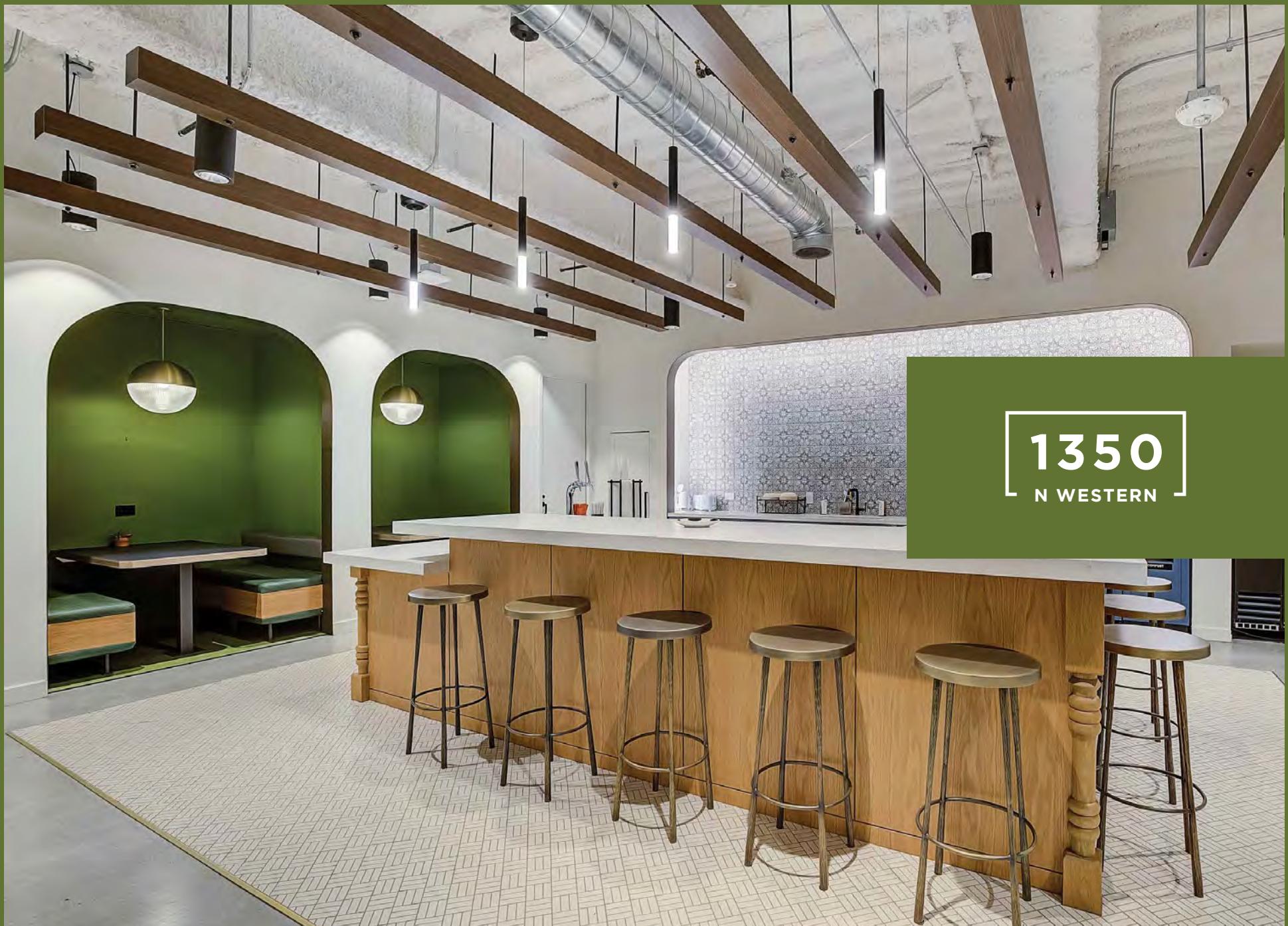


MOVE-IN READY MEDIA SUBLLEASE ±68,834 SF



1350
N WESTERN



Find Yourself In The Heart Of Hollywood.

Located at the center of the entertainment industry, surrounded by the best talent.

Curated For Media And Content Creation.

Newly built and technically attenuated spaces for visual and audio production.

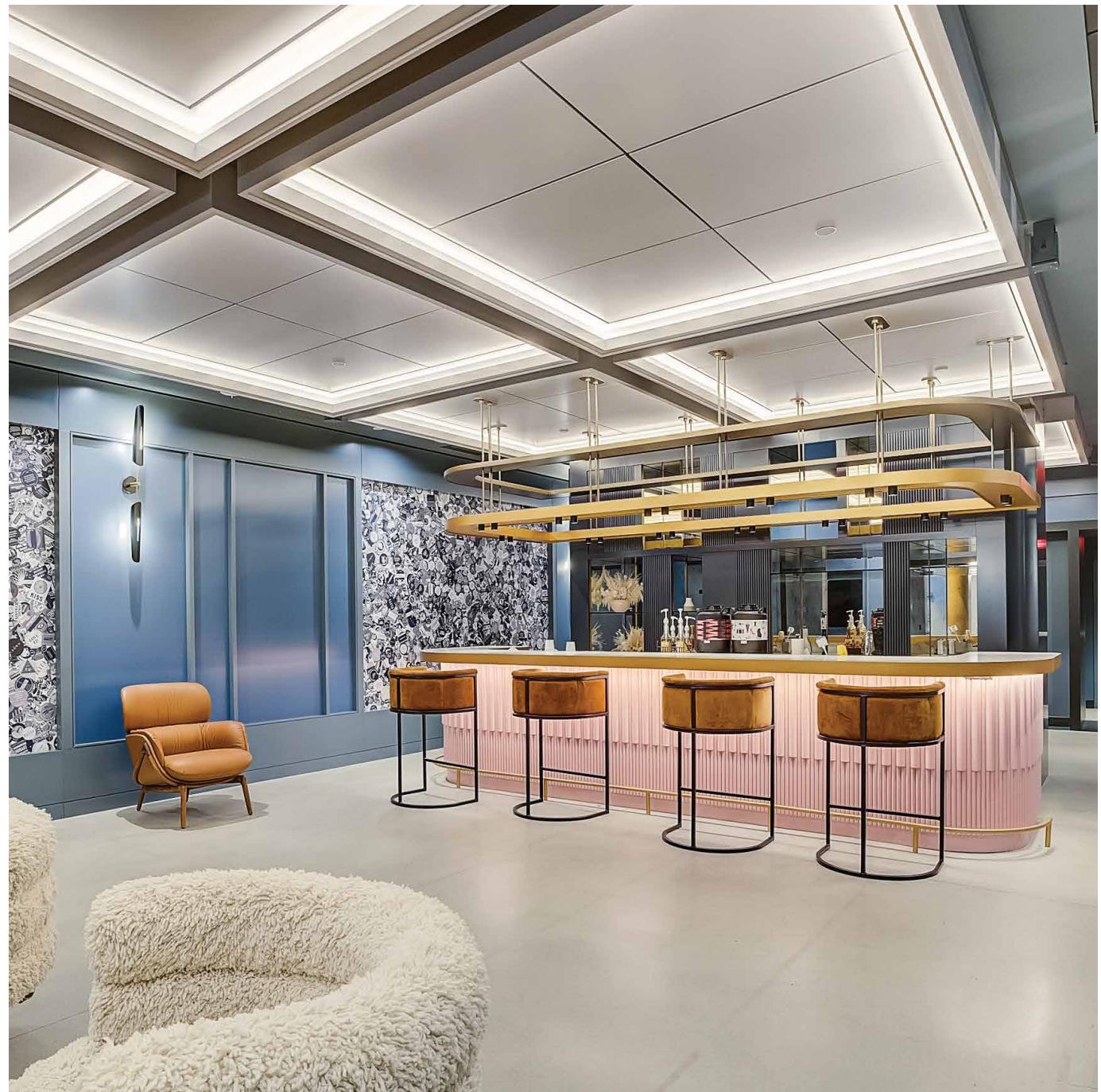
Street-to-Seat Timing Couldn't Be Easier.

Direct access to the Hollywood Freeway (101) and an extraordinary onsite parking ratio of 6:1,000.

Pack Your Boxes, We're Move-in Ready.

Furnished and ready to go for tenants seeking a collaborative and inspiring work environment.

| | |
|---|---|
|  |  |
| ±68,834 SF Freestanding creative office | Sublease term through 06/30/27 |
|  |  |
| Creative finishes including some furniture | Variety of collaboration spaces |
|  |  |
| Commissary + large kitchenettes on every level | Mindfulness, nursing and shower rooms |
|  |  |
| Private secured yard | 6/1000 Parking with on-site lot and structure |



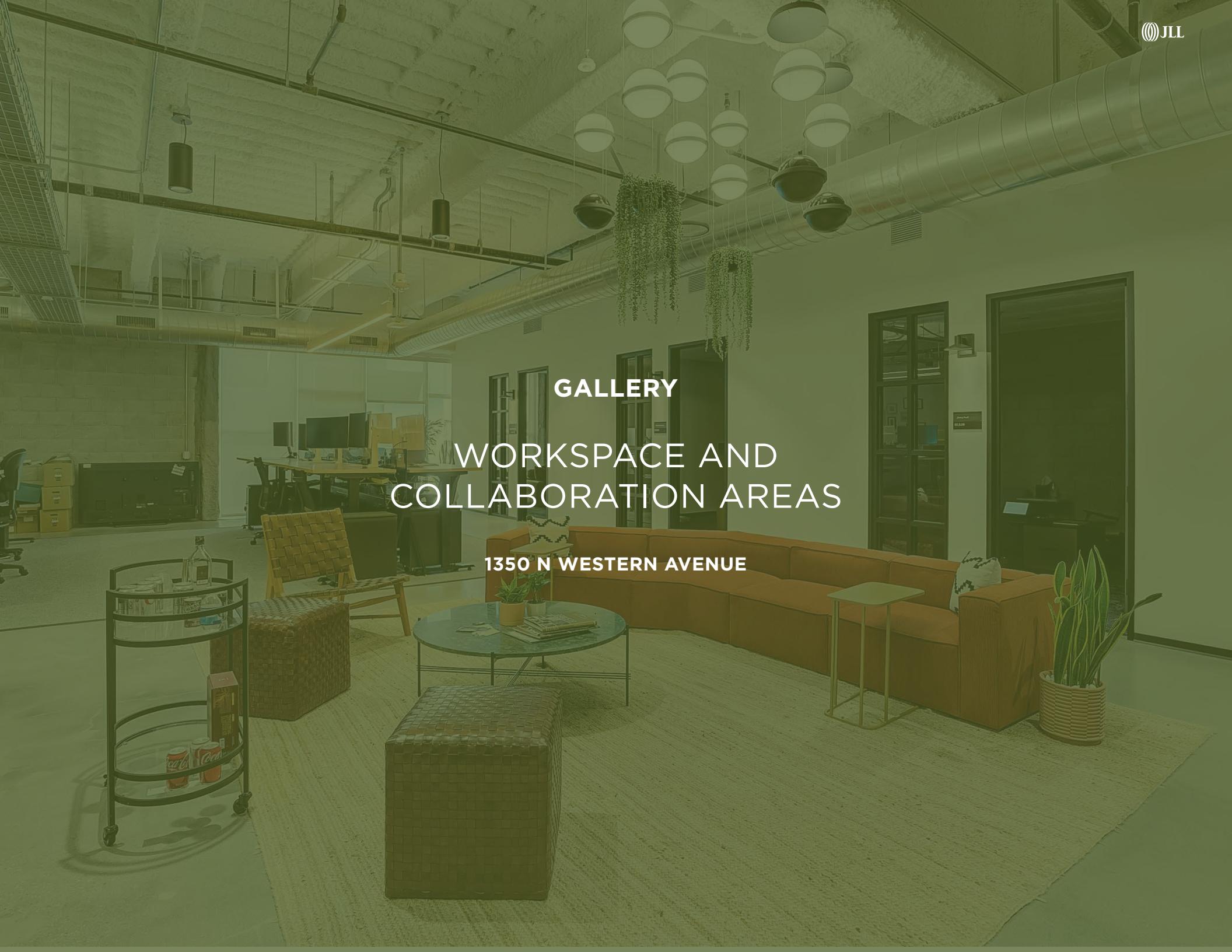
Work differently.

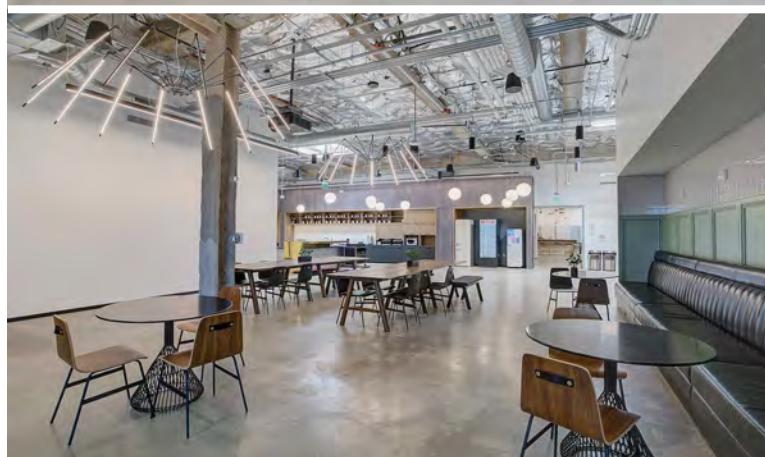
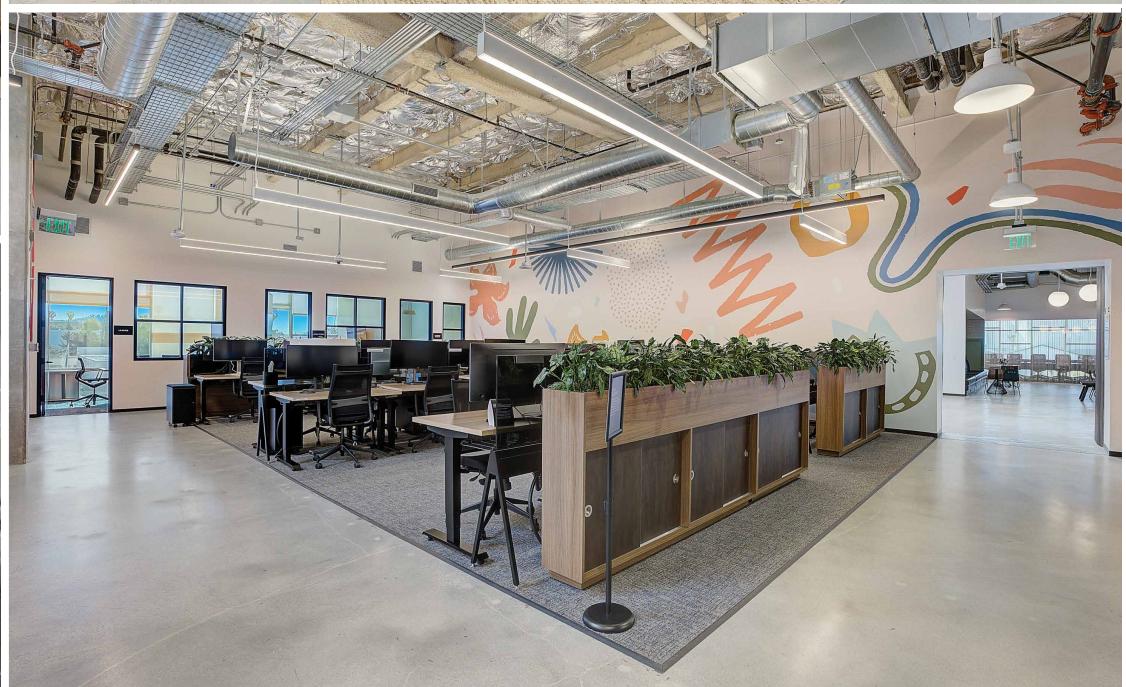
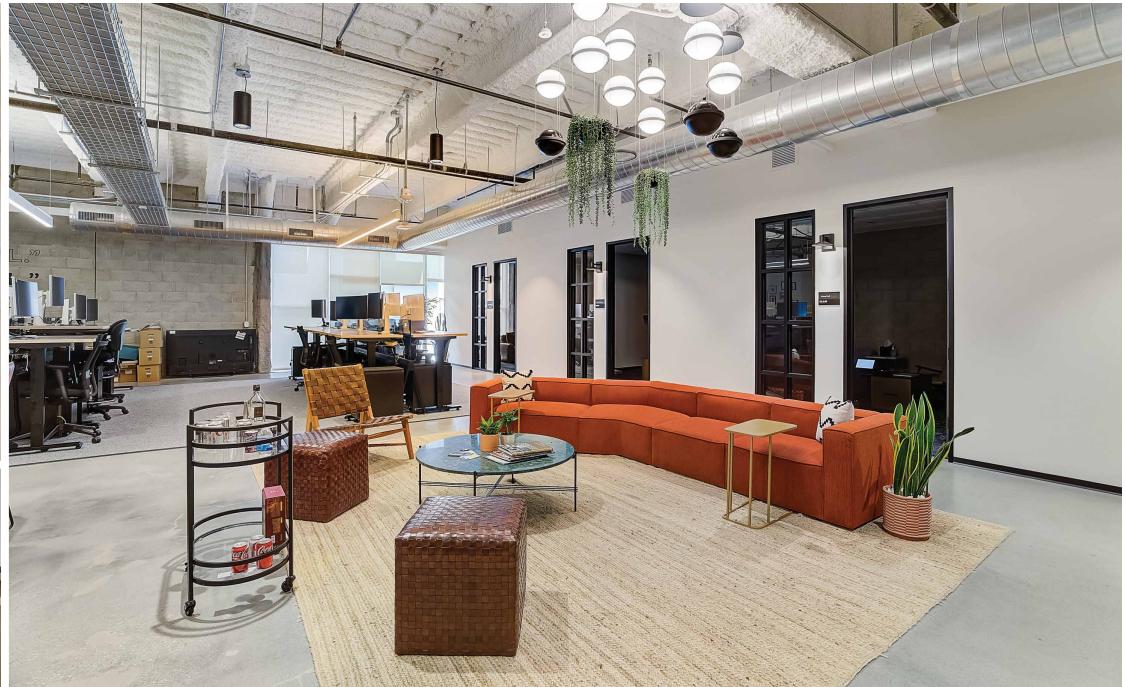
PROPERTY FEATURES

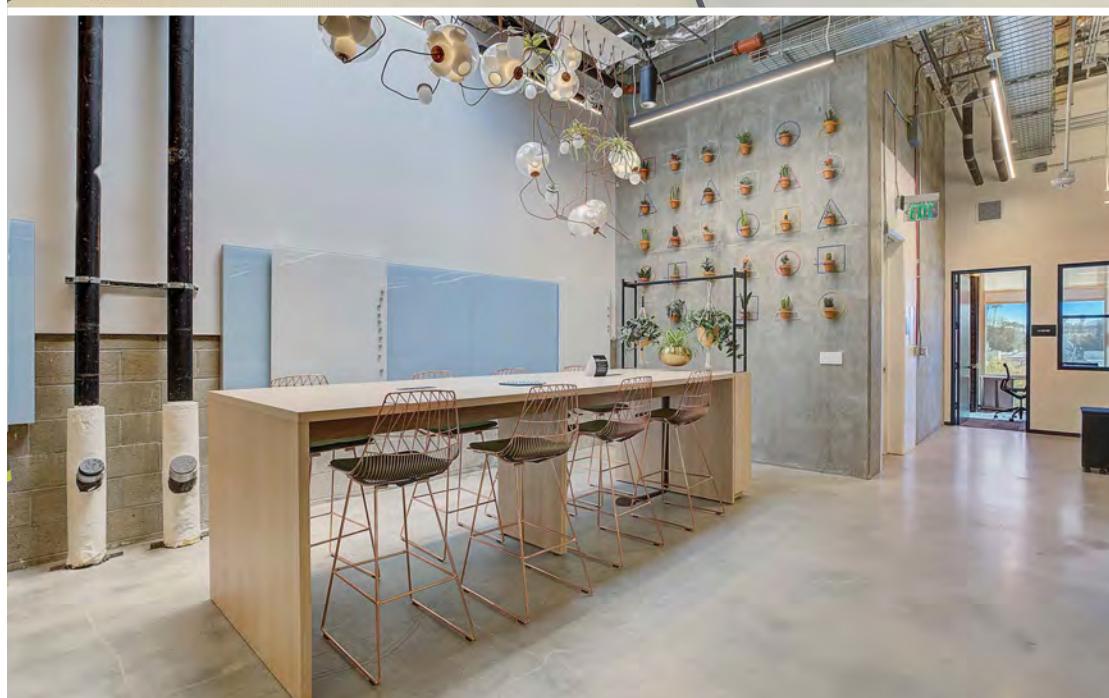
GALLERY

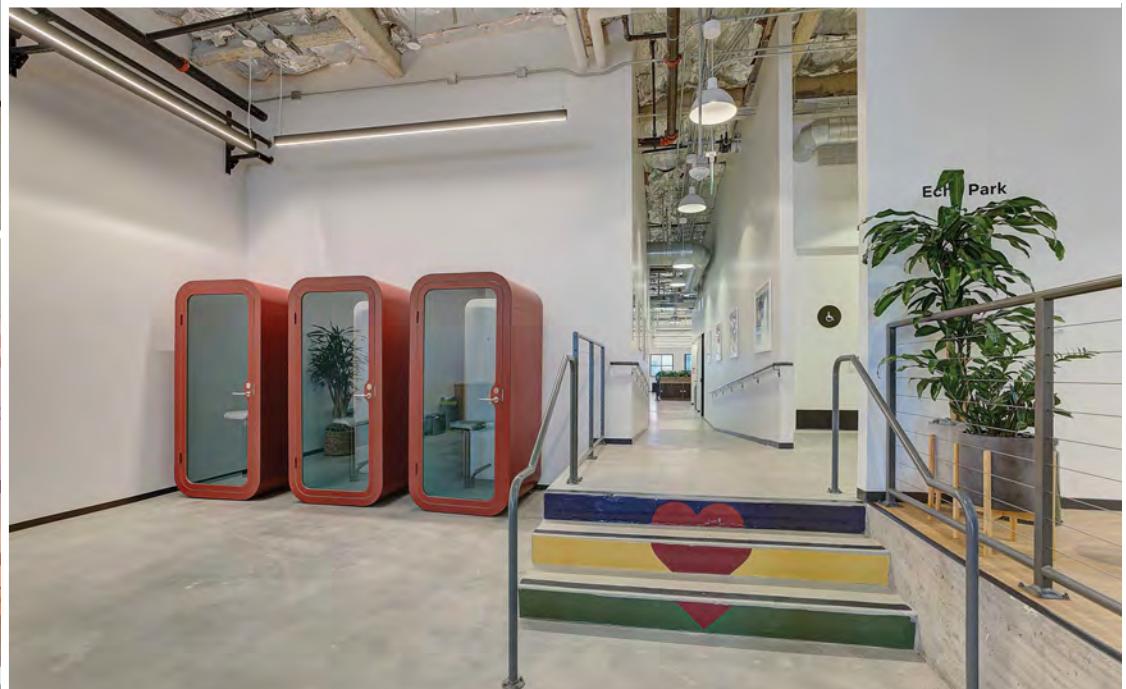
WORKSPACE AND COLLABORATION AREAS

1350 N WESTERN AVENUE







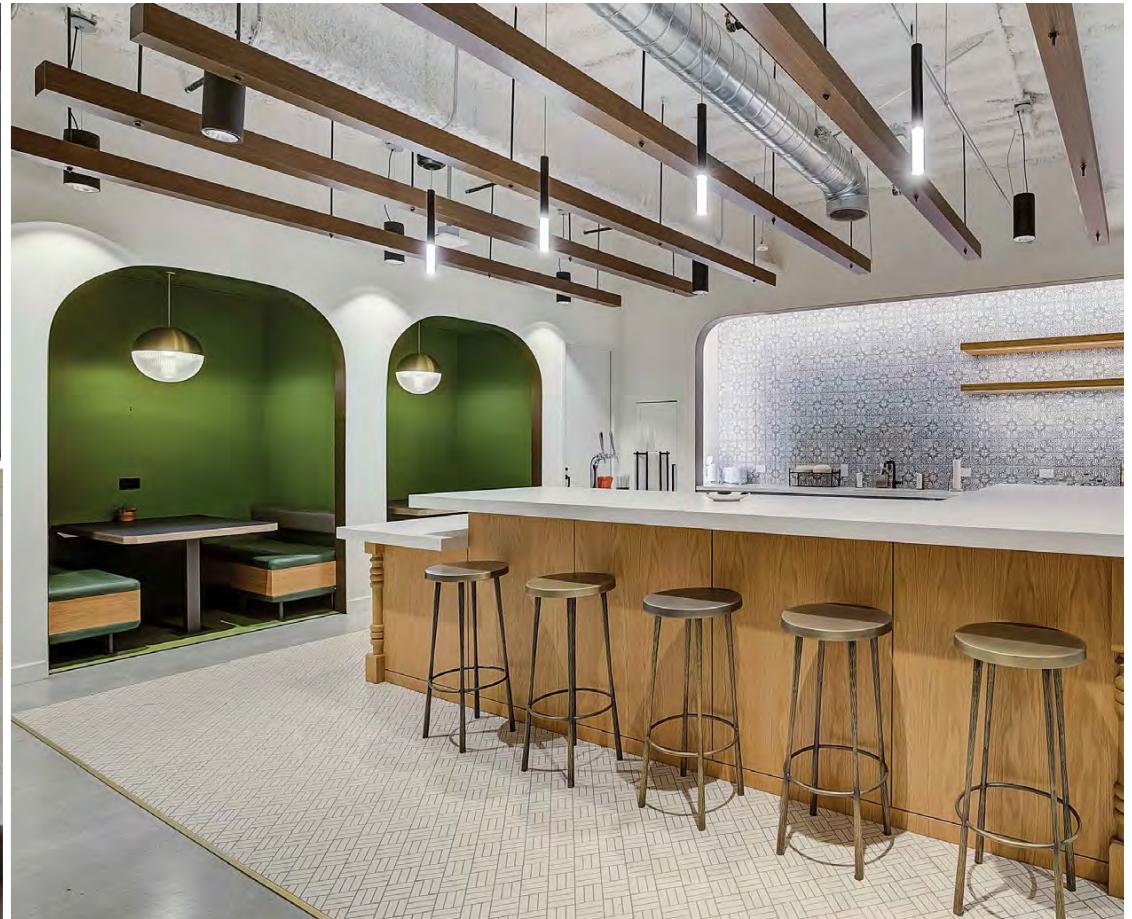


GALLERY

**LOUNGES AND
KITCHENETTES**

1350 N WESTERN AVENUE





GALLERY

EDITING AND
TECHNICAL SPACES

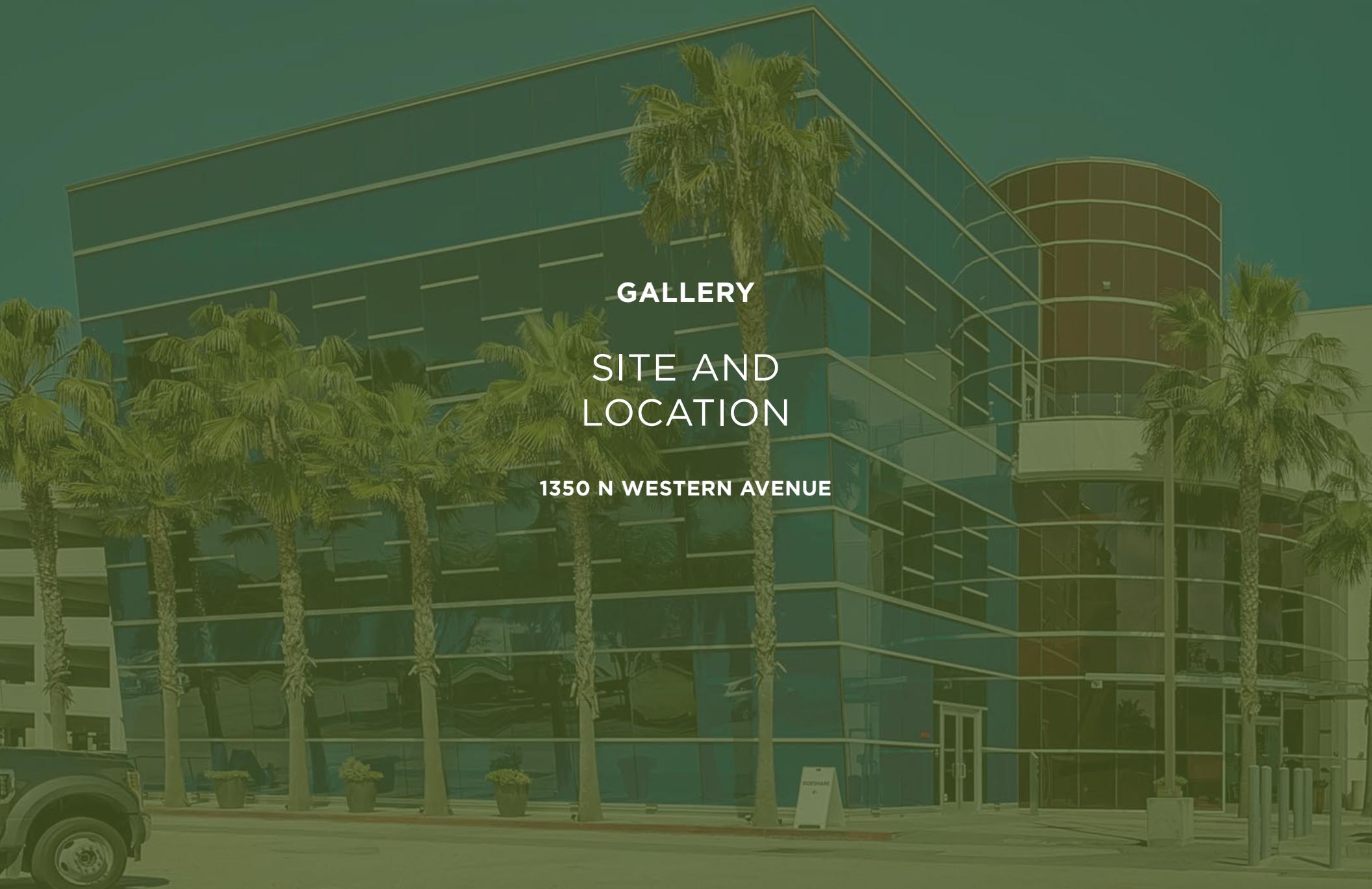
1350 N WESTERN AVENUE

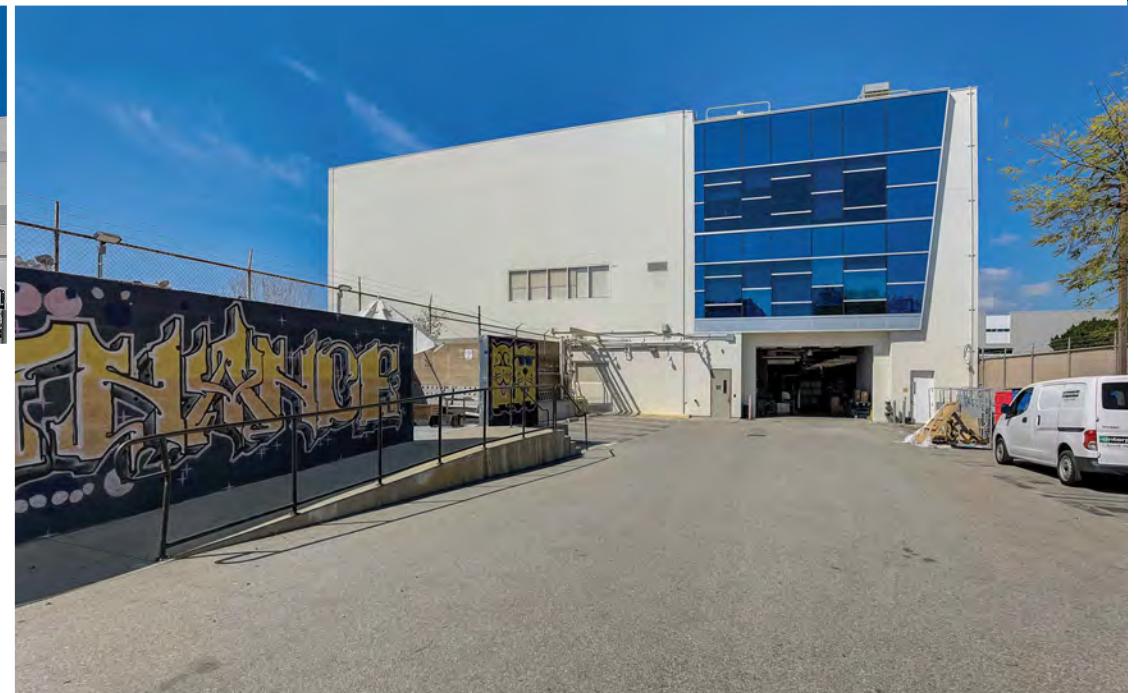


GALLERY

SITE AND LOCATION

1350 N WESTERN AVENUE





Parking/Outdoor Space Summary



Private, secured parking garage with 411 spaces (6:1,000 ratio)



Secured yard accessed from Serrano with ground-level loading and parking for up to 30 vehicles



FLOOR PLANS

LEVELS
1, 2 AND 3

1350 N WESTERN AVENUE





Level 2 (23,253 SF)

Up to 14' Ceiling Height

- OPEN WORKSPACE
- CONFERENCE ROOM
- EDITING BAY
- LOUNGE
- KITCHEN
- NURSING ROOM
- RESTROOM



Level 3 (23,672 SF)

Up to 17.5' Ceiling Height

-  OPEN WORKSPACE
-  CONFERENCE ROOM
-  EDITING BAY
-  THEATER
-  LOUNGE
-  KITCHEN
-  PATIO
-  NURSING ROOM
-  RESTROOM



1350
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Interested?
**Contact
The Team**

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