

FOR LEASE

1551-1555 CASSIL PLACE

HOLLYWOOD

± 11,000 SF CREATIVE CAMPUS WITH RESIDENCES

**AVISON
YOUNG**

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- Creative Office Compound
- Post Secondary Education Campus
- Transitional Housing
- Community Center

PROPERTY DETAILS

Located in the heart of Hollywood's ongoing renaissance, the subject property is centrally positioned between Highland and Cahuenga, and Sunset and Hollywood. This gated, secure compound consists of two buildings within a unique, entertainment-oriented campus environment, originally converted from an apartment complex and thoughtfully adapted for a wide range of users.

Within walking distance of the amenity-rich Cahuenga Corridor and the major mixed-use developments at Sunset & Vine and Hollywood & Vine, the property is surrounded by Hollywood's rapidly expanding dining, retail, and entertainment options. Its location amid numerous major development projects places it at the center of one of Los Angeles' most active and evolving neighborhoods.

The property's campus-style layout, secure access, and well-maintained grounds with lush landscaping create a versatile environment suitable for a variety of uses, including a creative office campus, educational or training facility, rehabilitation or wellness center, and other specialized occupancies. All suites feature above-standard improvements, built-in kitchens, and operable windows, offering a comfortable and highly functional setting adaptable to multiple user types.

SPACE AVAILABLE

UNITS:	1551 Cassil:	± 5,500 SF
	1555 Cassil:	± 5,500 SF
	Total:	± 11,000 SF
LEASE RATE:	\$2.95 per SF, NNN	
LEASE TERM:	5 - 10 Years	
OCCUPANCY:	90 Days	
PARKING:	TBD	

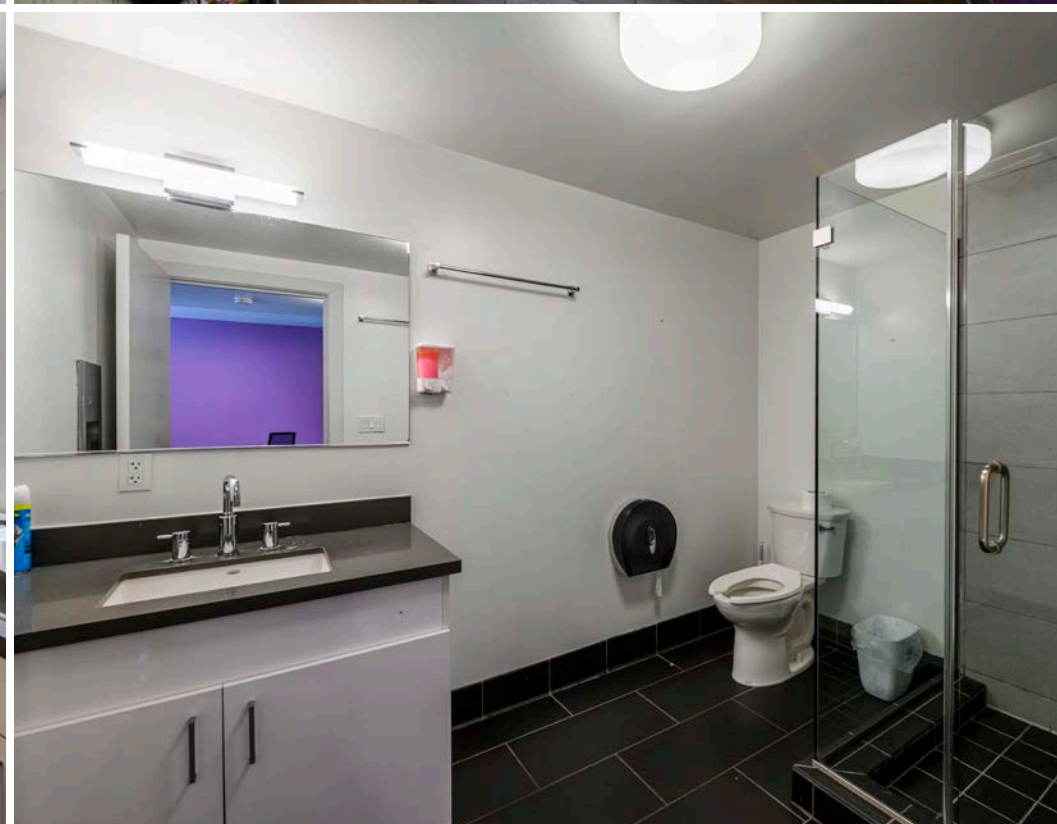
PROPERTY HIGHLIGHTS

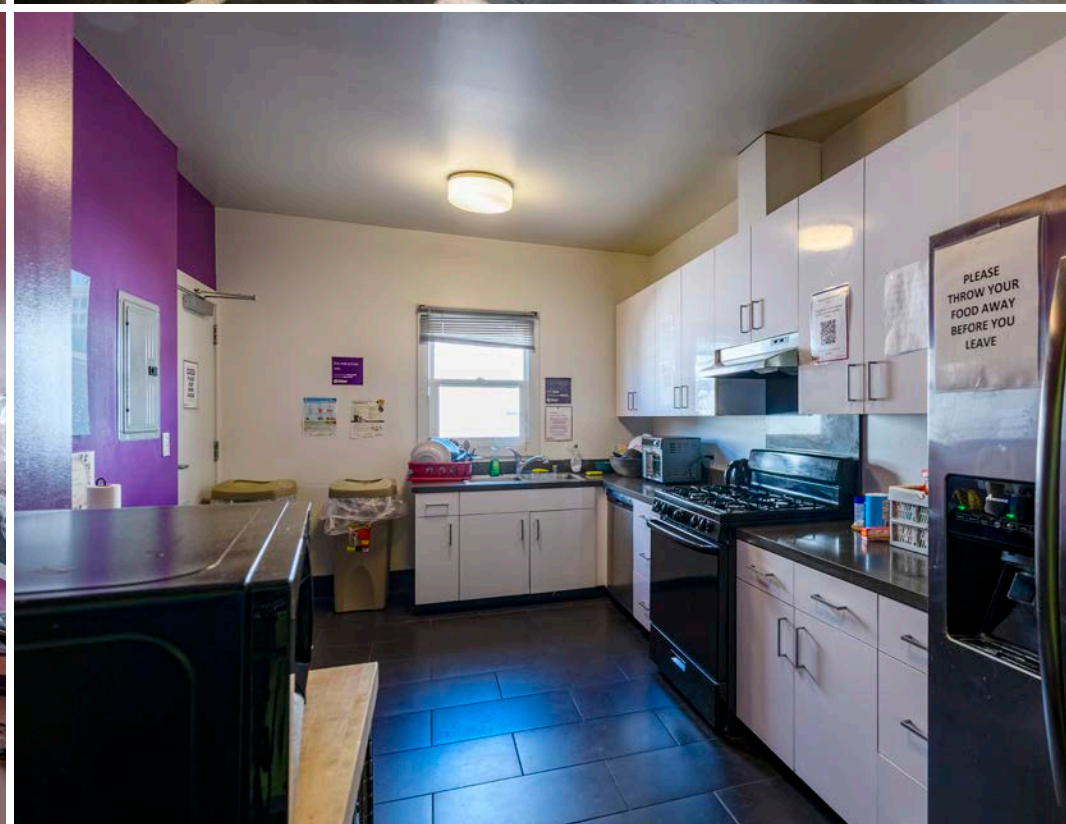
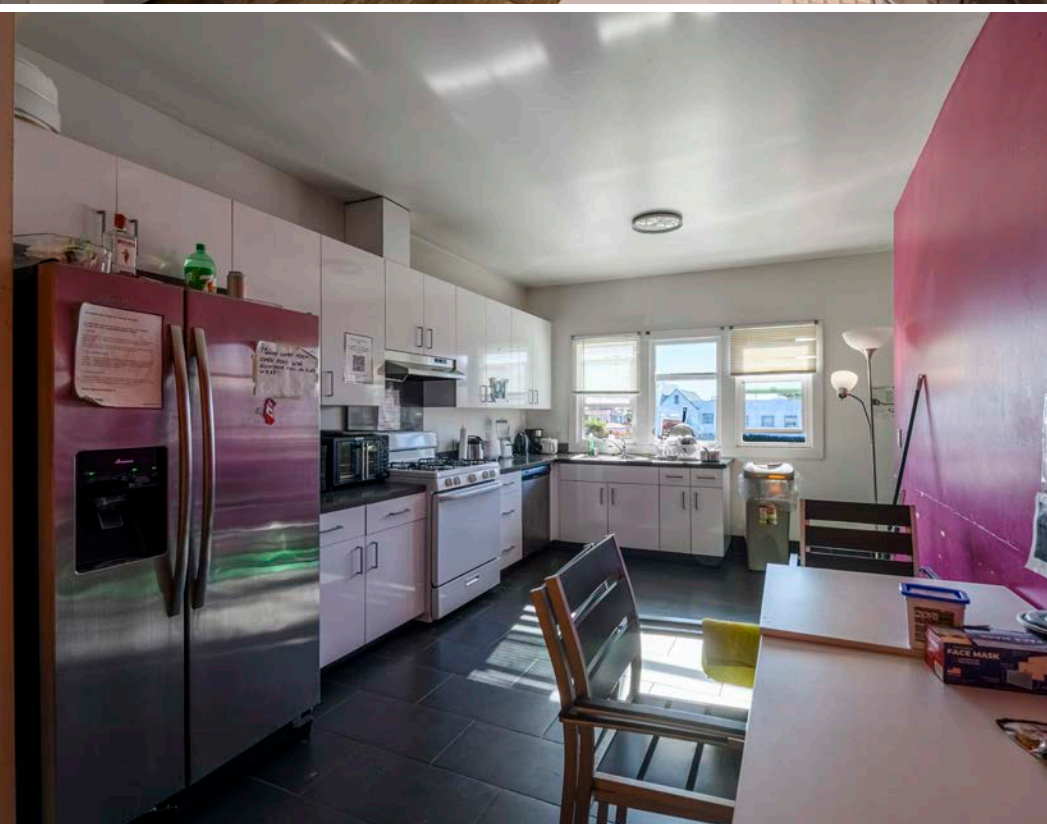
- Centrally located in the heart of Hollywood.
- Flexible, secure, campus-style layout ideal for creative office, educational, wellness, rehabilitation, and other specialized uses
- Lush, well-maintained grounds
- Above-standard suite improvements, including kitchens and operable windows



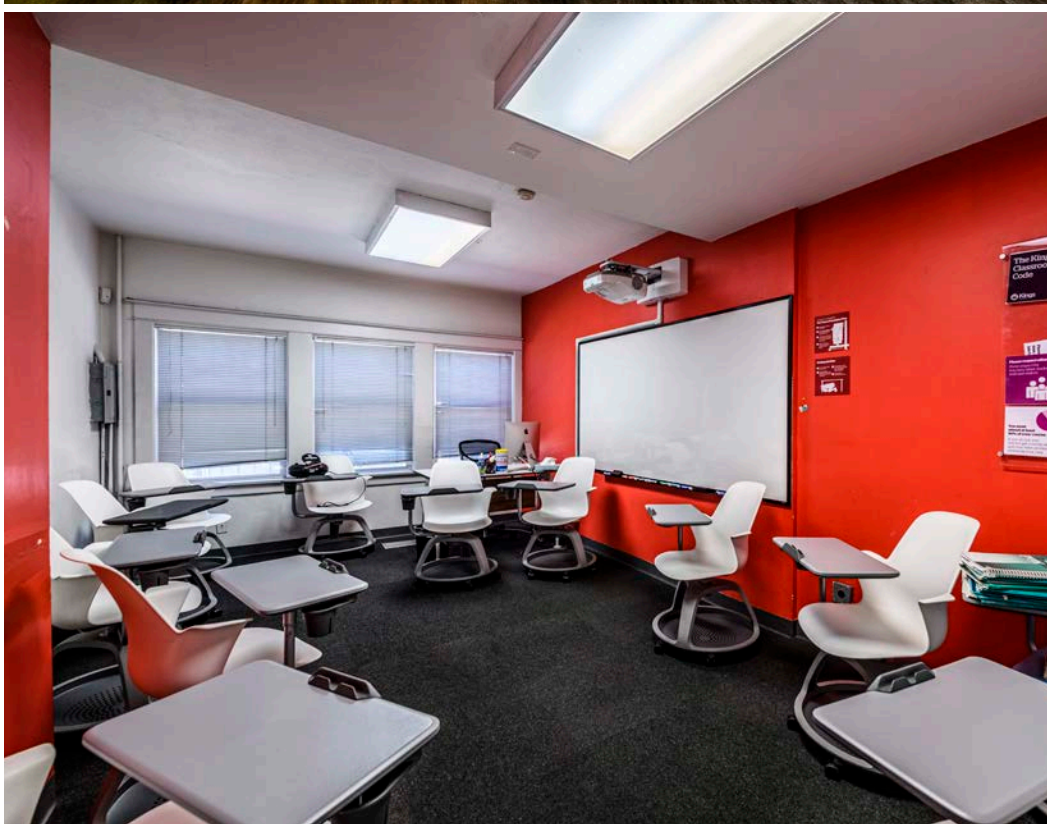
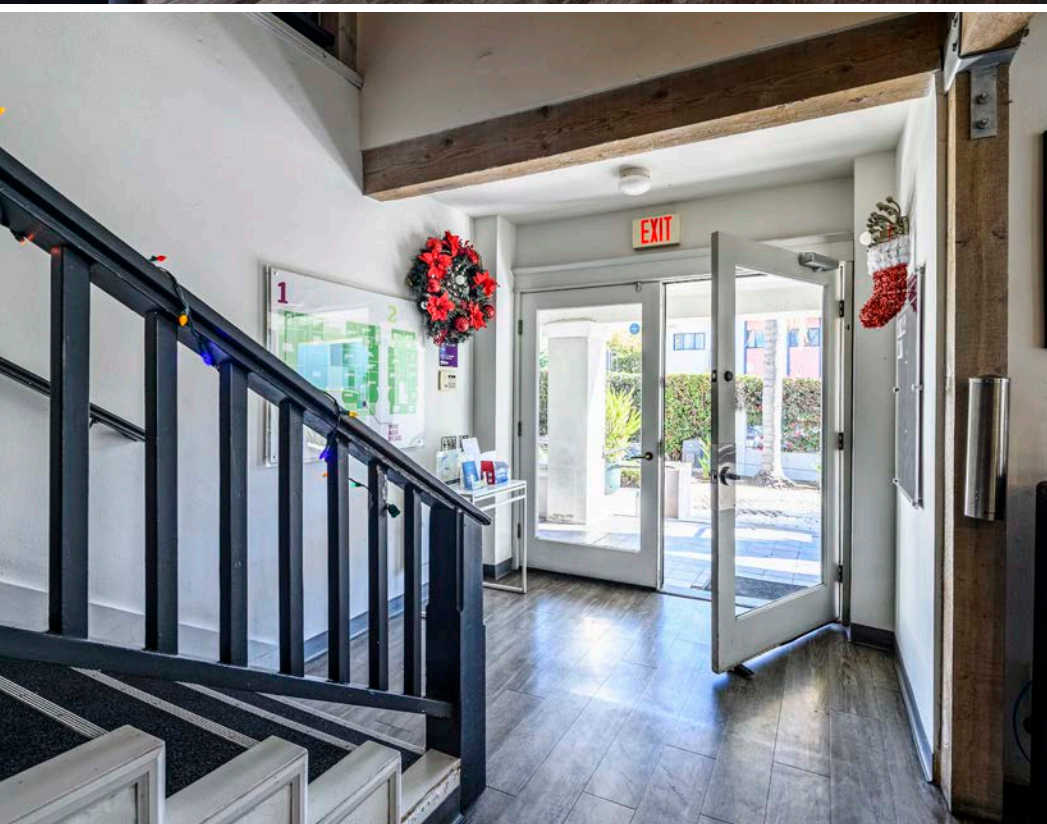
1551-1555
CASSIL PLACE

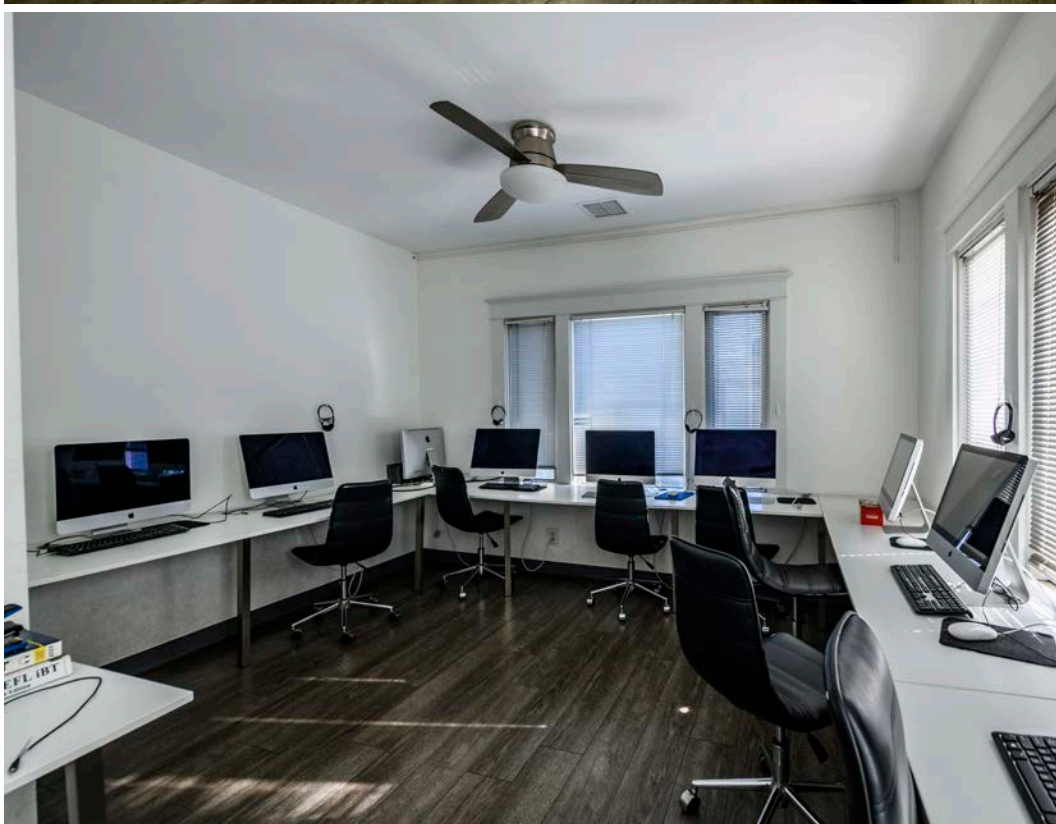
1551 CASSIL PLACE



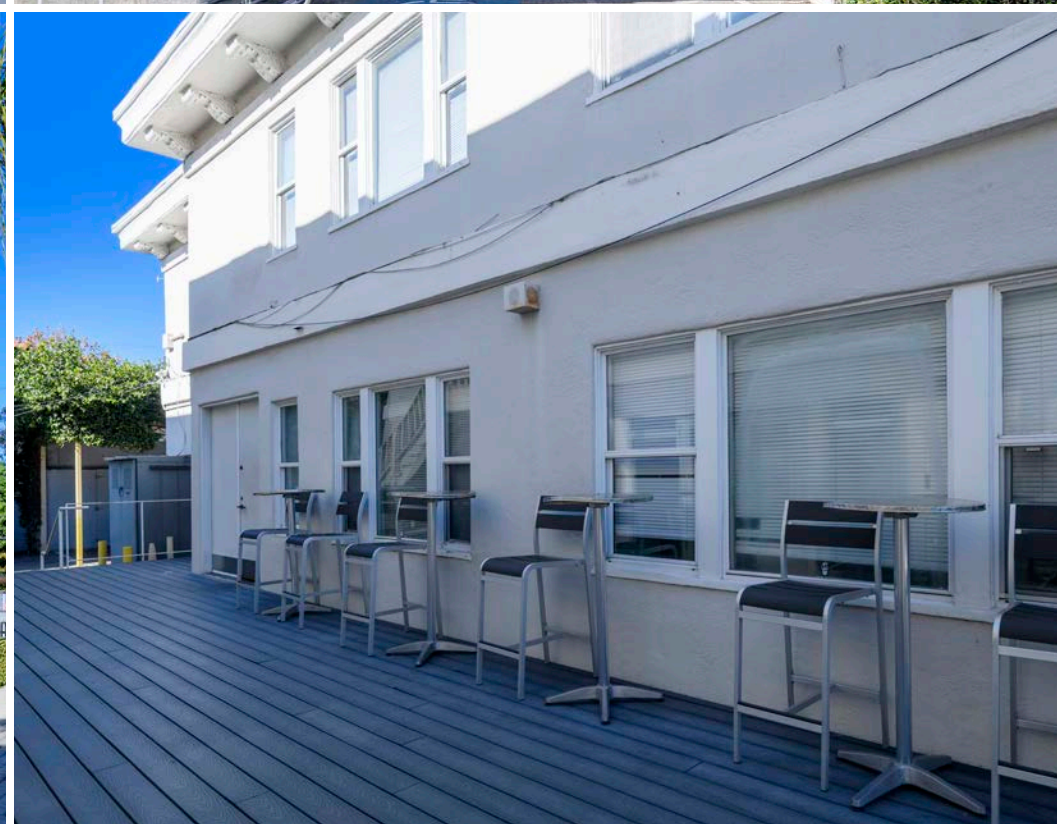


1555 CASSIL PLACE





EXTERIOR PHOTOS





AERIAL VIEW

CASSIL PLACE

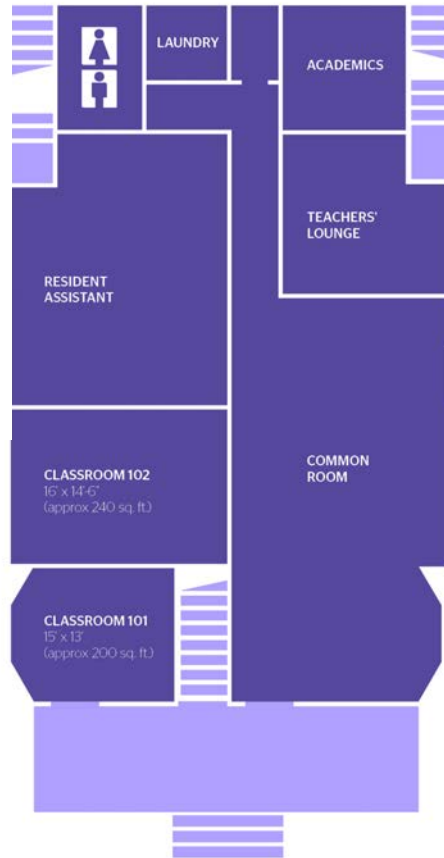
SELMA AVENUE





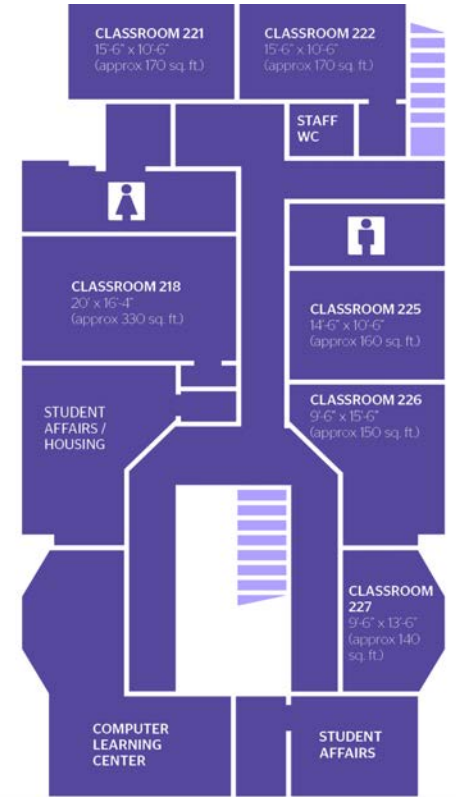
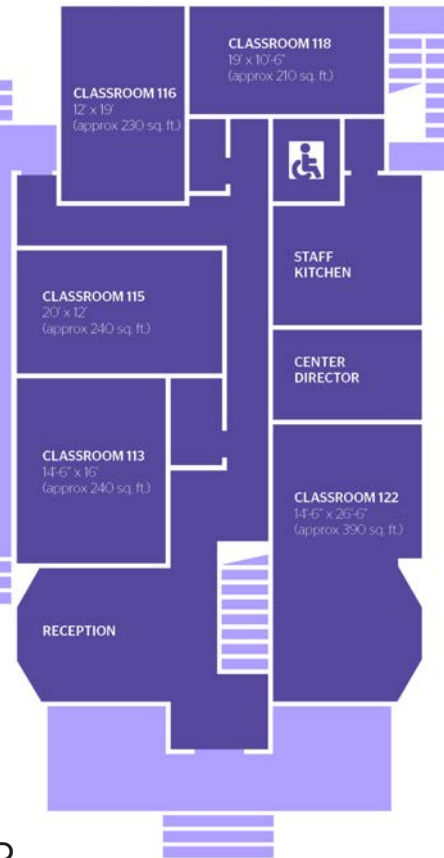
SECOND FLOOR

1551 CASSIL PLACE



GROUND FLOOR

1555 CASSIL PLACE



SECOND FLOOR

FLOOR PLANS

AREA MAP

Hollywood & Highland



1551-1555 CASSIL PLACE



Sunset Gower

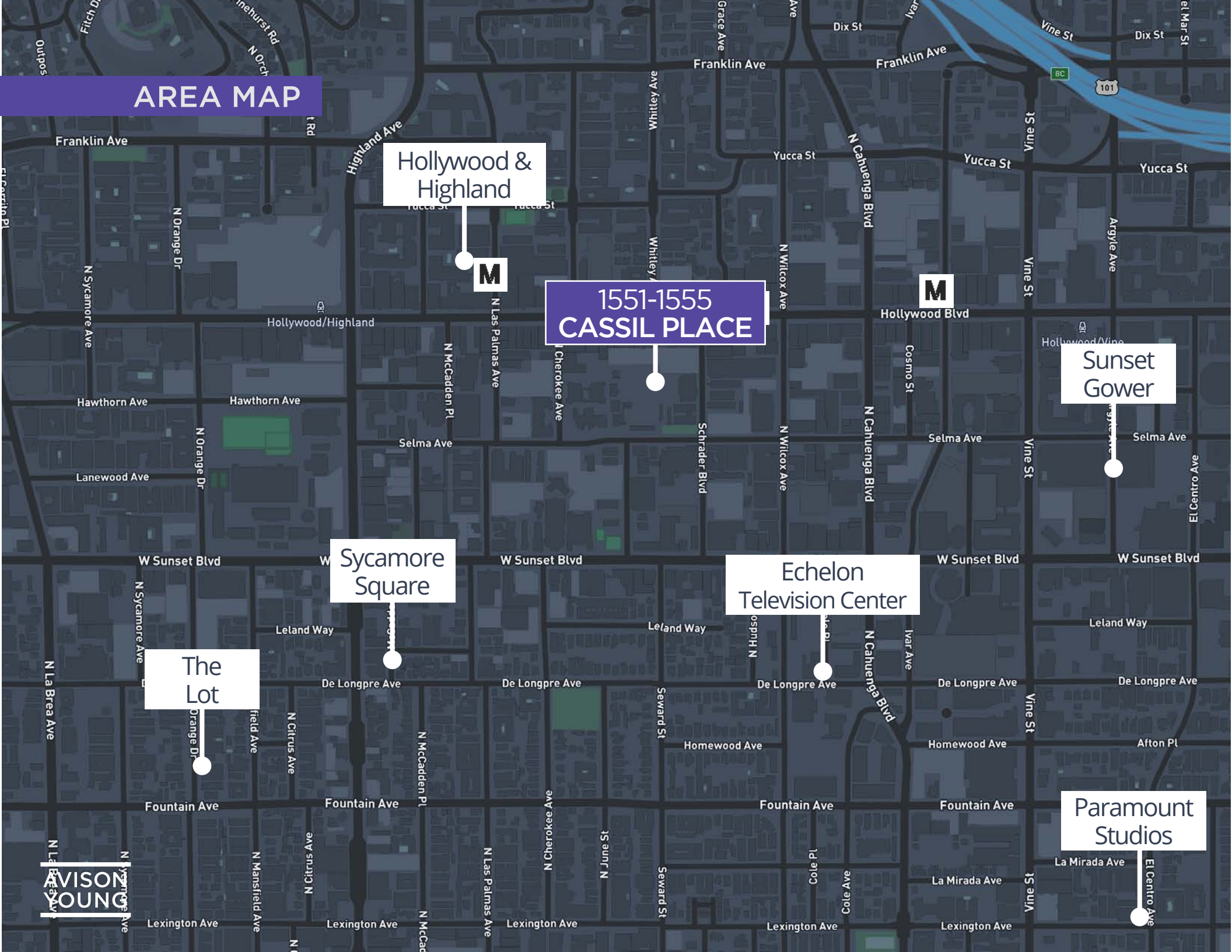
Sycamore Square

Echelon Television Center

The Lot

Paramount Studios

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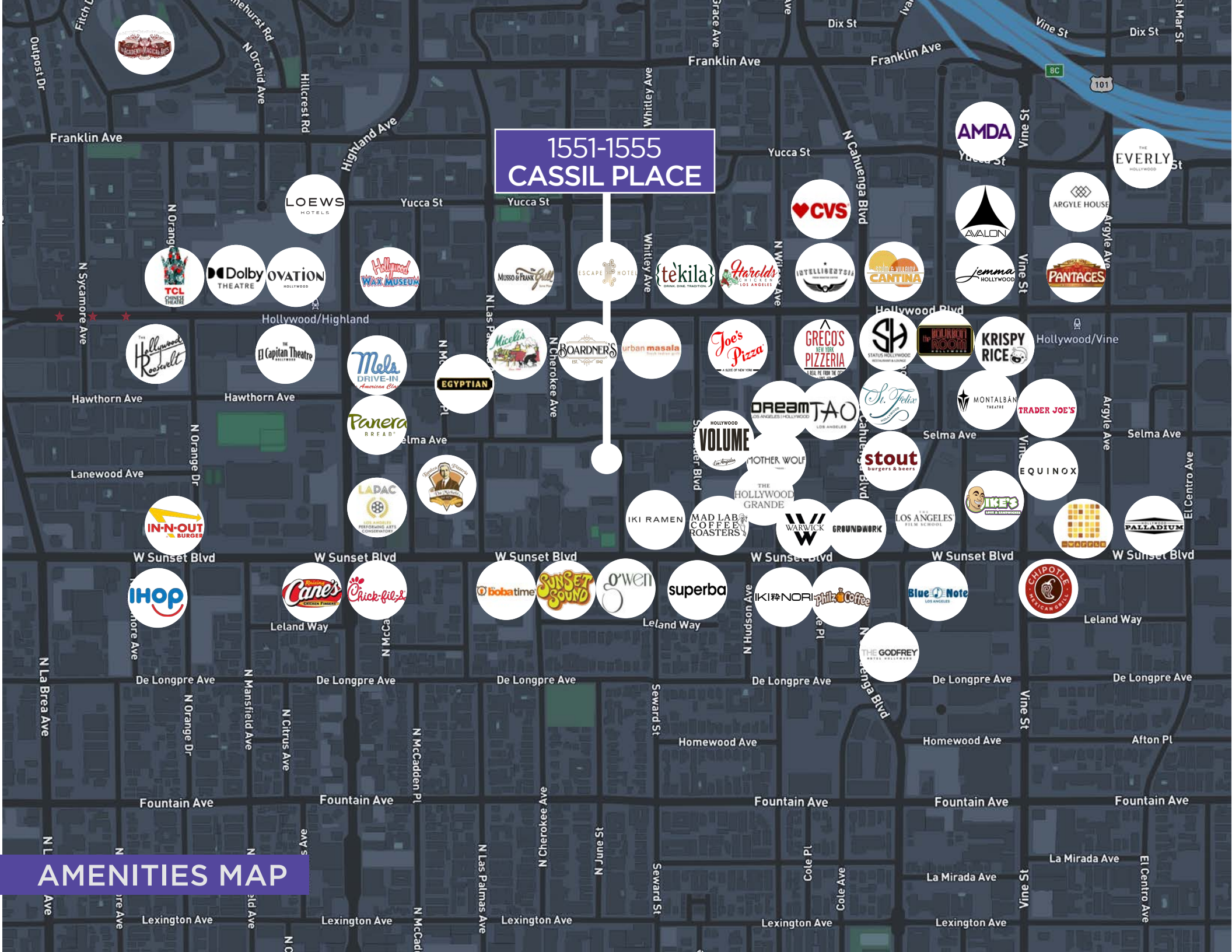




1551-1555
CASSIL PLACE

AERIAL PHOTO

1551-1555 CASSIL PLACE



AMENITIES MAP

LOEWS
HOTELS

TCL
CHICAGO

DOLBY
THEATRE

OVATION
HOLLYWOOD

HOLLYWOOD
WAX MUSEUM

MUSSO & FRANK
GULL

ESCAPE
HOTEL

TEKILA
DRINK. DINE. TRAVEL.

HAROLD'S
LOS ANGELES

CVS

AVALLON

JEMMA
HOLLYWOOD

PANTAGES

EVERLY
HOLLYWOOD

ARGYLE HOUSE

HOLLYWOOD
ROOSEVELT

THE CAPTAIN
THEATRE

MEL'S
DRIVE-IN
AMERICAN EATS

EGYPTIAN

MICELI'S

BOARDNERS

URBAN MASALA

JOE'S PIZZA

GRECO'S
PIZZERIA

STATUS HOLLYWOOD
RESTAURANT & LOUNGE

THE BOURBON
ROOM

KRISPY RICE

PANERA
BREAD

LADAC

THE GODFREY
HOTEL

IKI RAMEN

MAD LAB
COFFEE ROASTERS

VOLUME

MOTHER WOLF

DREAM TAO

STOUT
BURGERS & BEERS

MONTALBAN
THEATRE

TRADER JOE'S

IN-N-OUT
BURGER

LADAC

THE GODFREY
HOTEL

IKI RAMEN

MAD LAB
COFFEE ROASTERS

VOLUME

MOTHER WOLF

DREAM TAO

STOUT
BURGERS & BEERS

MONTALBAN
THEATRE

TRADER JOE'S

IHOP

CANE'S
CRAVING FRIES

CHICK-FIL-EL

BOBATIME

SUNSET
SOUND

OWEN

SUPERBA

IKI RAMEN

PHILZ COFFEE

BLUE NOTE
LOS ANGELES

CHIPOTE
MEXICAN GRILL

PALLADIUM

AMENITIES MAP



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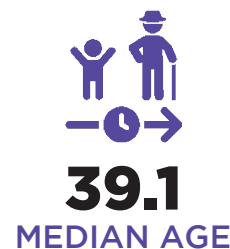
AERIAL PHOTO



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 that the greatest concentration of value and momentum within Hollywood is centered along the Hollywood and Sunset Boulevard corridor, anchored by the iconic intersections of Hollywood & Highland, Hollywood & Vine, and Sunset & Vine. This core district represents the true epicenter of Hollywood's creative, entertainment, and cultural ecosystem—where global media brands, production companies, recording studios, hospitality, and lifestyle amenities converge. The area's unmatched walkability, transit connectivity, and dense concentration of restaurants, retail, theaters, and creative office uses have made it a magnet for entertainment professionals, content creators, and a growing daytime workforce. Significant recent investment in new office, mixed-use, residential, and hotel developments continues to validate the long-term trajectory of this location, further enhancing the amenity base and reinforcing the corridor's position as the most dynamic and sought-after pocket of Hollywood.



**Demographics within 3-mile radius of subject property (per Costar)*

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FOR MORE INFORMATION:

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