media District

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 39,300 SF in 5 buildings
- Divisible to 7,650 SF (for lease option only)
- 6 Loading doors
- Ceiling heights up to 25'
- Ample power throughout

Address	Square Footage
1135 N Highland	19,000 SF
1139 N Highland	3,000 SF
1122-1124 N Citrus	9,650 SF
1126 N Citrus	7,650 SF
TOTAL	39,300 SF

Campus Overview



1139 N Highland
3,000 SF

1135 N Highland
19,000 SF

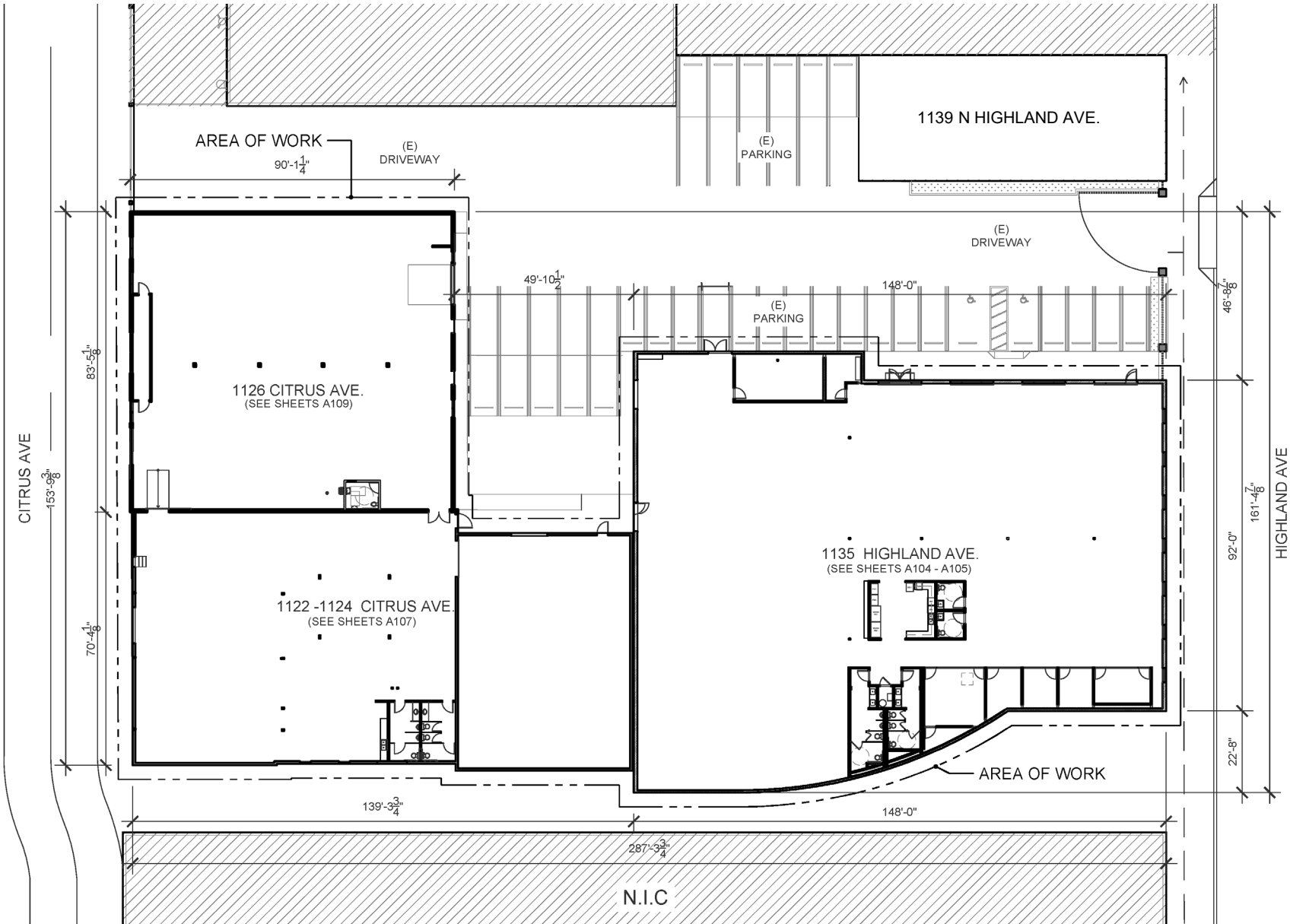
1126 N Citrus
7,650 SF

1122-1124 N Citrus
9,650 SF

Campus Highlights

Lot Size:	1.2 Acres
Parking:	45 Spaces
Timing:	Available for occupancy now
Term:	Flexible / Long-term
Asking Rate:	\$3.95/SF/Month NNN
Sale Price:	Contact broker for details
Zoning:	LAM1
APN:	5532-019-019

Site Plan

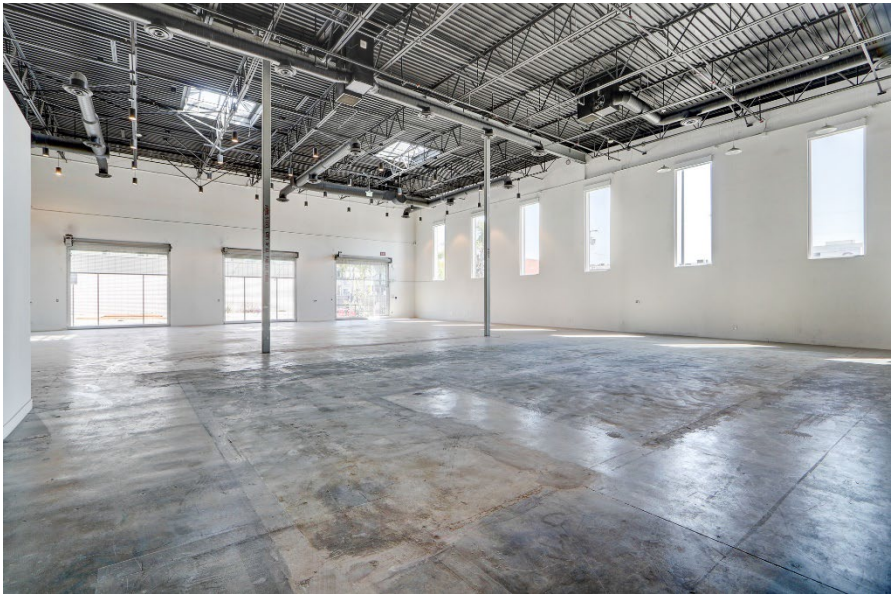


1135 N Highland



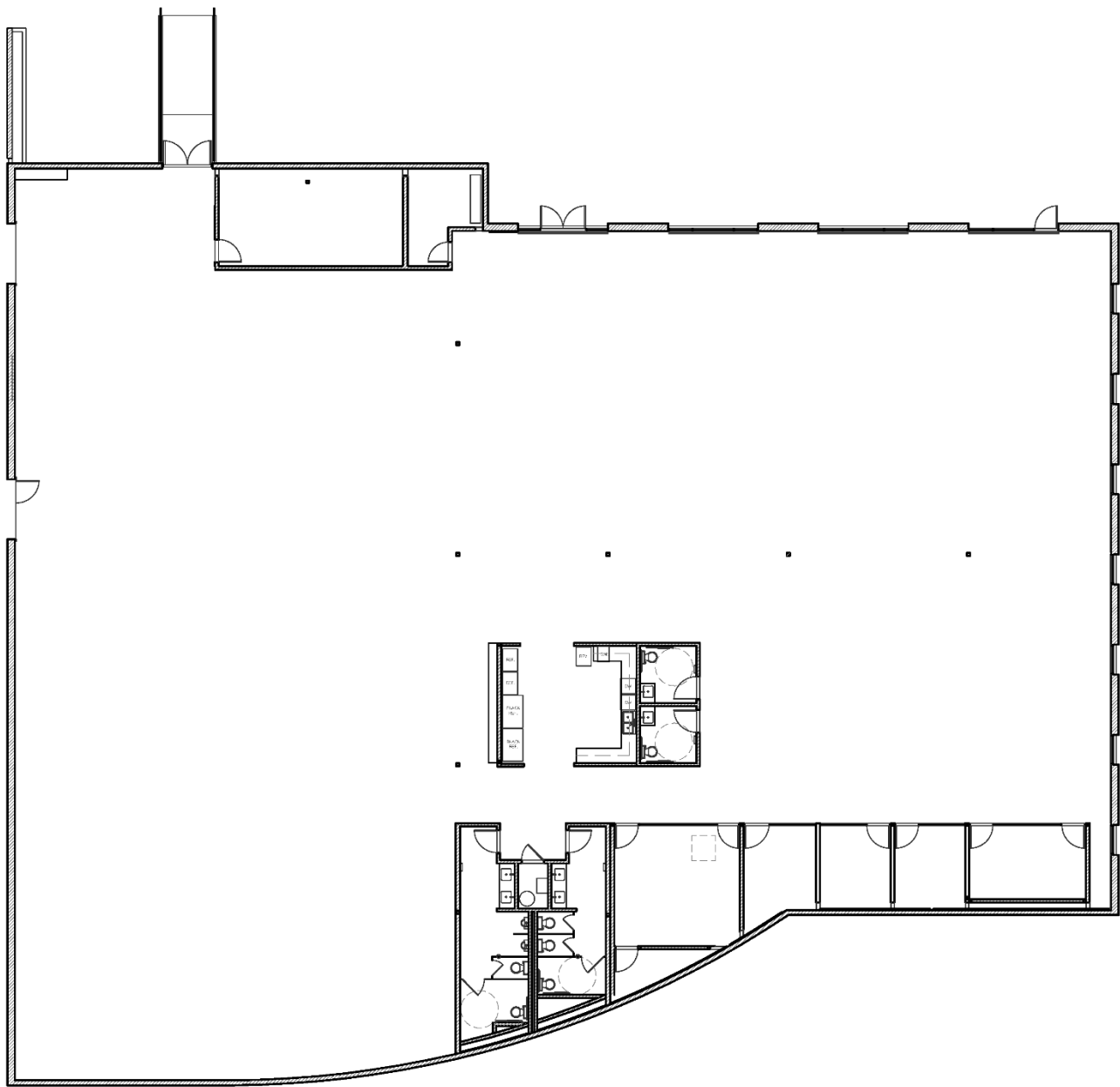
Property Highlights

Address:	1135 N Highland
Size:	19,000 SF
Features:	Polished concrete floors, kitchenette, prominent visibility and signage available on Highland Avenue
Ceiling Height:	25'
Loading Doors:	2
Power:	800 AMPS



1135 N Highland

Floor Plan



N HIGHLAND AVE.

1139 N Highland

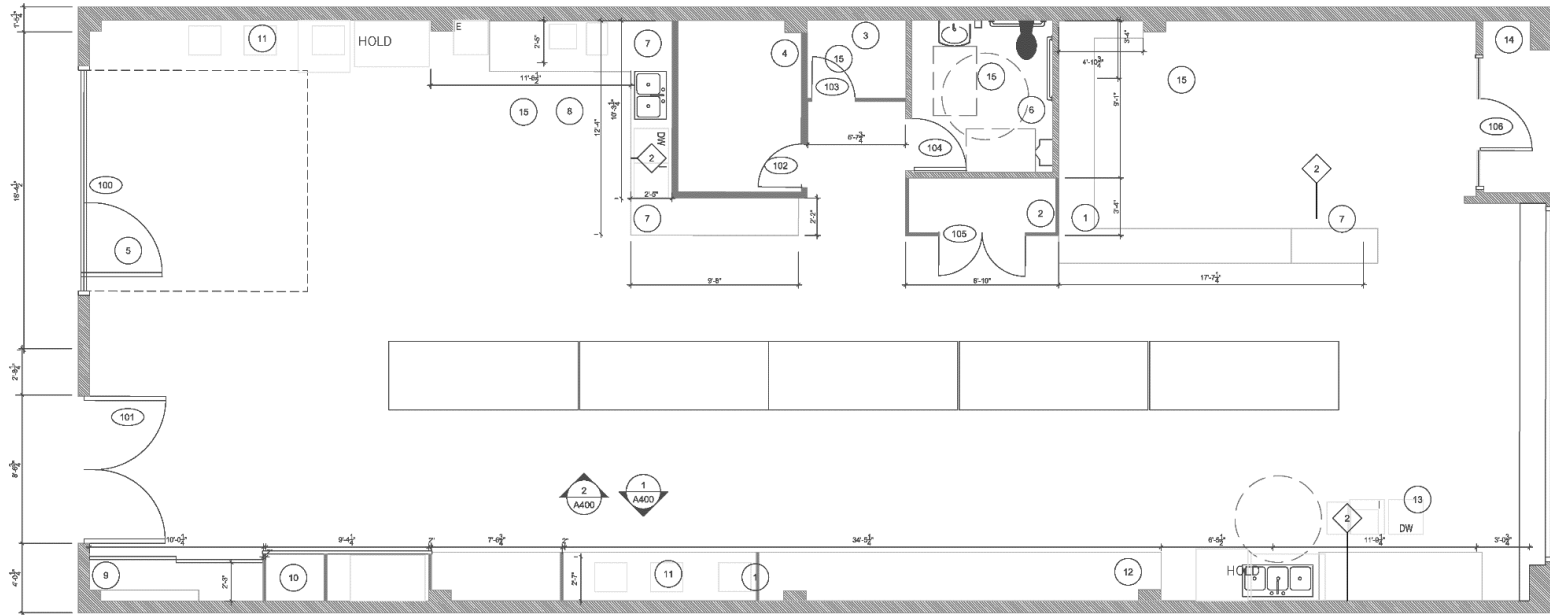


Property Highlights

Address:	1139 N Highland
Size:	3,000 SF
Features:	Freestanding building with large kitchen area previously used as the campus cafe/commissary.
Ceiling Heights:	10-12'
Power:	400 AMPS



Floor Plan



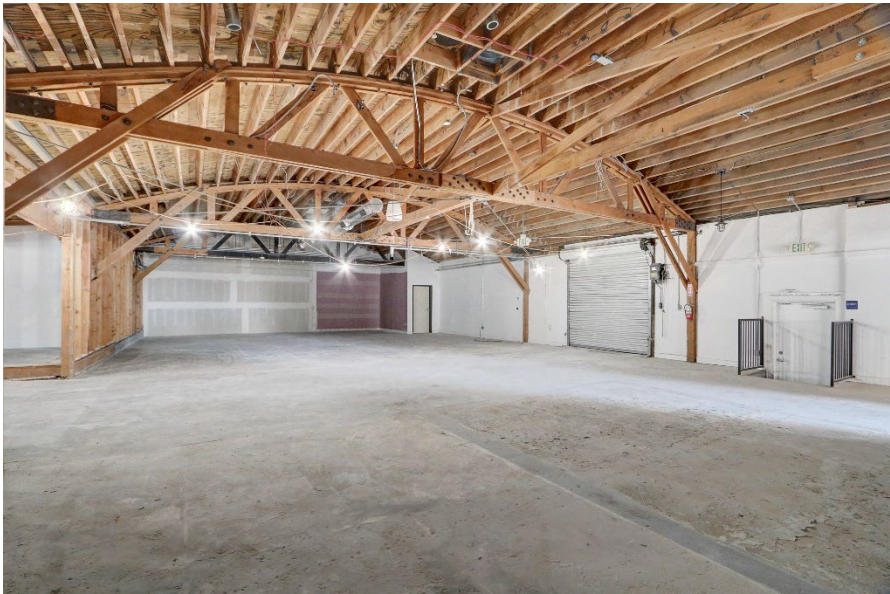
N HIGHLAND AVE.

1122-1124 N Citrus



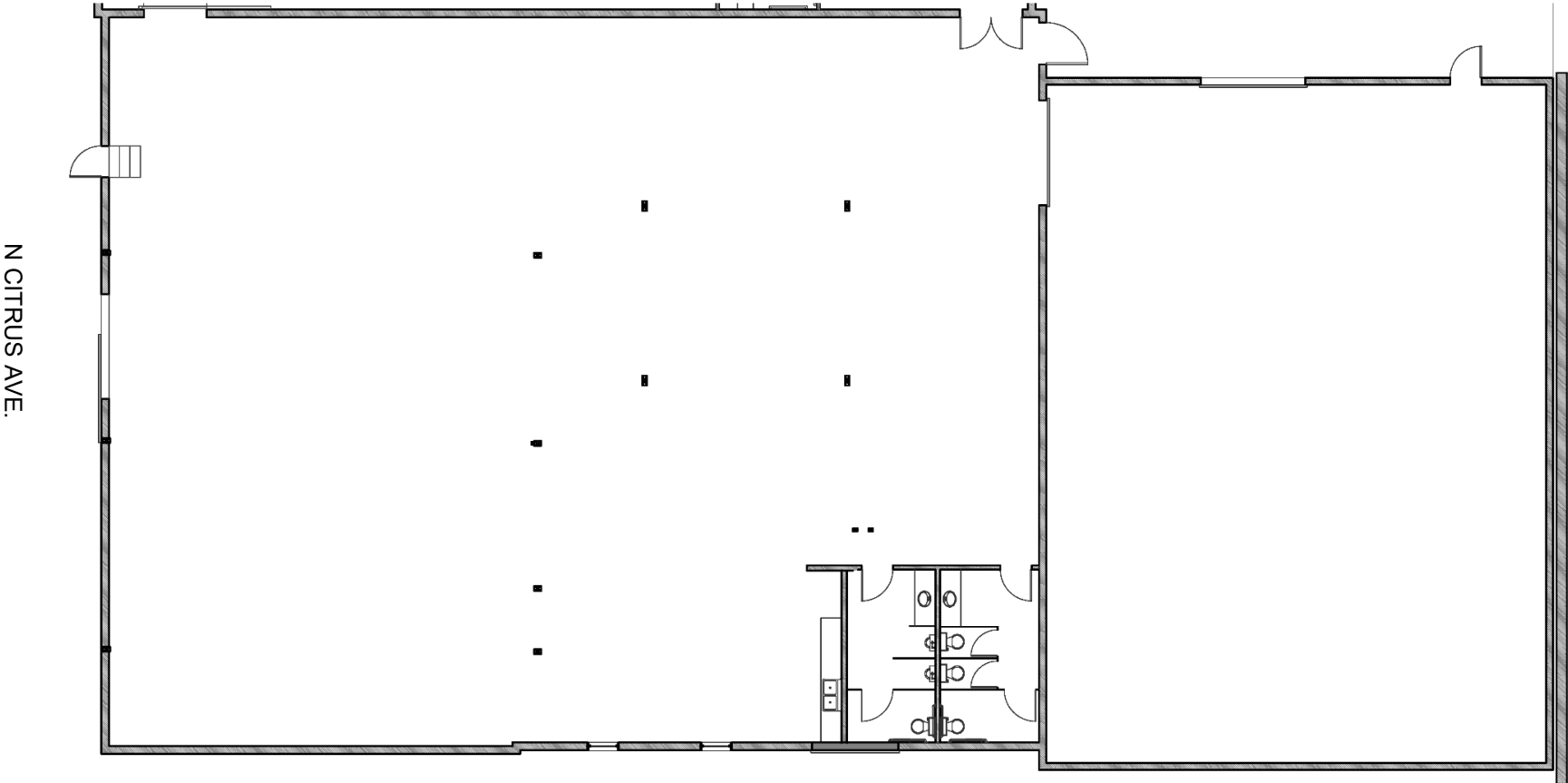
Property Highlights

Address:	1122-1124 N Citrus
Size:	9,650 SF
Ceiling Heights:	12'
Loading Doors:	2
Power:	1800 AMPS



1122-1124 N Citrus

Floor Plan



1126 N Citrus



Property Highlights

Address:	1126 N Citrus
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Size:	7,650 SF
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Features:	13' bow-truss ceilings
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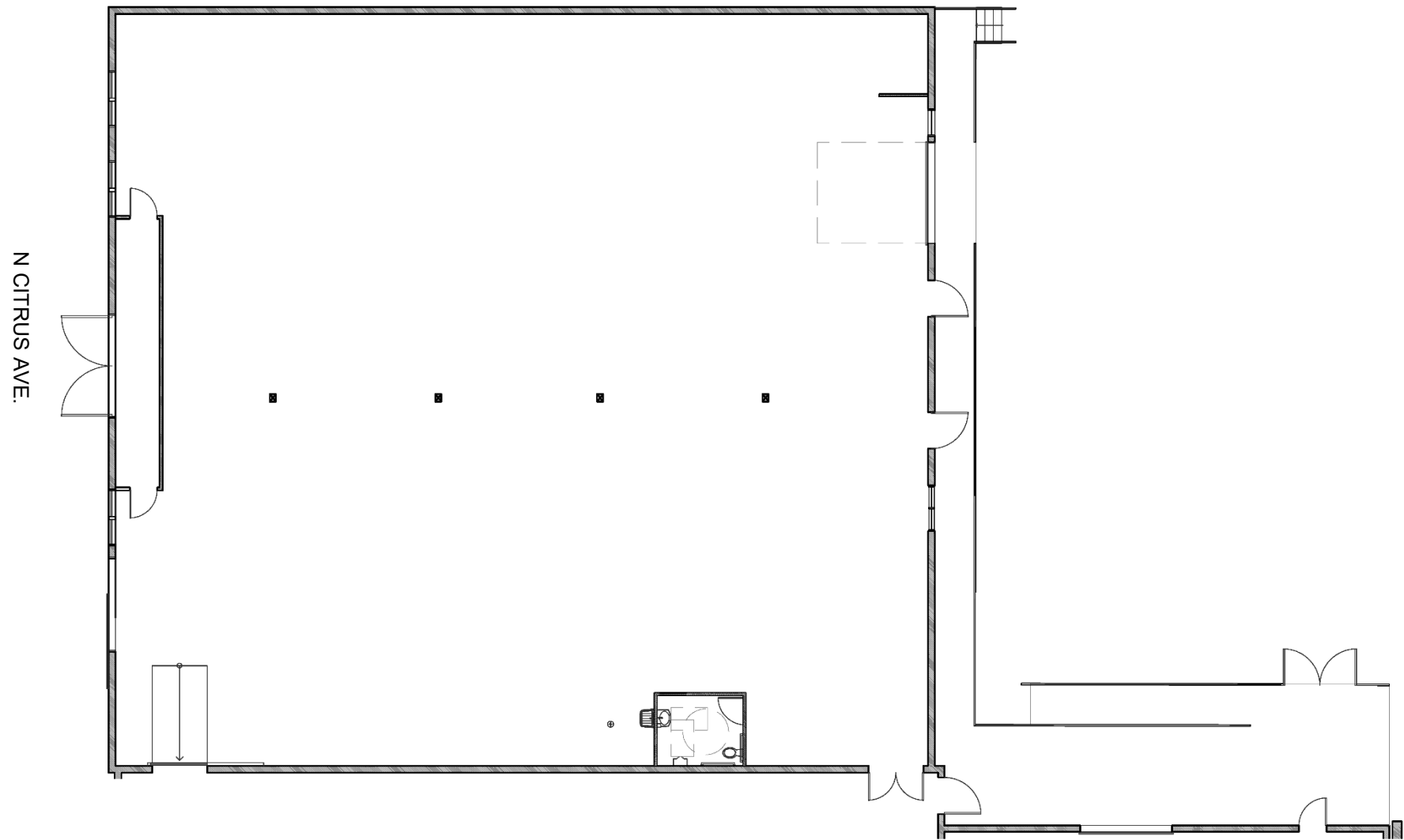
Loading Doors:	2
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Power:	400 AMPS
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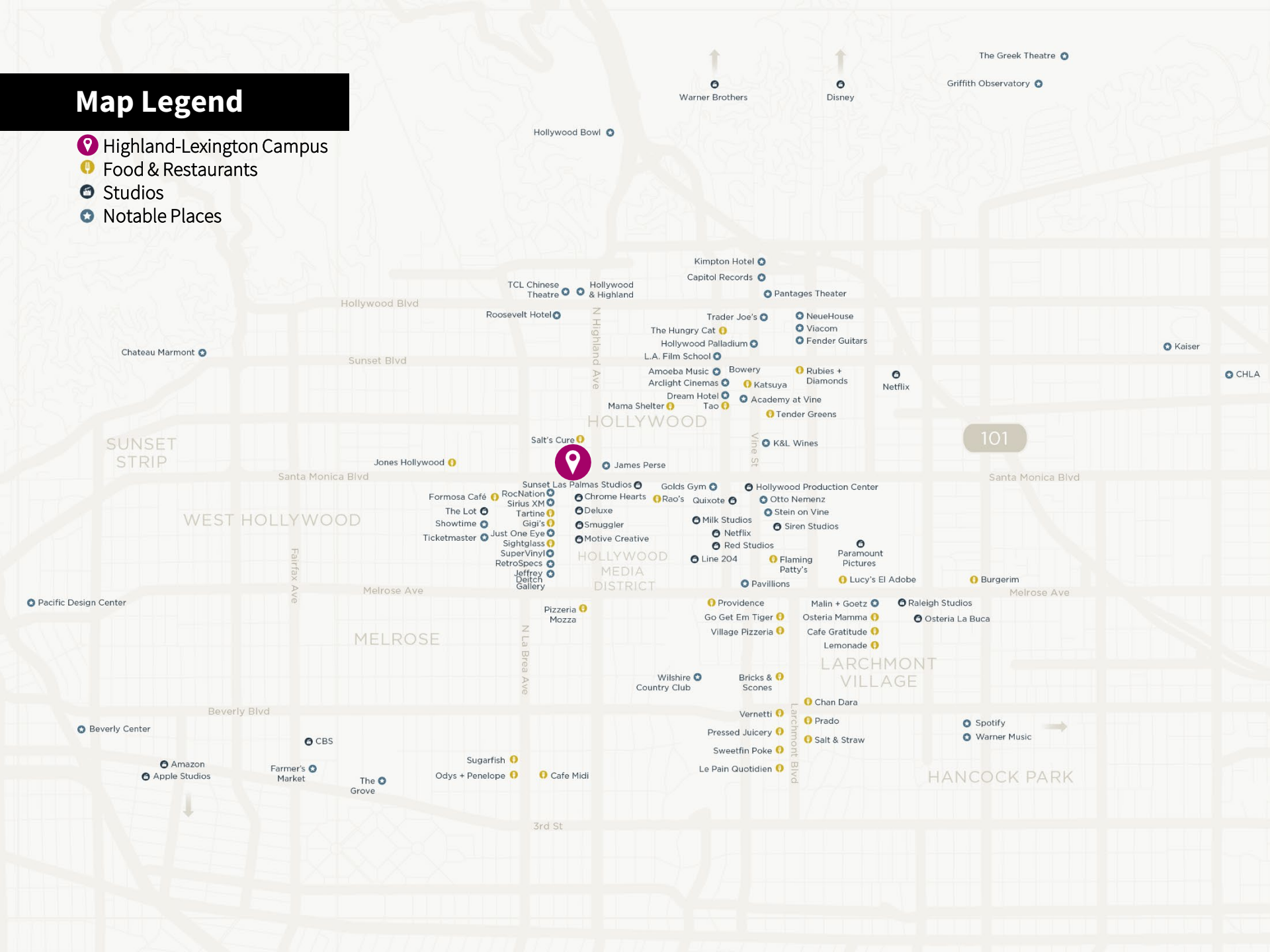
1126 N Citrus

Floor Plan

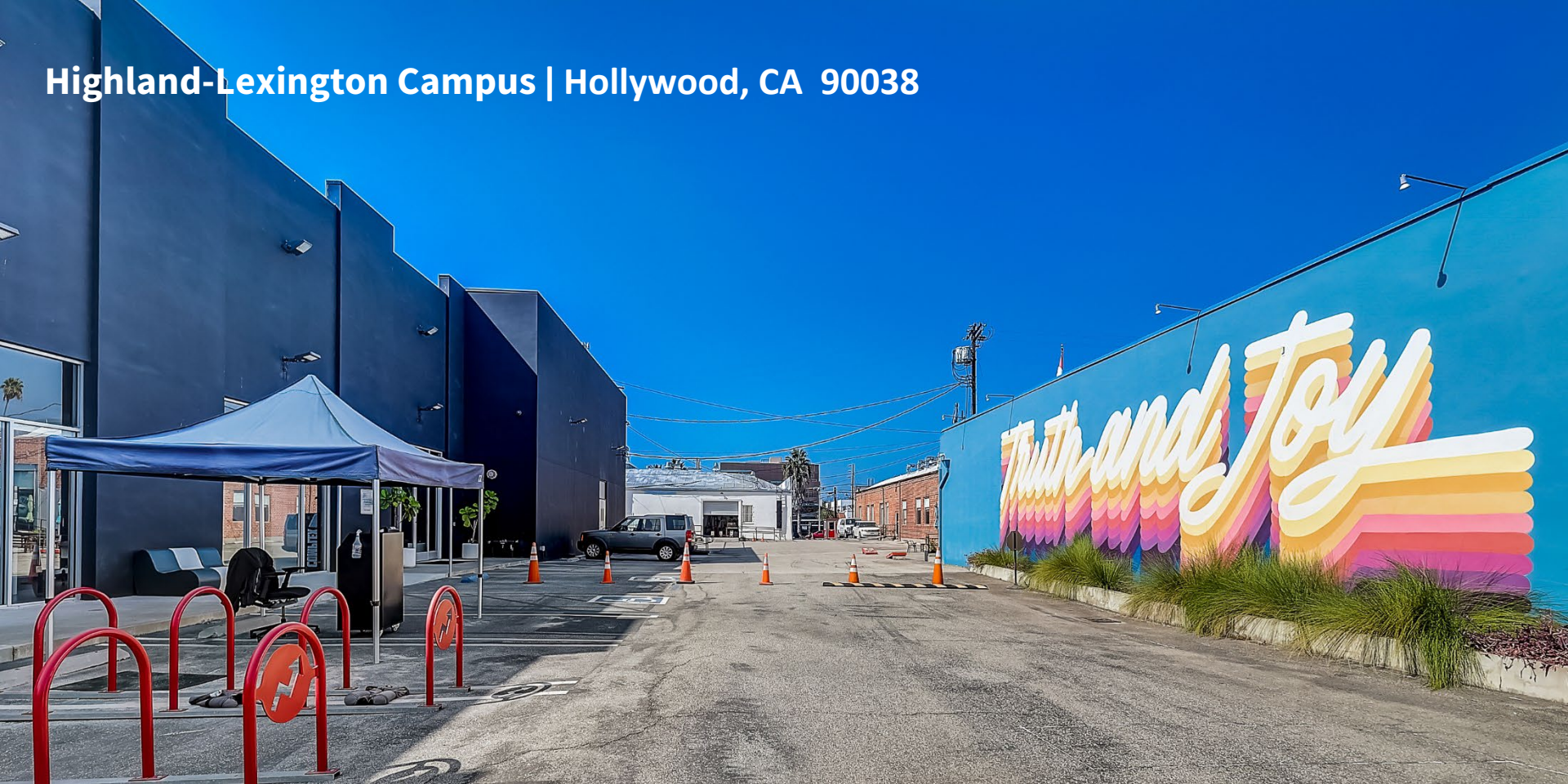


Map Legend

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



Highland-Lexington Campus | Hollywood, CA 90038



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