



743 SEWARD STREET

*Incredible Newly
Constructed Office
Space for Lease*

HOLLYWOOD, CA 90038

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Completed in 2021 by Plus Development and designed by Plus Design, 743 Seward Street is an impeccable office building that emphasizes open design, simplicity, material expression and the careful integration of all building systems.



**IDEAL
LOCATION ON
SEWARD ST**



**CREATIVE
SPACE
OPPORTUNITY**



**SECURED &
CONTROLLED
ACCESS**



**SECURED ON-
SITE RESERVED
PARKING**



**OUTDOOR
PATIO &
EVENT SPACE**



**NEARBY
NUMEROUS
ATTRACTIONS**

Fully built-out space immediately available

Concrete architecture with steel framed windows

Direct access elevators to all parking and office levels

Neighboring surface parking lot coming soon

Private outdoor 1,500 SF patio on the 3rd floor

Excellent proximity to retail, residential projects, restaurants and civic centers

Outdoor terraces with sweeping views of the Hollywood sign and Griffith Observatory



AVAILABILITES

Floor	Available	Notes
3rd	1,852 RSF	Newly built-out creative space with perimeter offices, kitchenette, private restroom and private patio direct access



PATIO

\$4.95 FSG
LEASE RATE (SF/MO)

NOW
AVAILABLE

THIRD FLOOR PLAN



LEGEND

- 01 Open office with 11-foot ceilings
- 02 Key card access at all entry points
- 03 Restrooms with shower
- 04 Large kitchenette with gas and water hook-ups
- 05 Dedicated electrical panel
- 06 Large mechanical room
- 07 Open office with 10-foot ceilings
- 08 85-foot steel-framed windows surrounding historic oak tree
- 09 Private 596 SF terrace



1,852 RSF

AVAILABLE

\$4.95 FSG

LEASE RATE (SF/MO)

NOW

AVAILABLE

THIRD FLOOR PHOTOS



743 SEWARD STREET

Exclusively leased by

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