957 COLE AVENUE HOLLYWOOD, CA







PROPERTY DETAILS

957 COLE AVENUE HOLLYWOOD



This high-end creative office/production space features high ceilings, spectacular skylights, interior glasswork and exposed HVAC ducting. Located in the heart of Hollywood's Media District directly across from the legendary Television Center Studios, this area has its own unique personality favored by trendsetters, influencers and tastemakers alike. The Premises are well suited for either entertainment or professional office users.

SPACE AVAILABLE:	± 2,000 RSF
LEASE TERM:	Negotiable
LEASE RATE:	\$3.25 per RSF, Modified Gross
PARKING:	5 spaces, in gated sercure lot

AT THE CENTER OF IT ALL

Prime Hollywood location



Gated, secure parking lot for 5 cars



Skylights provide abundant natural light



Great mix of offices and creative space

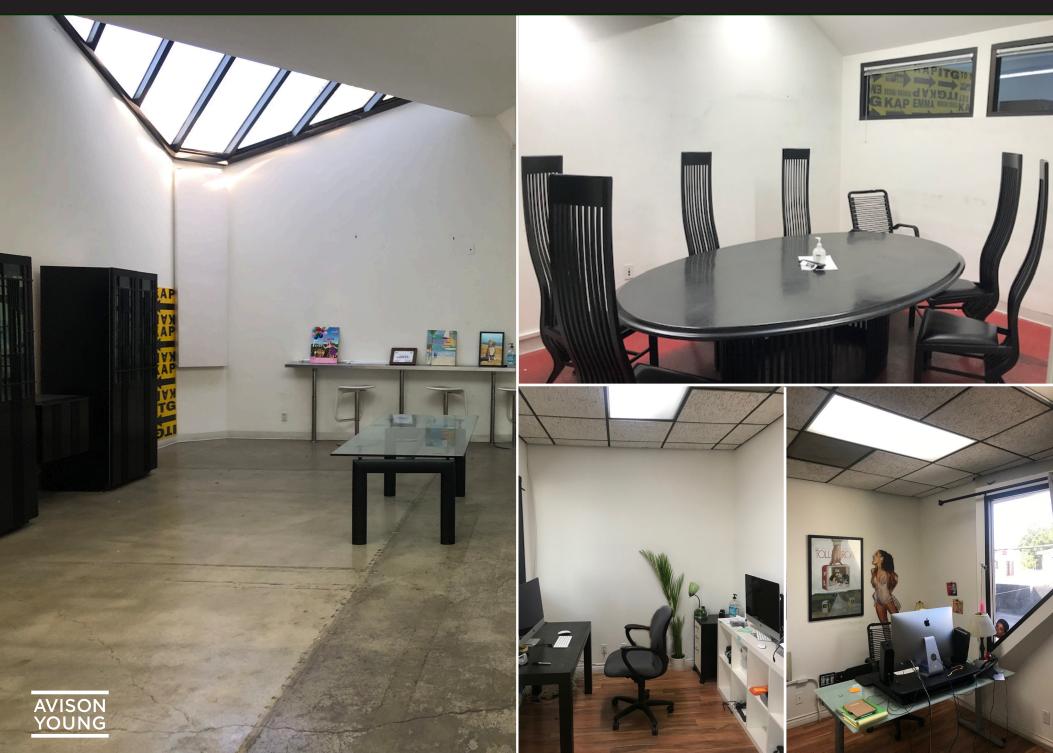


Architecturally significant building



PROPERTY PHOTOS

957 COLE AVENUE HOLLYWOOD



LOCATION

957 COLE AVENUE HOLLYWOOD

Sunset

Gower

W Sunset Blvd

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Red

Studios

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Vine St

Vine

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Milk

Studios

rden

Blvc

Rosewood Ave

Sunset

Bronson

2

Van Ness

Av€

N Wilton

AVISON

YOUNG

Melrose Ave

Beverly Blvd

Echelon

Studios

Melro

Located in what is known as the Media District, this neighborhood has its own NEARBY AMENITIES pace and personality, is favored by hipsters, influencers and taste makers and, as RAO'S people who make their living in the music and business know, this neighborhood providence is where it all happens.....from recording studios to production company offices PINK'S **CAFÉ GRATITUDE** to sound stages to all of the supporting services such as special effects, editing and post-production, props, equipment rental, etc. This is the real Hollywood. Highly successful, recently completed projects both validate the trajectory of TARTINF the Media District and bring new retail amenities as well as a fast growing, well paid daytime population employed in the new offices including firms such as JACOUES MARIE MAGE Sirius FM, Netflix, Rvan Murphy Productions, OWN (Oprah Winfrey Network), LOS ANGELES Will Ferrell's Funny or Die and multiple legendary recording studios including the JUSTONEEYE Record Plant and Jay-Z and Beyonce's private studio. MIZ brella Jeffrey Μ Hollywood Blvd Hollywood Blvd Deitch (II) palise EX NIHILO Hollywood & Highland W Sunset Blvd Televison SUPERVINYL PARIS Center FORMULA FIG R Fountain Ave 957 RetroSpecs'& Co. **COLE AVENUE** Ś νεςι ποιιγωουα Santa Monica Blvd 2 Willoughby Ave the Lot z lelrose Ave **Cr Heights Blvd** Sycamore Beverly Televison N Robertson Blvd **Echelon** Square Center N Highland Citv **Studios** Ave Beverly Blvd Beverly Blvd W 3rd St W 3rd St **Burton Wav**



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FOR MORE INFORMATION:

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