

**AVISON  
YOUNG**

# For Lease

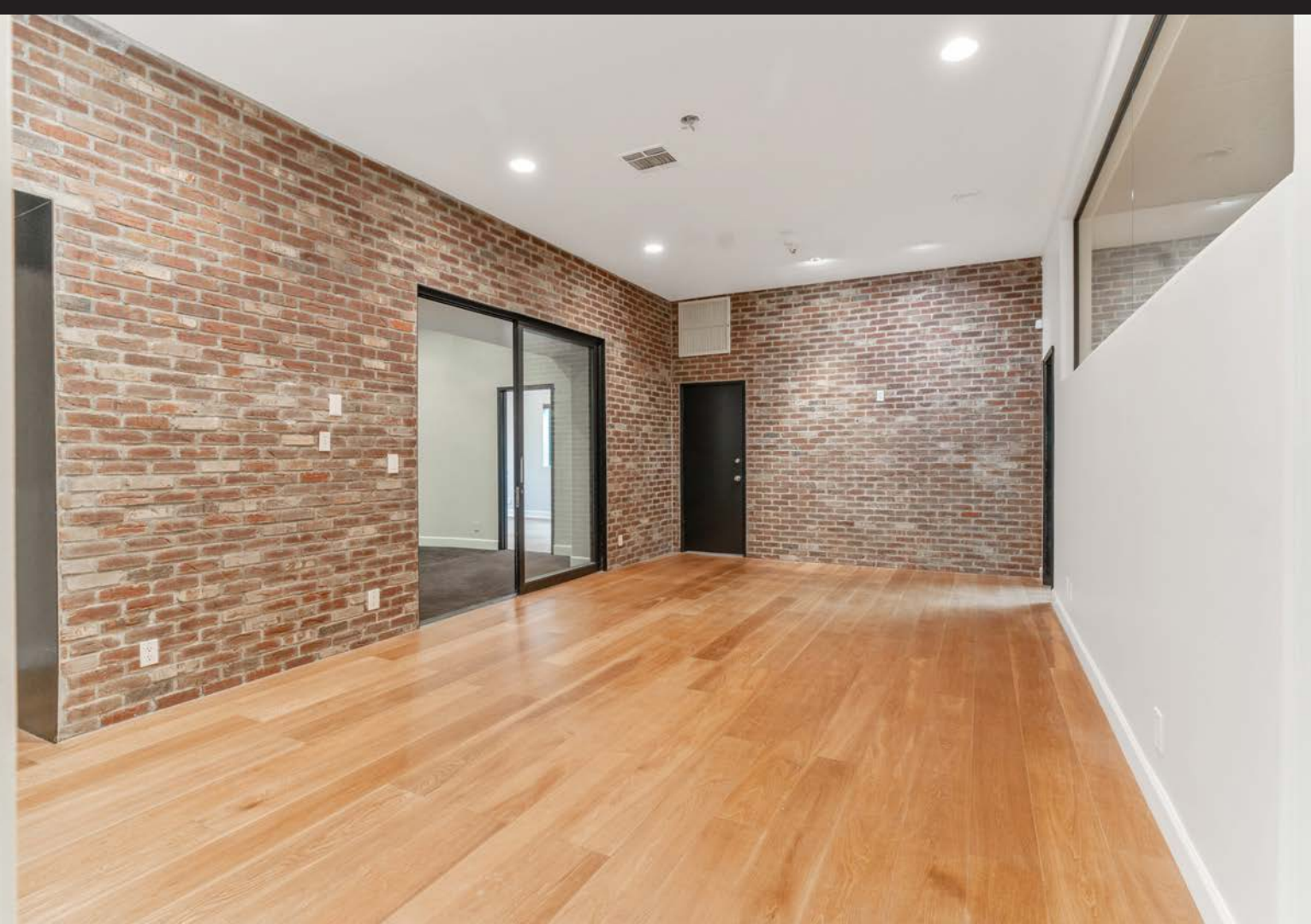
± 4,350 SF Creative Office Space

**844** Seward Street, Hollywood



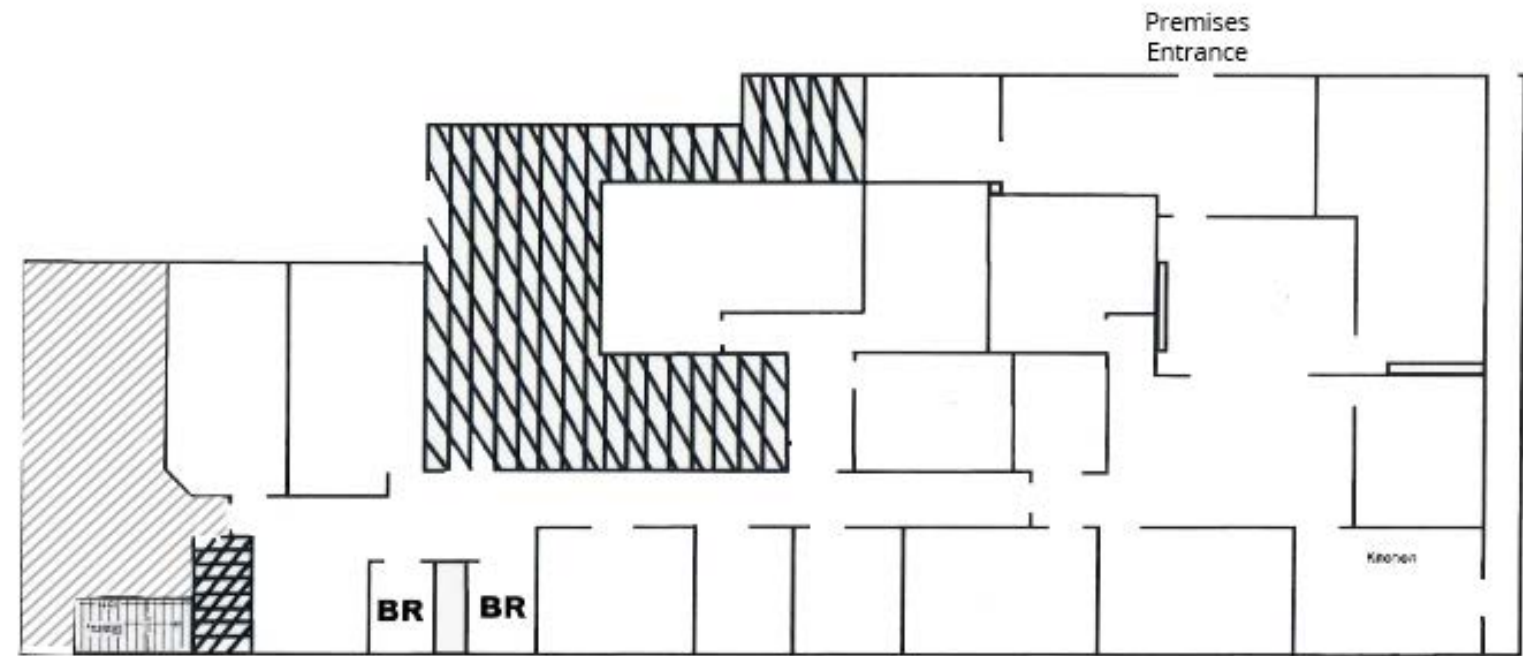
**Thor Lee**  
Vice President  
thor.lee@avisonyoung.com  
323 603 5077  
CA License # 01297808

**Steven Tronson**  
Vice President  
steven.tronson@avisonyoung.com  
323 603 5057  
CA License # 01223502



The Subject Property is located in the Hollywood Media Business Improvement District, a highly desirable submarket for entertainment and technology users. The available suite consists of approximately 4,350 square feet on the ground floor and features newer flooring, paint and kitchen upgrades. The premises also has numerous offices and higher ceilings. Other features include CAT5 drops and Wi-Fi Access points all wired to a server closet (phone system also available if needed). A/C systems have been modified to bring in fresh air and the filters have been upgraded to Merv 11. There is abundant parking in the adjacent, gated and secure lot.

- Building Size:** ± 10,900 SF
- SF Available:** Ground Floor ± 4,350 SF
- Lease Rate:** \$2.95 per SF, MG
- Lease Term:** Negotiable
- Parking:** ± 2/1000 \$150 per space per month

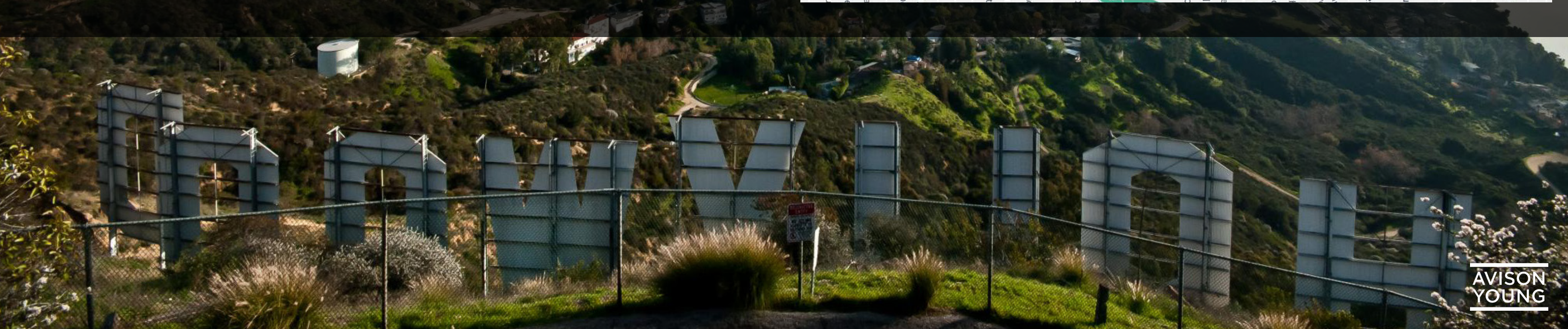
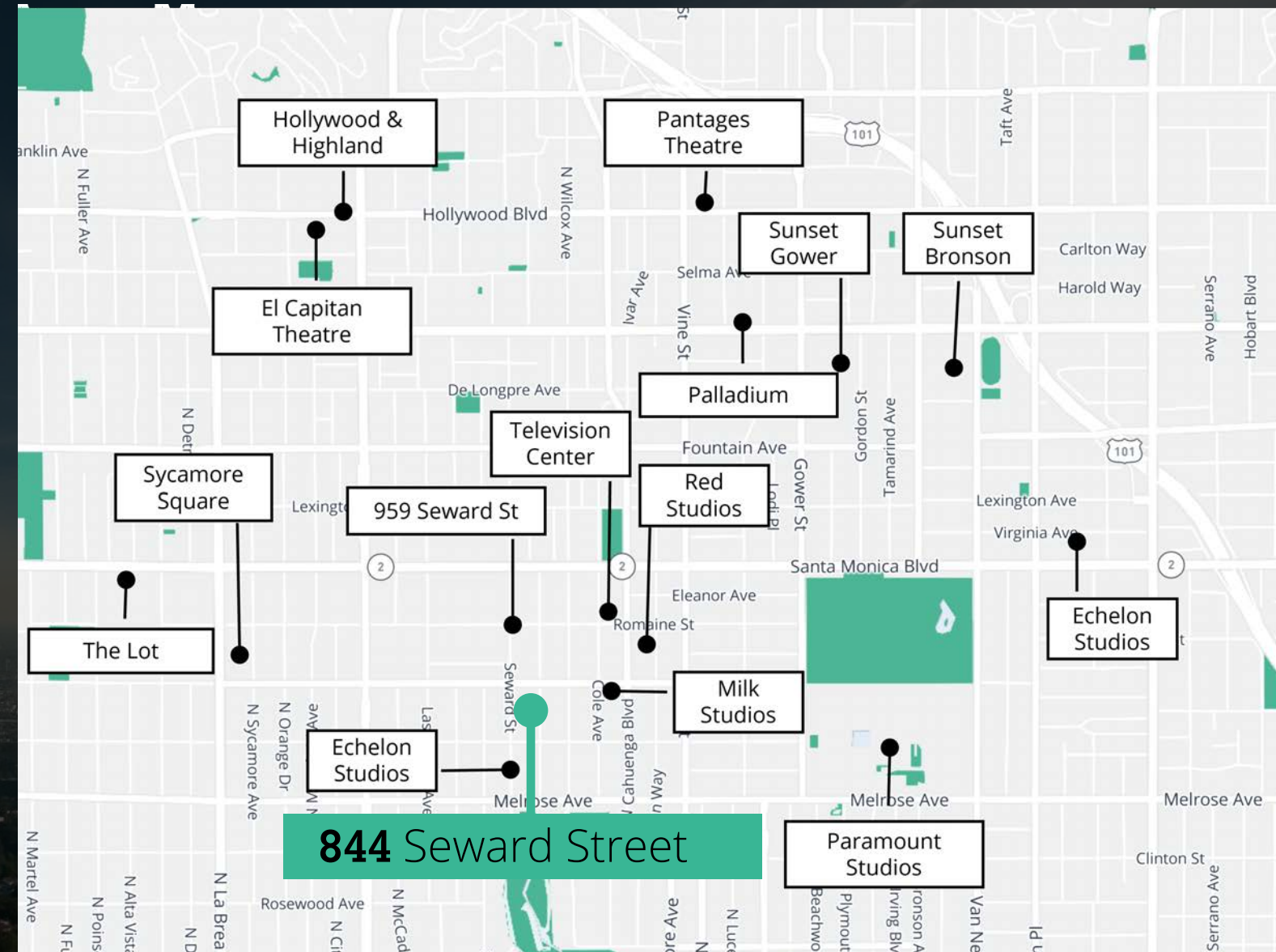


# About Hollywood

Hollywood's spectacular renaissance and the value that has been created in real estate over the past 15 years is widely known. The combination of real estate fundamentals such as its central location within greater Los Angeles, excellent access via the freeway and mass transit systems, the value of "Hollywood" as one of the world's best known brands contributing to its huge draw as an international tourist destination, its economic importance as home to the entertainment industry, its population density, historic architecture, rich history and urban grid unusual for Southern California all provide a fertile environment to attract rapidly expanding entertainment, media and content producers led by Netflix as well as a generation of young people looking for an authentic, walkable, urban living experience.

What is less well known is which pockets and neighborhoods within Hollywood have the most value and runway. 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 entertainment and music 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 new office, retail and multi-family projects as well as planned and under construction hotel 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.

For those in the know, this is the hippest, most livable, most ascendant, neighborhood in Hollywood and among the most compelling, promising markets from a real estate perspective in all of Southern California.



HOLLYWOOD  
**MEDIA**  
DISTRICT

In January of 2000, after two years of community organizing, the Hollywood Media District "Media BID" formed a property-based Business Improvement District (BID) comprised of over 300 commercial property owners. The BID renewed in 2005 for 10 years, and again in 2015 for another 10 years. In addition to renewing, the BID has expanded its boundaries.

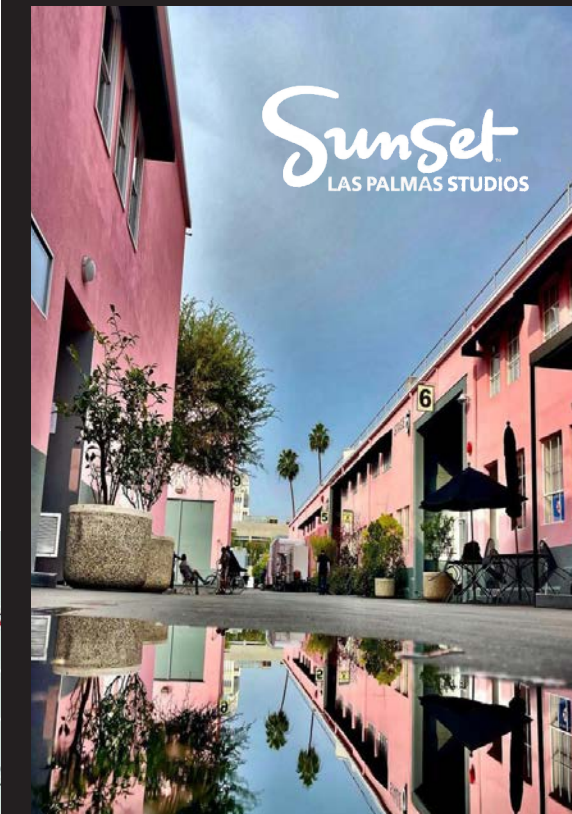
Each property owner within the district pays a proportional share of the annual budget based on the gross building square footage and lot size. Currently the BID has an annual budget of approximately \$1.2 million per year and will require another renewal in 2025. Funds are collected through the City of Los Angeles County Assessors Office.

The BID provides enhanced services designed to augment, not replace, those provided by the City of Los Angeles, including: security, street cleaning, maintenance and graffiti removal, streetscape improvements, marketing and promotional services and community outreach.

The BID is led by a 21-member board representing a cross section of Hollywood stakeholders, including merchants, tenants, property owners, cultural and nonprofit organizations.

**Key Mission Items:**

- Beautification & Cleanliness
- Safety & Security
- Commercial Desirability
- Walkability & Bikability



# 844 Seward Street

HOLLYWOOD, CA



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6711 Forest Lawn Drive | Los Angeles, California 90068