

Creative Office Building For Lease



Rent Reduced!

7022 W Sunset Boulevard, Los Angeles 90028

6,633± SF Building on 8,407± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

- Beautiful Hollywood Creative Facility
- Remodeled Building
- In “Move In” Condition
- Vaulted Ceiling & Red Brick Walls
- Includes Parking
- One Block West of La Brea Avenue



Exclusively offered by

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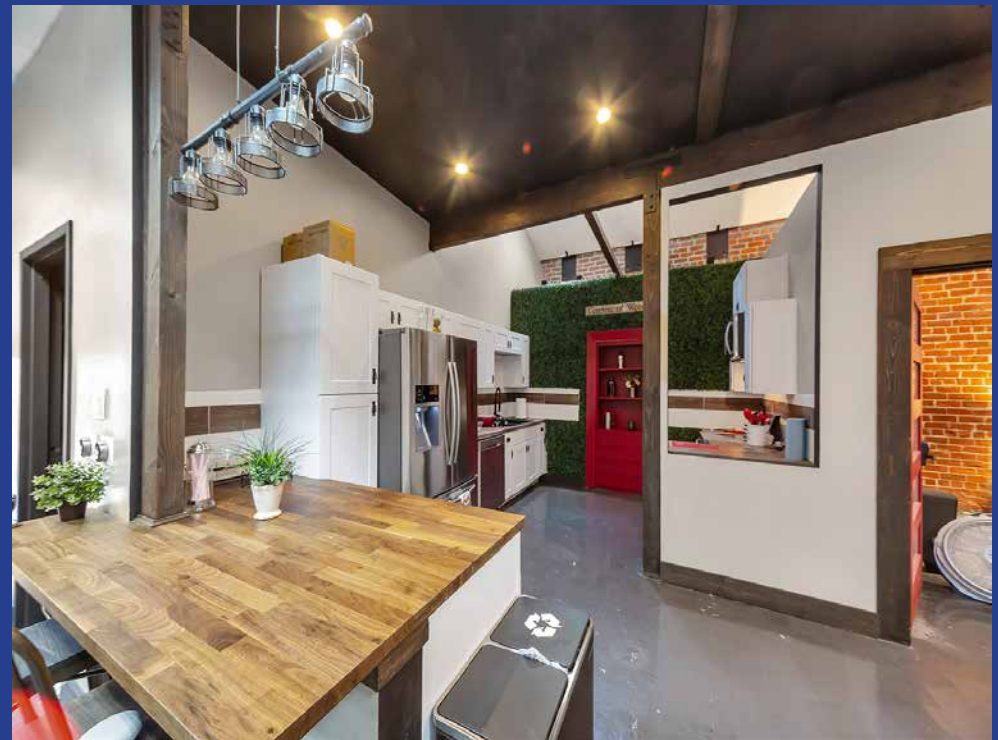
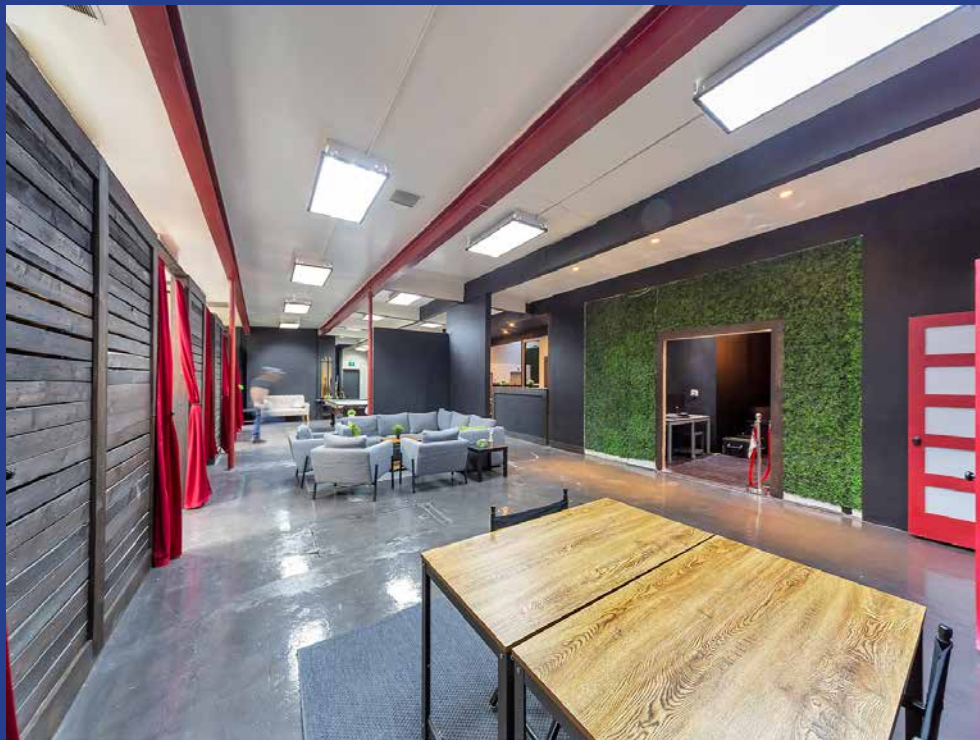
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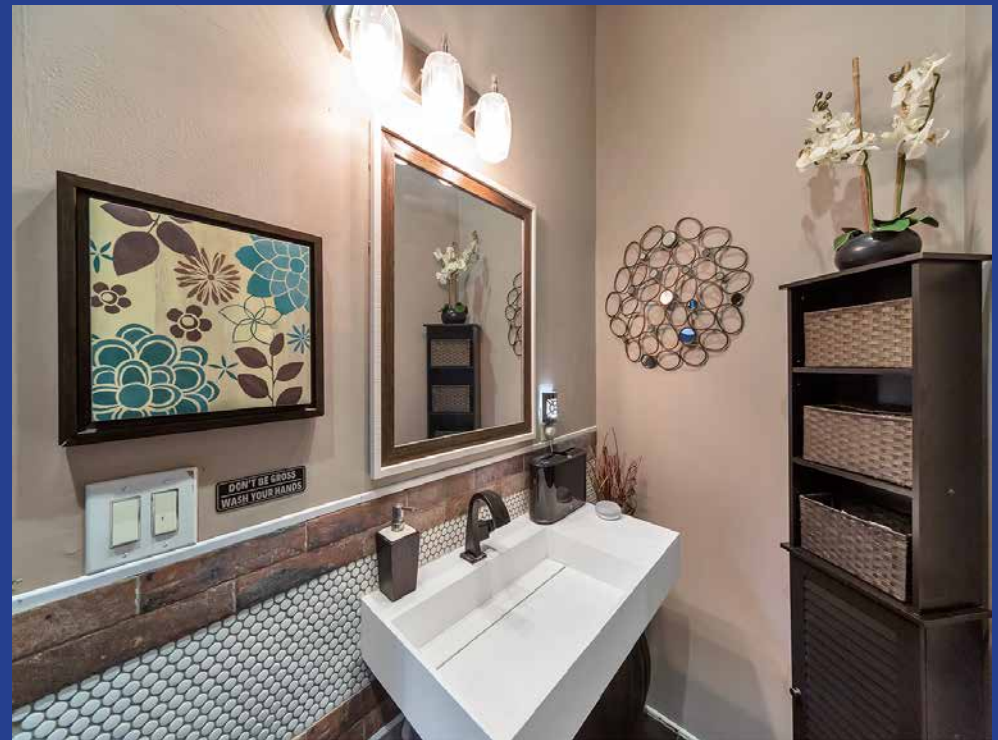
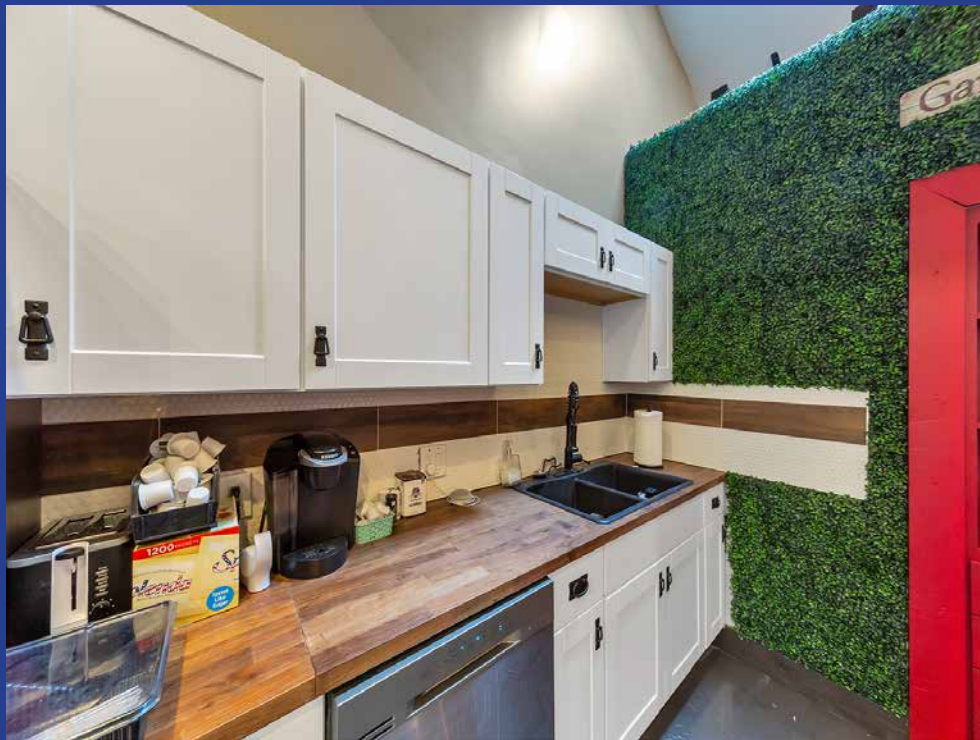


Property Highlights

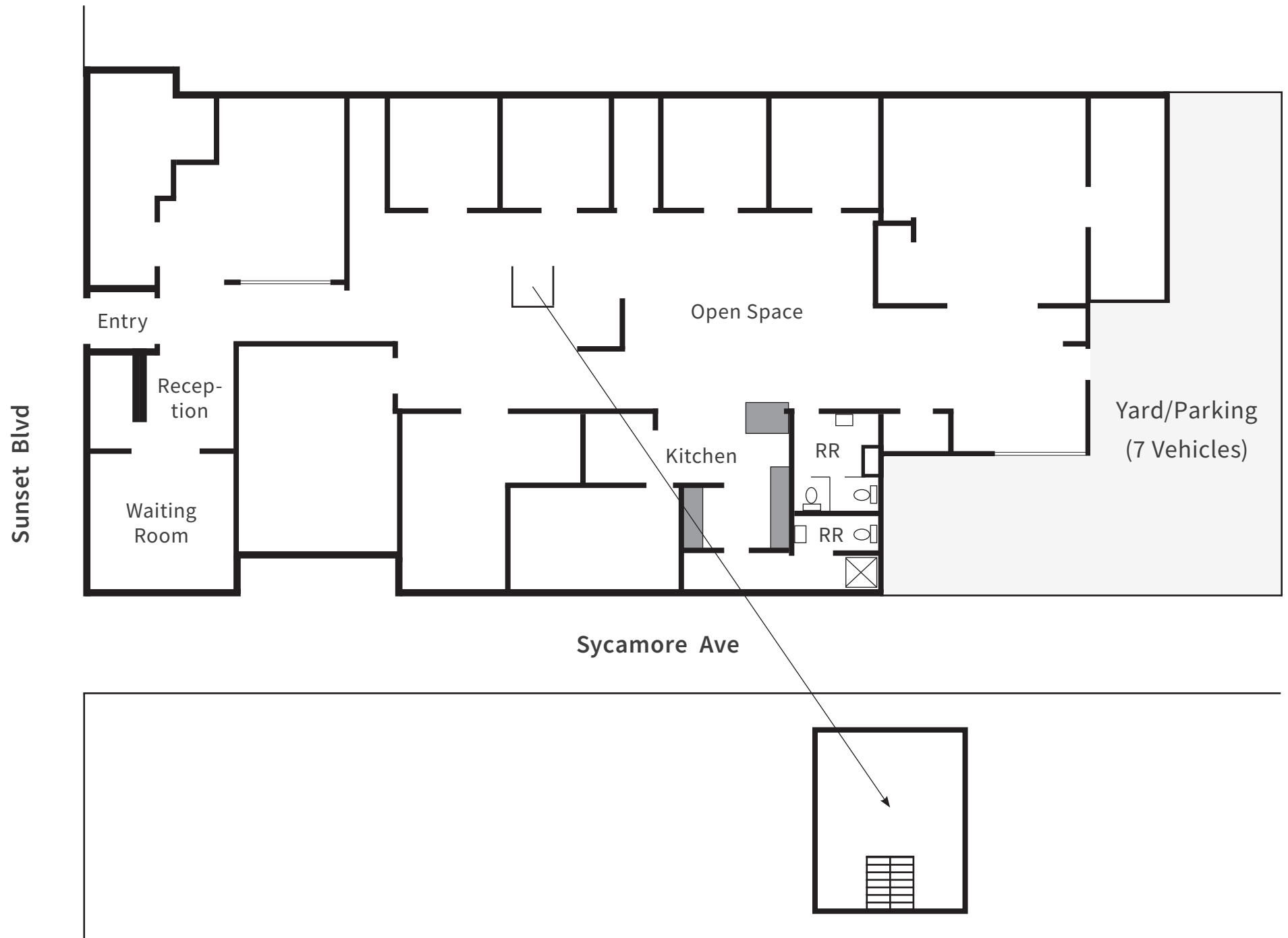
- 6,633± SF building on 8,407± SF of land
- Office building completely remodeled in 2019
- Ideal for any creative, flex, tech, professional or production applications
- Vaulted ceiling and sandblasted red brick walls
- Roll-up dock high loading door at rear of building
- On-site parking for 7 vehicles plus 10 additional spaces approx. 100 yards away (long term easement)
- Private offices/studios plus open work areas
- Kitchen/break room & two restrooms (one with shower)
- 200 amps/240 volts/3-phase power service
- Built in 1932 — Zoned LA C4
- Located at the southeast corner of Sunset Blvd and Sycamore Avenue
- Within walking distance of numerous restaurants, retailers and hotels
- Immediate possession

Lease rental: ~~\$19,900~~ \$18,241 per month (\$2.75 per SF)





Site Plan



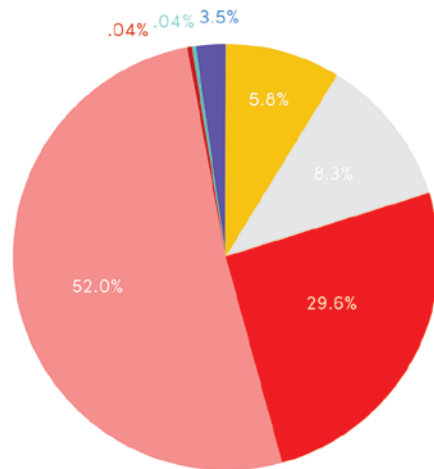
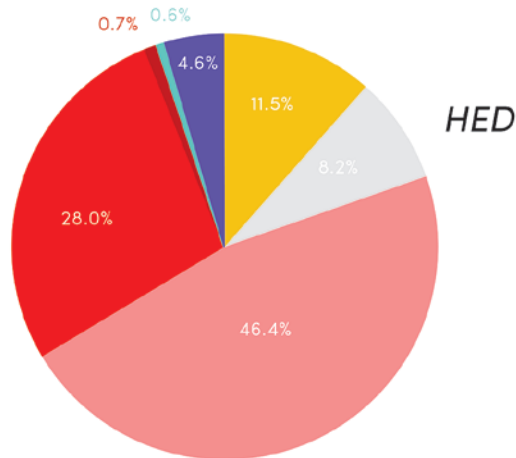
Area Map



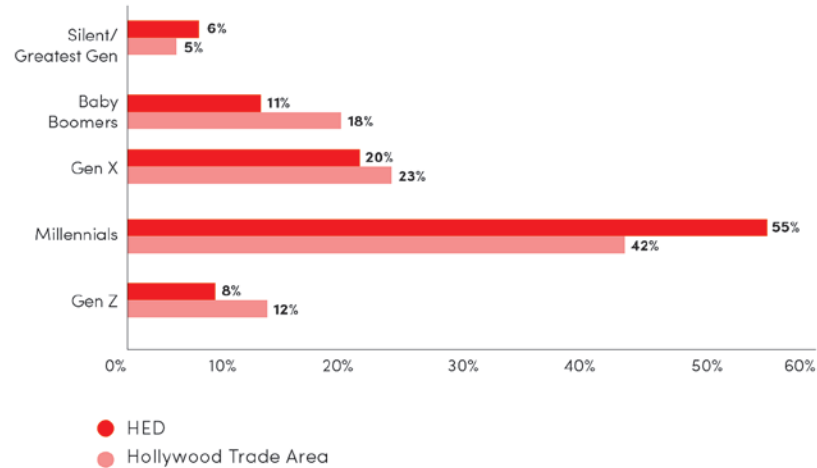
Hollywood Demographics

Race & Ethnicity

- Black
- Asian
- Hawaiian
- White
- Hispanic or Latino
- American Indian
- Single Race Other
- Two or More Races Other



Generations



55% Millennials make up 55% of the population in the HED compared to 36% in Los Angeles as a whole.

Educational Attainment

50%

People over age 25 with a Bachelor's degree or higher in the HED and Hollywood Trade Area residents

Hollywood Trade Area Enrollment Numbers

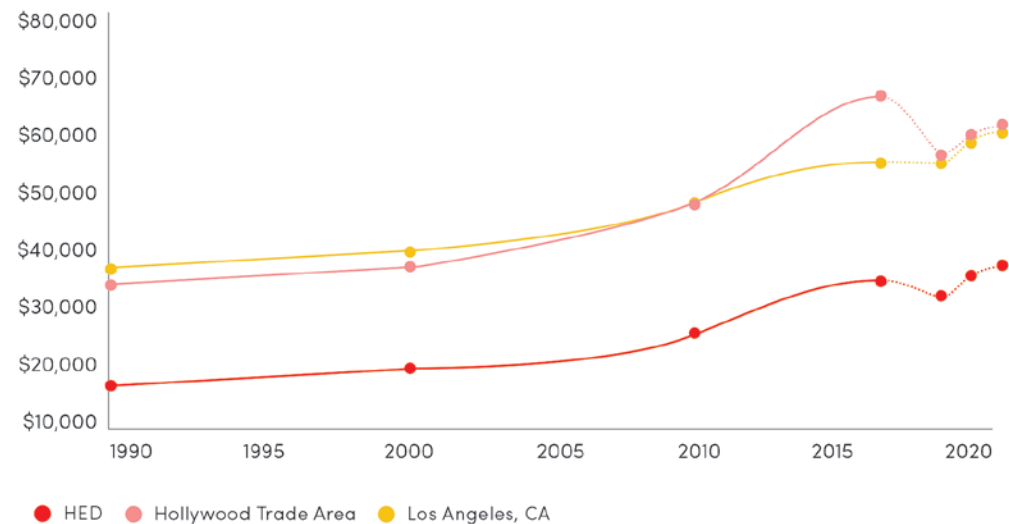
K-12: Public/Private

10,500

Post-Secondary

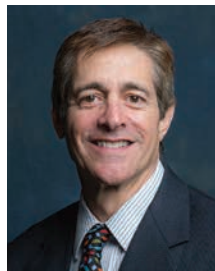
7,500

Household Incomes



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Hollywood, CA 90028

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8,407± Sq.Ft. of Land



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