

for lease: unique "co-working" opportunity



method
COMMERCIAL

November 30, 2017

Martin McDermott
323.452.6762
martin@methodcre.com





PROPERTY SUMMARY

Building Size:	8,000 SF
Parking:	7 reserved spaces
Occupancy:	Immediate
Term:	Flexible

AVAILABLE SPACES

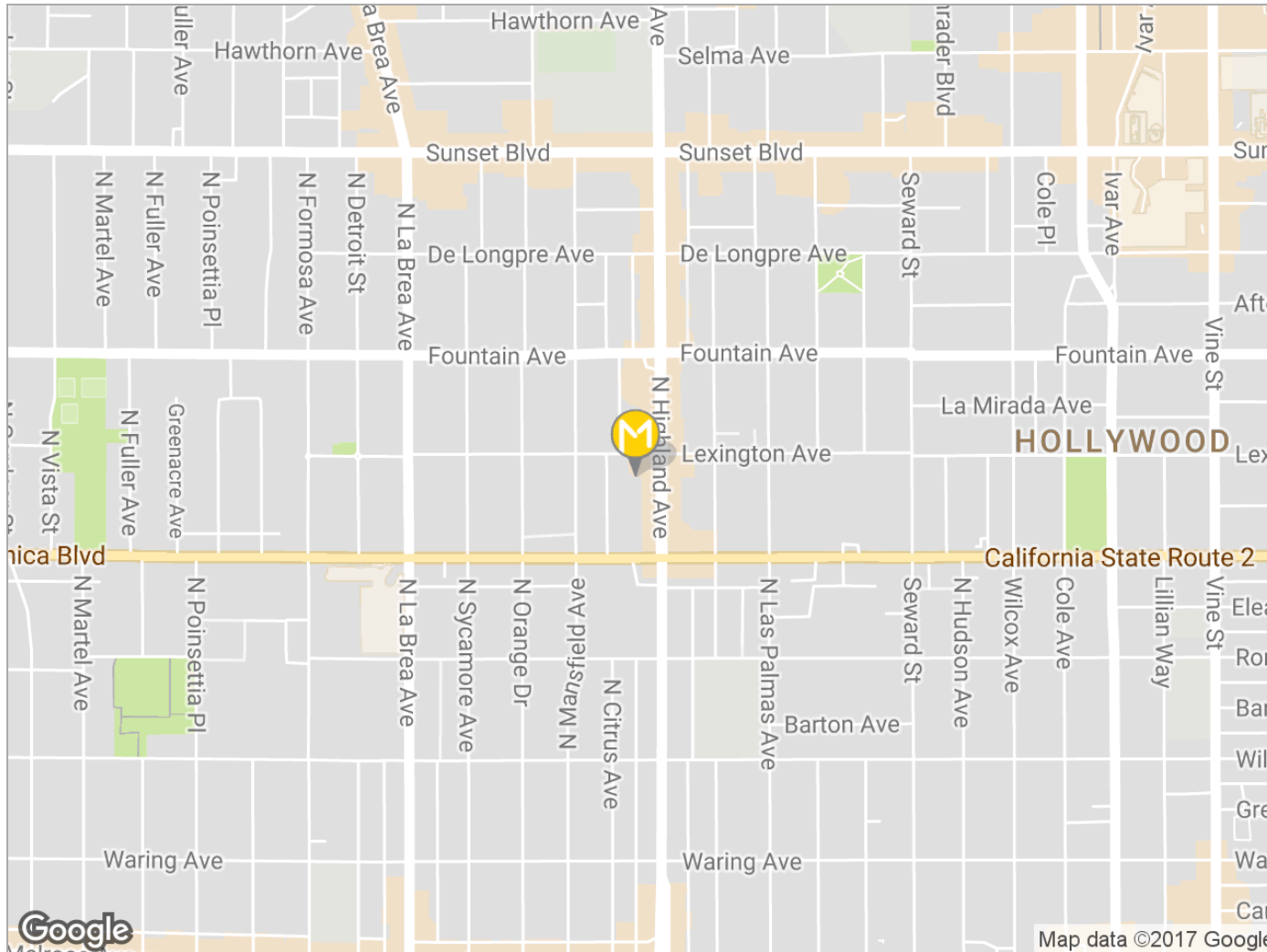
Suite	SF Available (approx)	Lease Rate
#1	3,200	\$12000.00 SF/month

PROPERTY OVERVIEW

Inspired architecture provides fluid combination of dedicated and shared creative space in the heart of Hollywood. This opportunity includes 7 dedicated office/production rooms plus access to shared amenities. The other tenant in the Property is a creative agency and they occupy the front portion of the building.

PROPERTY HIGHLIGHTS

- Shared amenities include: kitchen, coffee, reception, break room, server room
- Fiber, furniture and phones available
- Gated and dedicated parking is included in the rent
- Tenant pays CAM fee in addition to rent



LOCATION DESCRIPTION

1151 N Highland is central to the thriving Hollywood creative community including production companies, creative agencies, TV and Film service vendors, and TV and Movie studios. However Hollywood and Highland Avenue in particular includes more than the Entertainment Industry. Hot restaurants, bars and retailers select Hollywood as their top choice to launch. Employees can expect to be able to live nearby in a range of options since Hollywood is one of the top neighborhoods to live in Los Angeles. For the employer, Hollywood delivers on infrastructure with fiber, consistent power, and robust transit options including a nearby Red Line Metro stop and soon a Purple Line option as well.

Lease Rate:

\$12000.00 SF/MONTH (MG)

Total Space

3,200 SF

Lease Type:

Modified Gross

Lease Term:

Negotiable

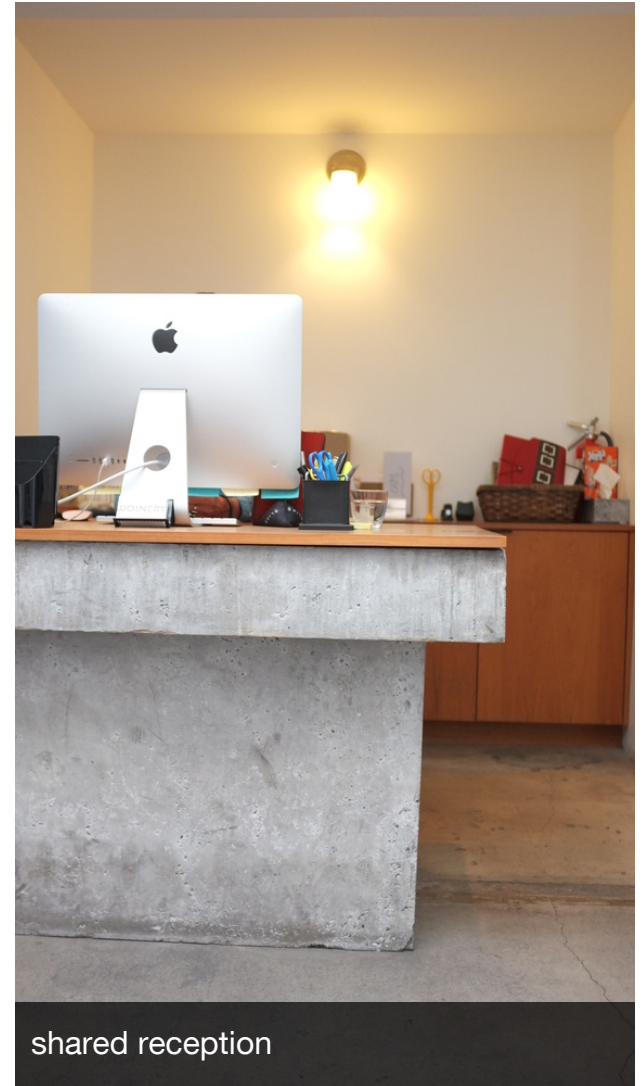
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
#1	Creative/Loft	\$12000.00 SF/MONTH	Modified Gross	3,200 SF	Negotiable	Plus CAM



ground floor conference room



shared kitchen

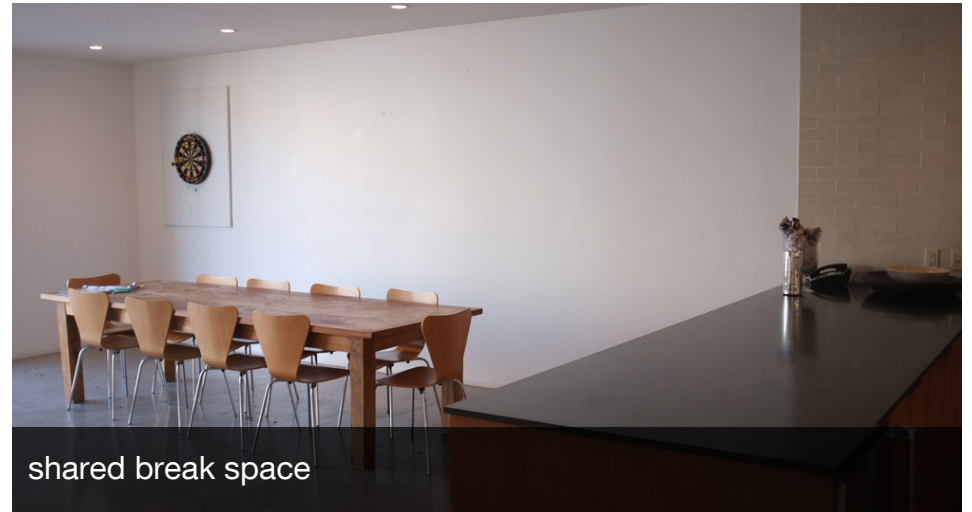


shared reception

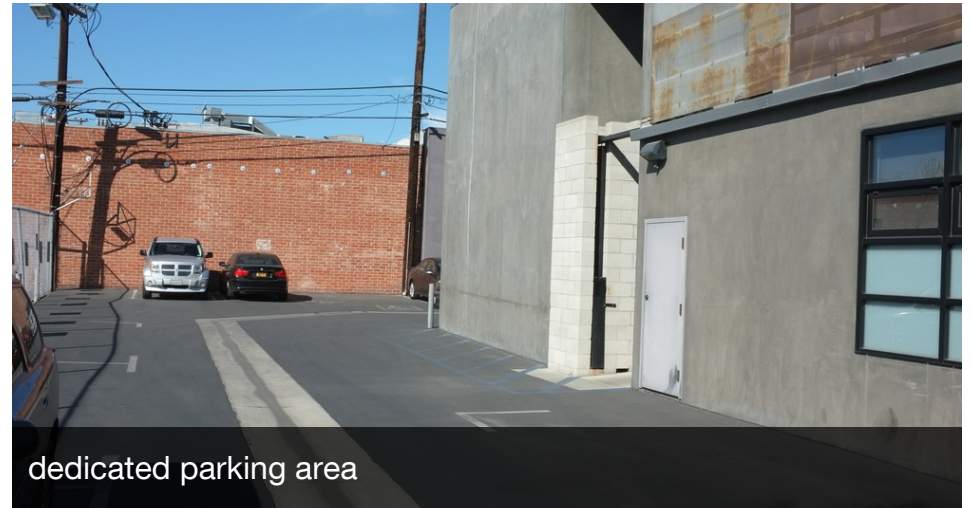




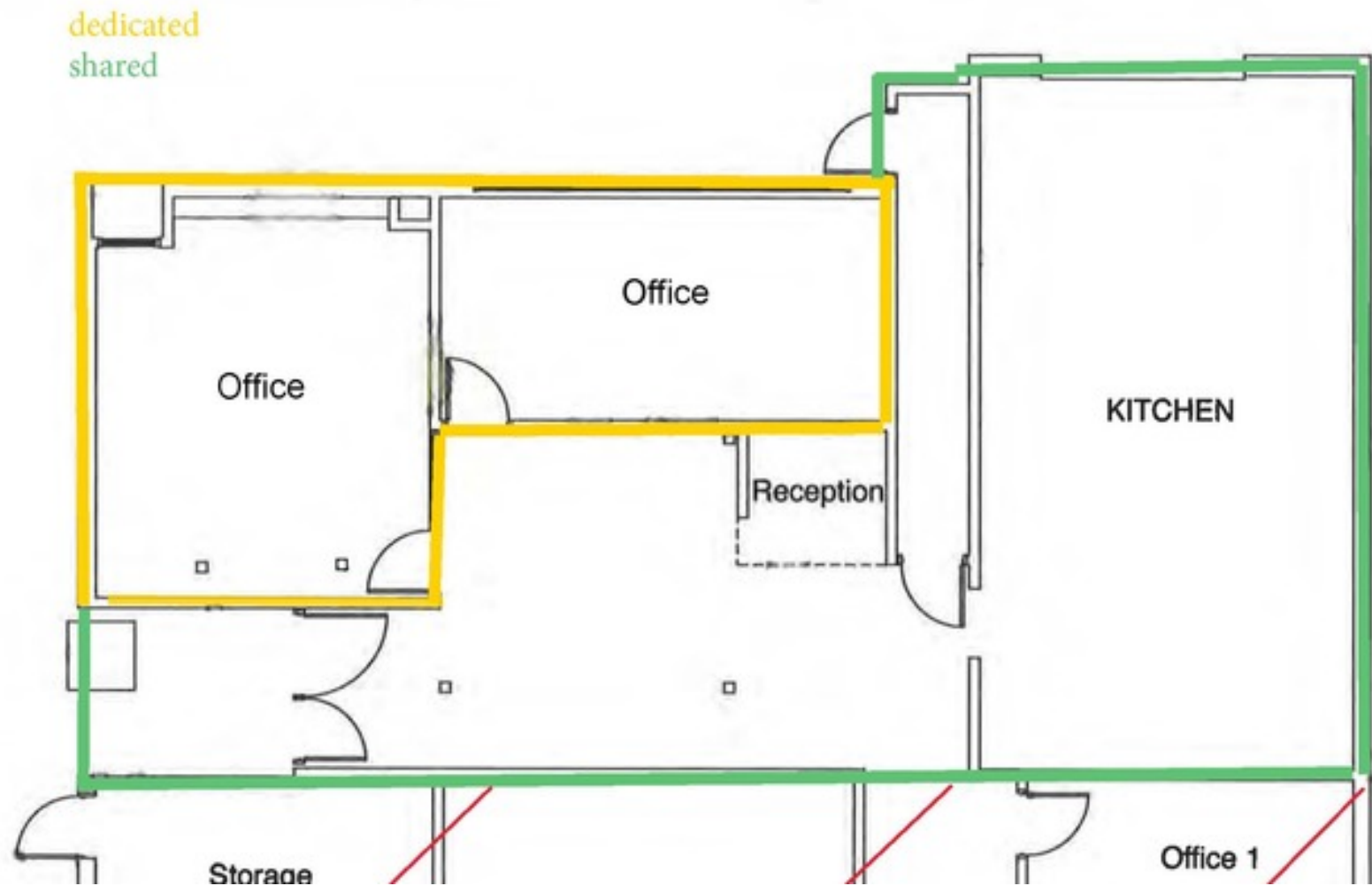
potential additional ground floor office

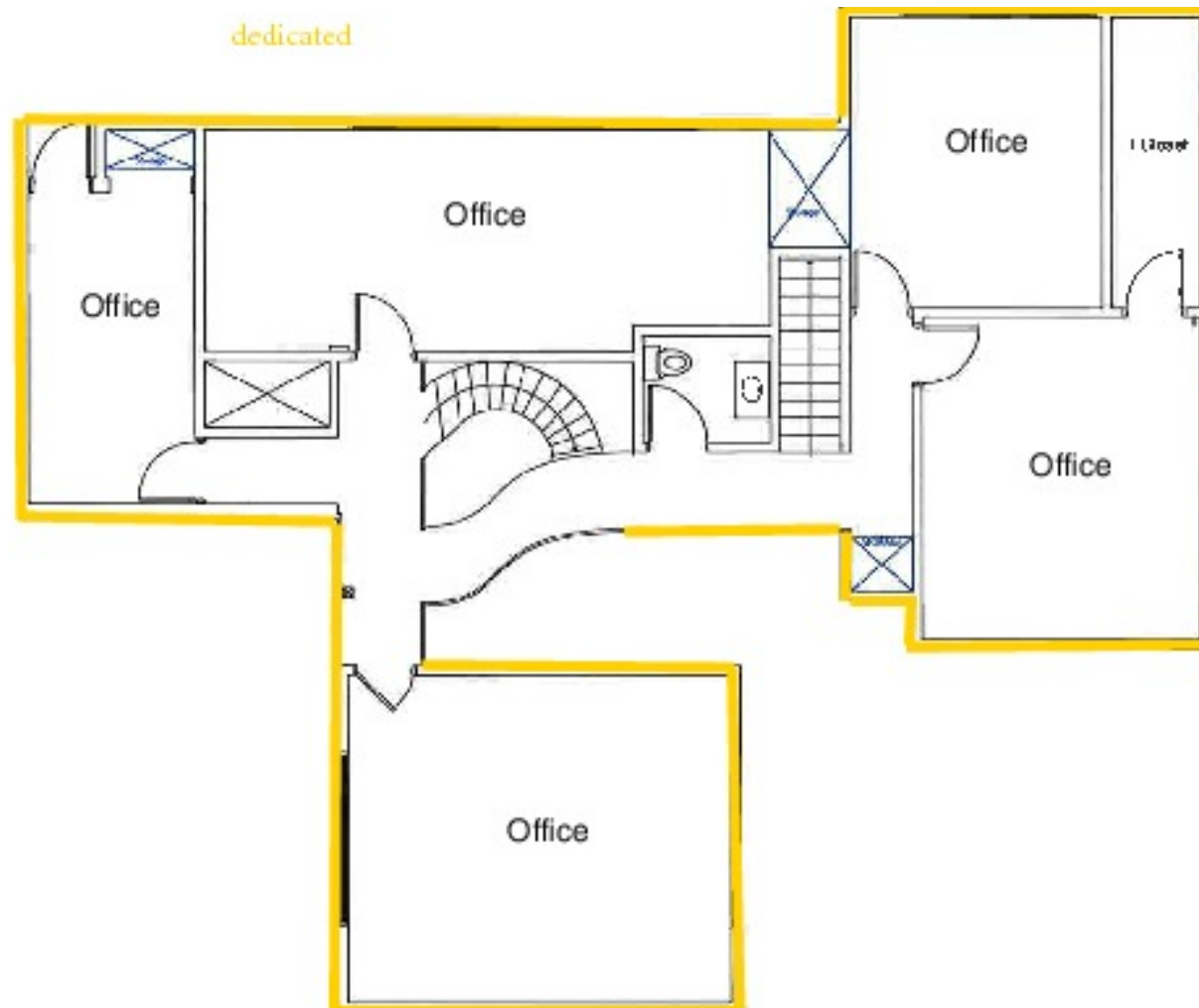


shared break space

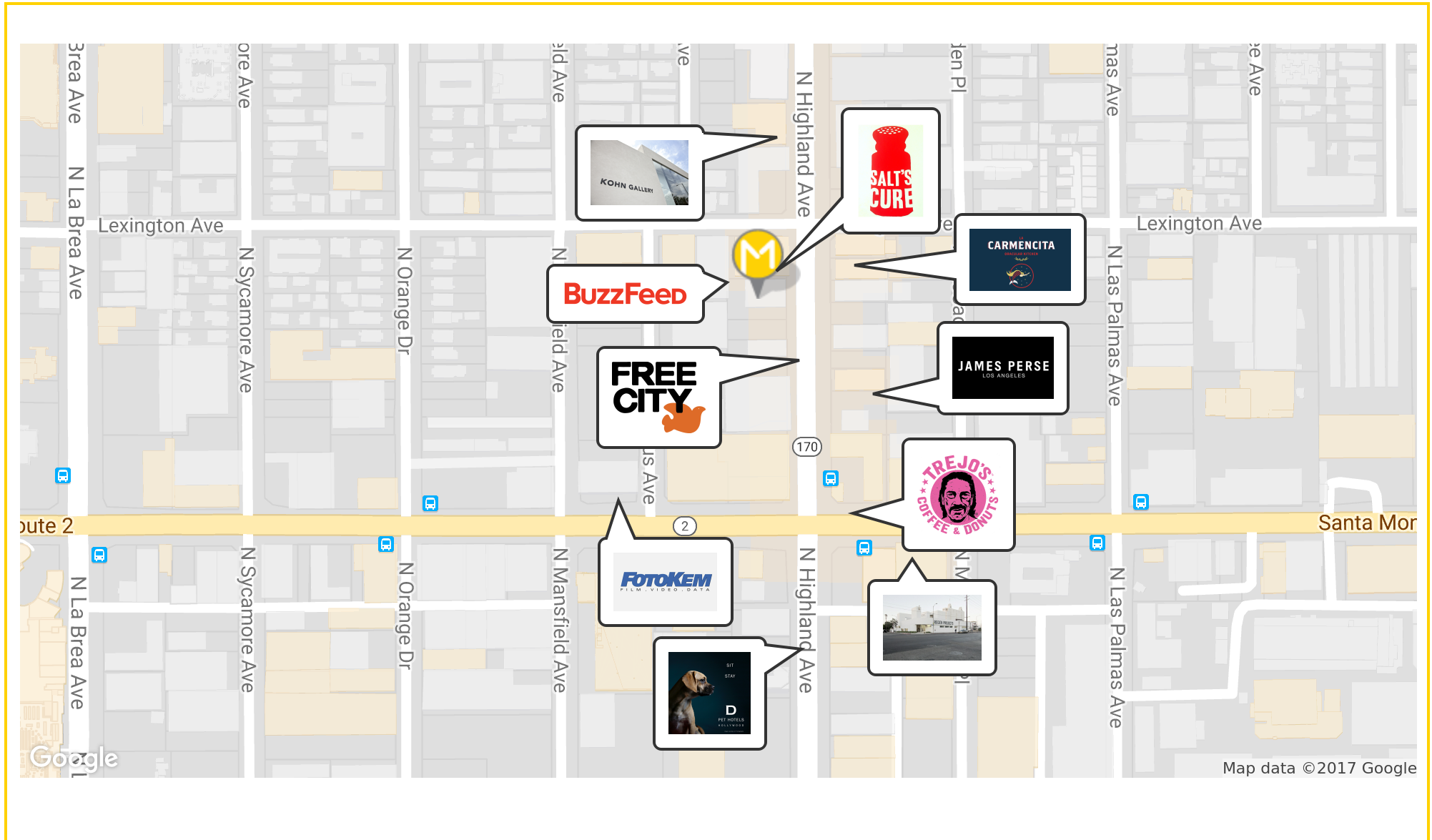


dedicated parking area





amazing neighborhood within 1 block



Thank You

For more
information or to
schedule a tour...

Martin McDermott
323.452.6762
martin@methodcre.com

