

# 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 MEMORANDRUM

- 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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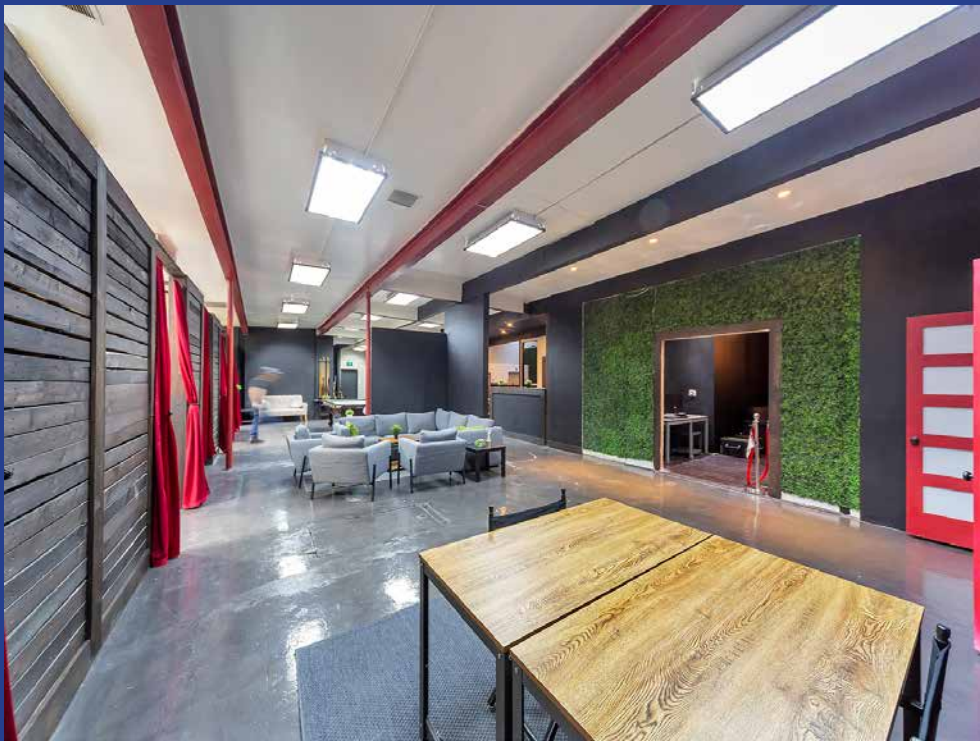
## Property Highlights

- 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 REDUCED!**

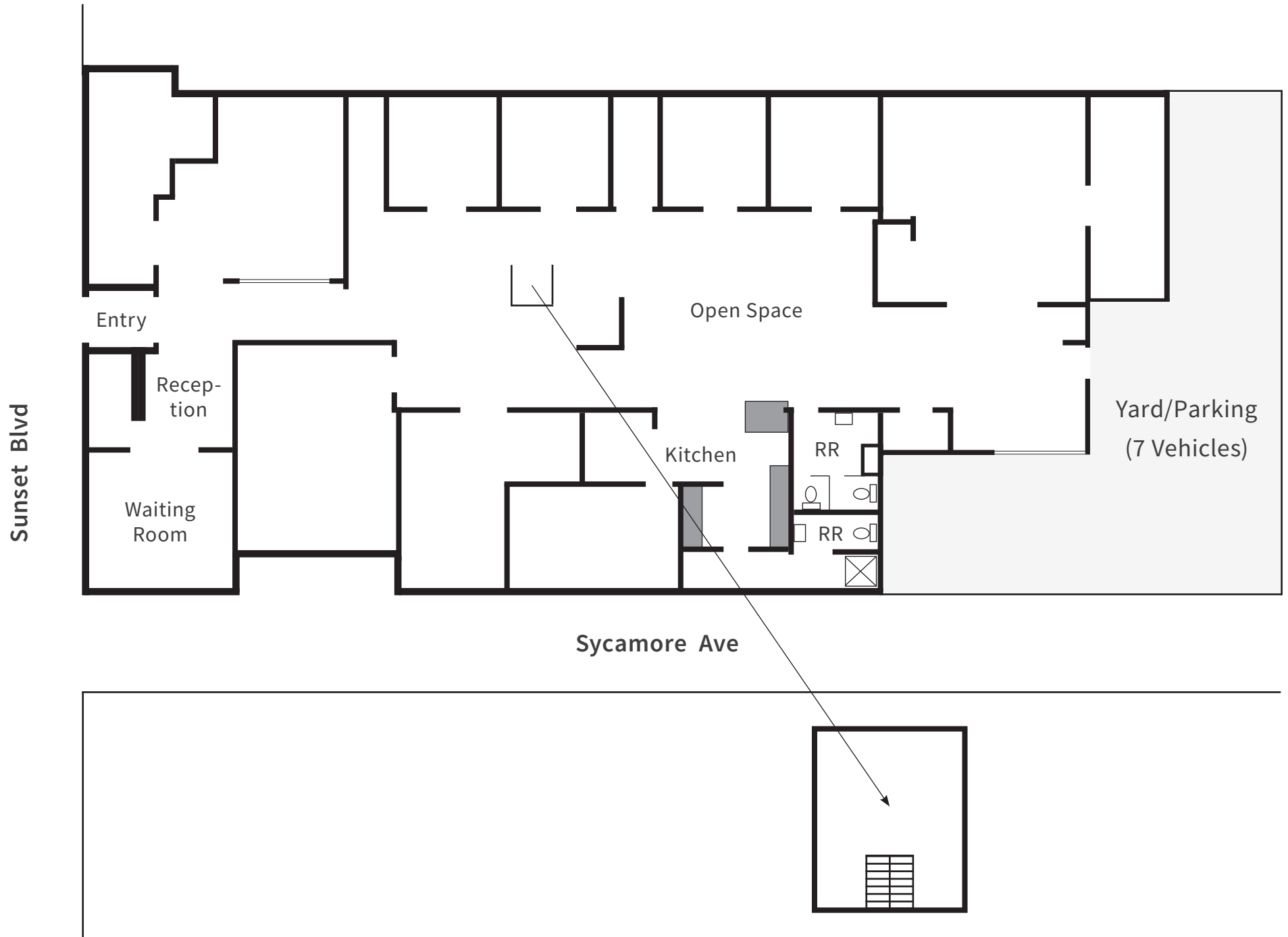
**~~\$18,241~~ \$16,582.50 Per Month (\$2.50 Per SF Gross)**

**Term: 2 Years Maximum**





# Site Plan



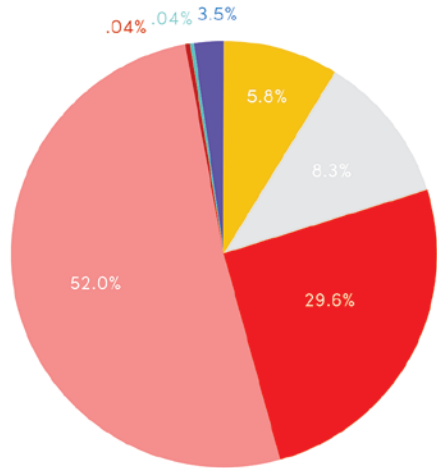
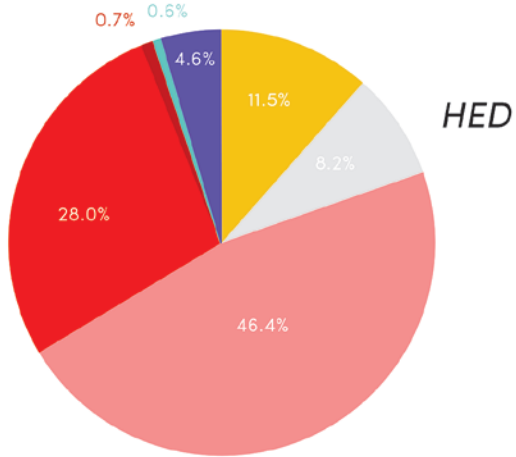
# Area Map



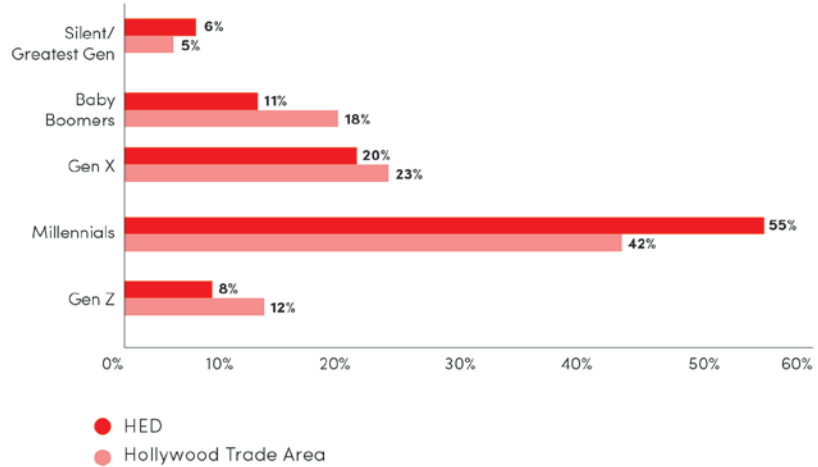
# Hollywood Demographics

## 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

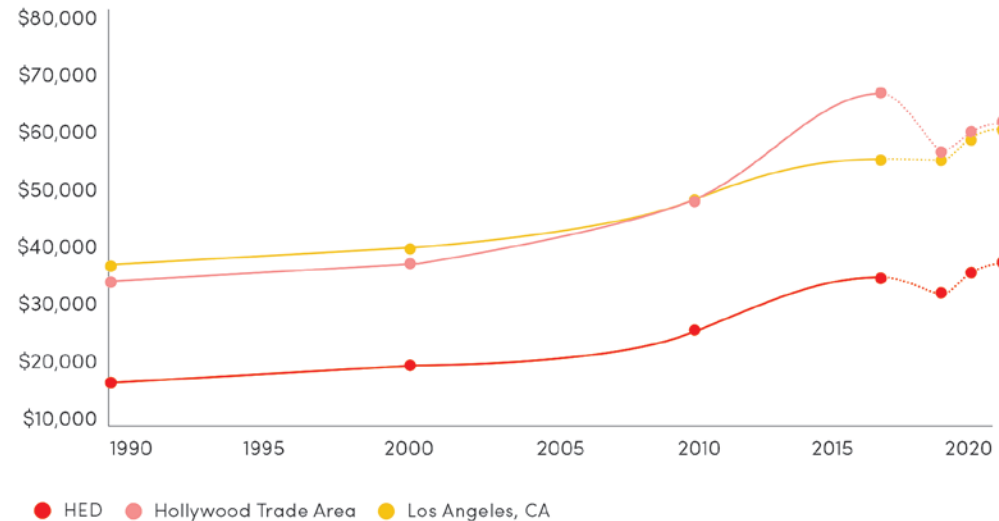
K-12: Public/Private

**10,500**

Post-Secondary

**7,500**

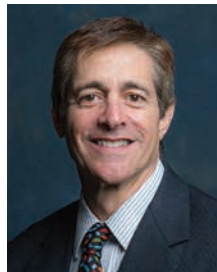
## Household Incomes





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Hollywood, CA 90028

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