

3,000 SF AVAILABLE NOW FOR LEASE

CBRE



Highland-Lexington

1139 N HIGHLAND AVENUE | LOS ANGELES CA 90038



1139 N Highland Avenue

FREESTANDING
BUILDING IN HOLLYWOOD

Rare opportunity to lease 1139 N Highland Avenue, a small freestanding office/flex building with soaring 12' ceilings, skylights and exposed concrete floors. Includes six dedicated parking spaces and Highland Avenue street frontage in the heart of the Hollywood Media District.

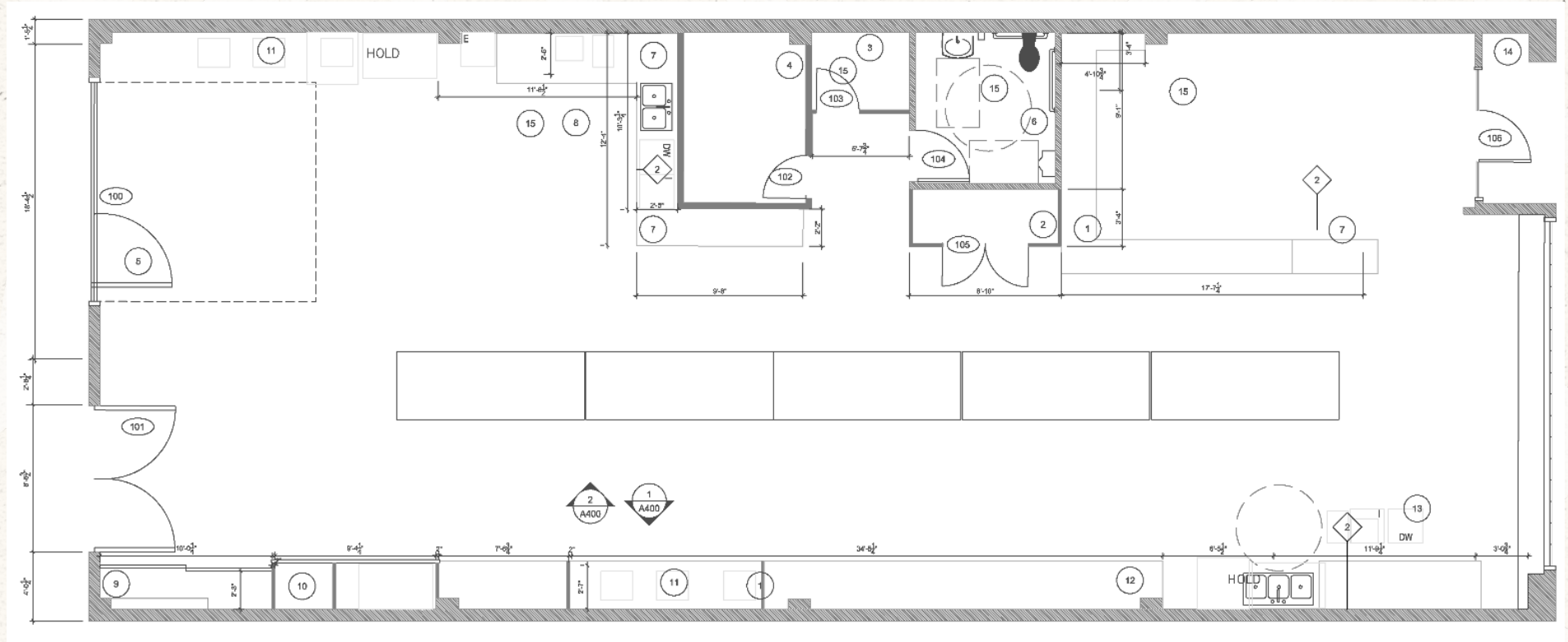


PROPERTY SPECIFICATIONS

- + **3,000 SF freestanding building**
- + **10-12' Ceiling Heights**
- + **6 Dedicated Parking Spaces**
- + **400 AMPS of Power**
- + **Available Now**
- + **\$3.95/SF/Month NNN**
- + **Zoning is LAM1**

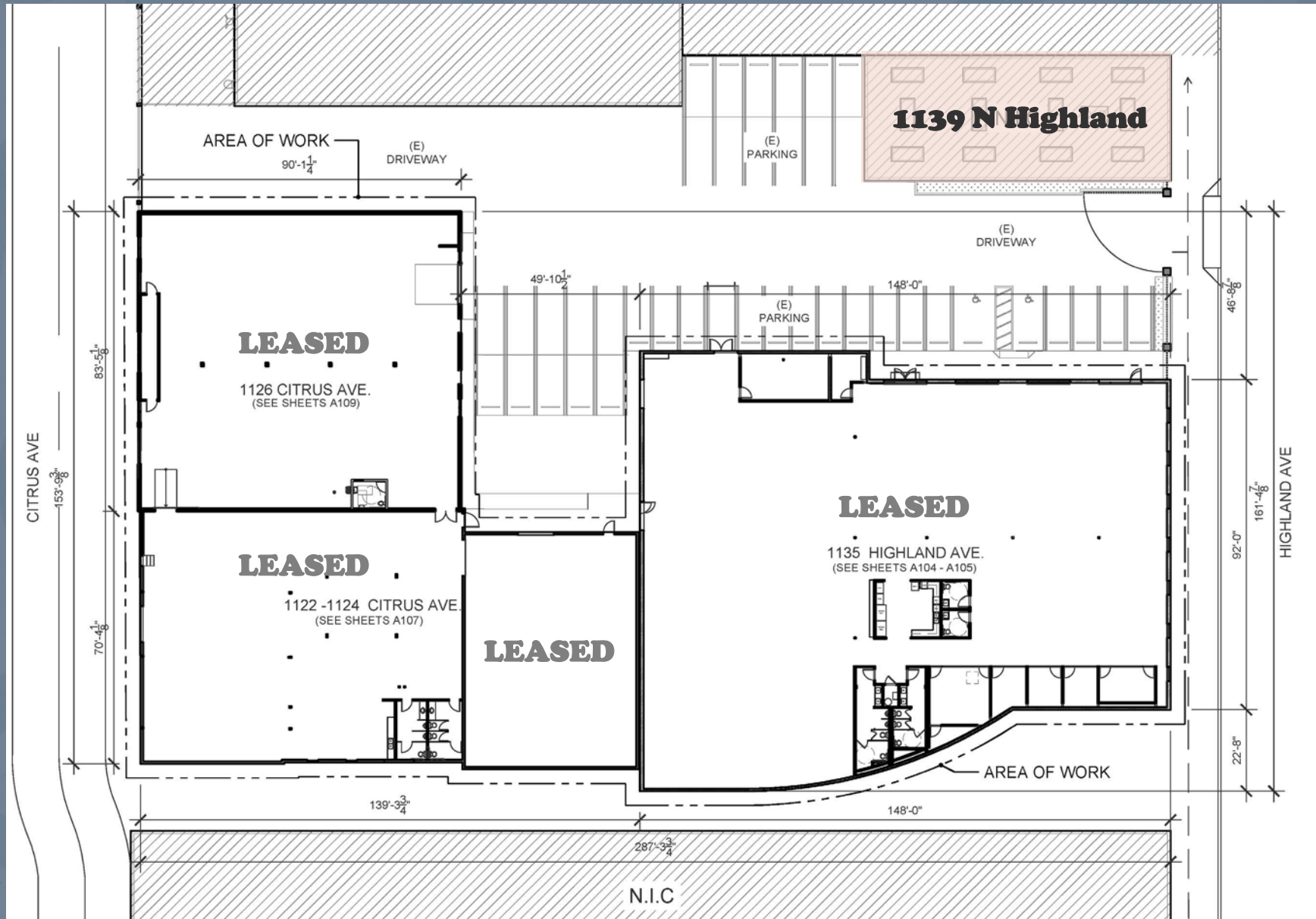
FLOORPLAN

1139 N HIGHLAND AVENUE
3,000 SF



SITE PLAN

HIGHLAND LEXINGTON CAMPUS



CAMPUS OVERVIEW

HIGHLAND AVENUE FRONTAGE



1139 N
Highland

LEASED



AREA AMENITIES

★ 1139 N Highland

🍴 Food & Restaurants

🎬 Studios

🌟 Notable Places



Warner Brothers
Disney
The Greek Theatre
Griffith Observatory

Hollywood Bowl

Chateau Marmont

Hollywood Blvd

Sunset Blvd

TCL Chinese Theatre
Hollywood & Highland

Roosevelt Hotel

Kimpton Hotel

Capitol Records

Pantages Theater

Trader Joe's

The Hungry Cat

Hollywood Palladium

L.A. Film School

Amoeba Music

Arclight Cinemas

Mama Shelter

Dream Hotel

Tao

Bowery

Katsuya

Academy at Vine

Tender Greens

K&L Wines

Netflix

101

SUNSET STRIP

Santa Monica Blvd

Jones Hollywood

Salt's Cure



James Perse

Sunset Las Palmas Studios

Golds Gym

Hollywood Production Center

Formosa Café

The Lot

Showtime

Ticketmaster

Just One Eye

Sightglass

SuperVinyl

RetroSpecs

Jeffrey Deitch Gallery

Chrome Hearts

Deluxe

Smuggler

Motive Creative

Palmas Studios

Chromes Hearts

Deluxe

Smuggler

Motive Creative

Pizzeria Mozza

Wilshire Country Club

Bricks & Scones

Vernetti

Pressed Juicery

Sweetfin Poke

Le Pain Quotidien

Chan Dara

Prado

Salt & Straw

Spotify

Warner Music

Amazon

Apple Studios

Farmer's Market

The Grove

Sugarfish

Odys + Penelope

Cafe Midl

Quixote

Milk Studios

Netflix

Red Studios

Line 204

Flaming Patty's

Pavillions

Providence

Go Get Em Tiger

Village Pizzeria

Malin + Goetz

Osteria Mamma

Cafe Gratitude

Lemonade

Raleigh Studios

Osteria La Buca

Burgerim

Lucy's El Adobe

Paramount Pictures

Netflix

Netflix

Netflix

Netflix

Netflix

Netflix

Netflix

Netflix



**Last
remaining
space
available!**

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CBRE

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