

957 COLE AVENUE

HOLLYWOOD, CA



FOR LEASE

2,000 SF CREATIVE OFFICE / PRODUCTION SPACE

**AVISON
YOUNG**

PROPERTY DETAILS

957 COLE AVENUE

HOLLYWOOD



AT THE CENTER OF IT ALL



Gated, secure parking lot for 5 cars



Great mix of offices and creative space



Prime Hollywood location



Skylights provide abundant natural light



Architecturally significant building

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 secure lot



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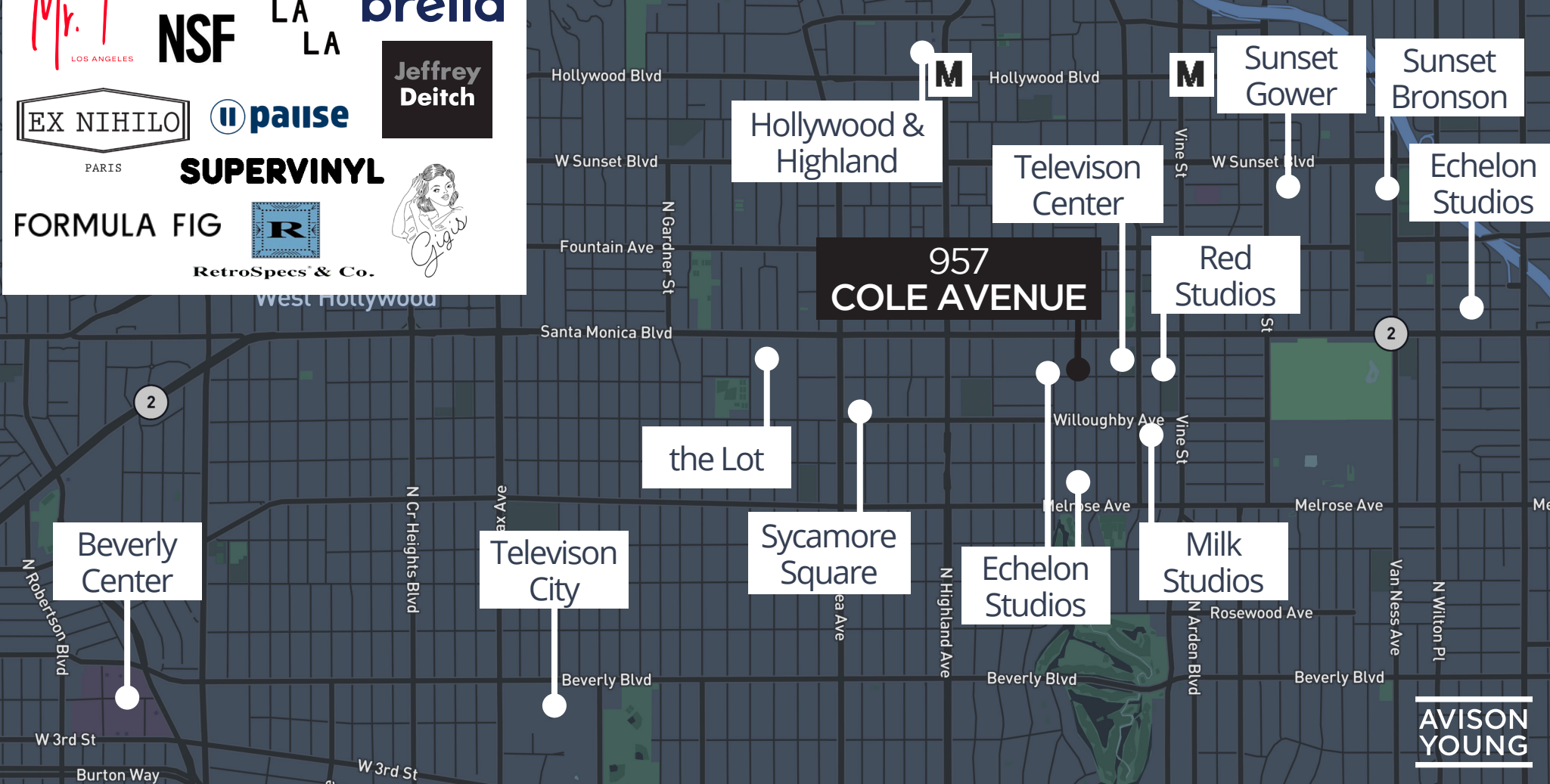
LOCATION

957 COLE AVENUE HOLLYWOOD

NEARBY AMENITIES



Located in what is known as the Media District, this neighborhood has its own pace and personality, is favored by hipsters, influencers and taste makers and, as people who make their living in the music and business know, this neighborhood is where it all happens.....from recording studios to production company offices 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 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 Sirius FM, Netflix, Ryan Murphy Productions, OWN (Oprah Winfrey Network), Will Ferrell's Funny or Die and multiple legendary recording studios including the Record Plant and Jay-Z and Beyonce's private studio.



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