

# 1706

CREATIVE OFFICE SUBLEASE

# SUNSET

**8,475 SF**  
**THRU DEC 28'**  
**IMMEDIATELY**

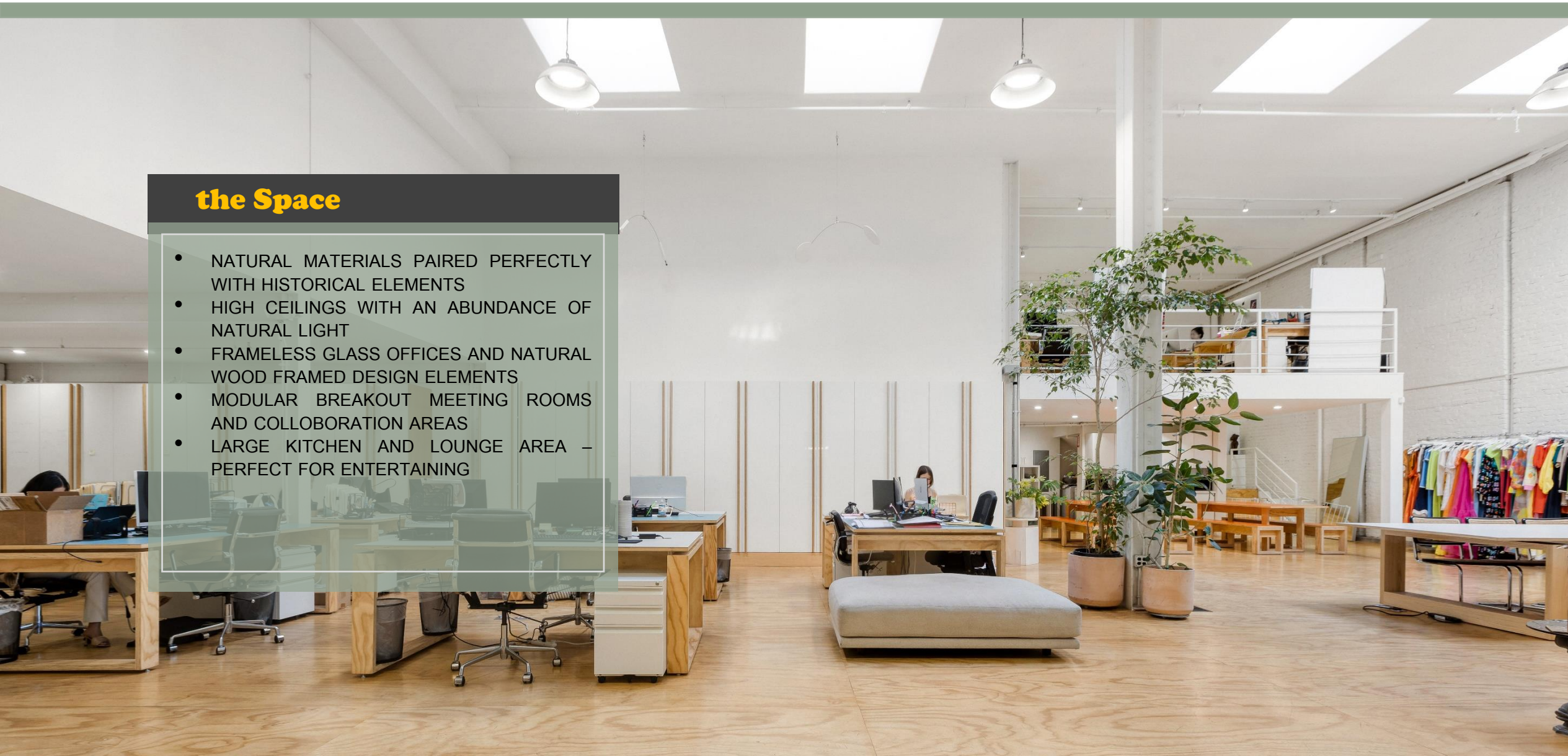
EXCLUSIVELY OFFERED BY:

MARQUES L WILLIAMS  
(310) 424-4552  
marques.williams@cushwake.com  
LIC #01935506



## the Space

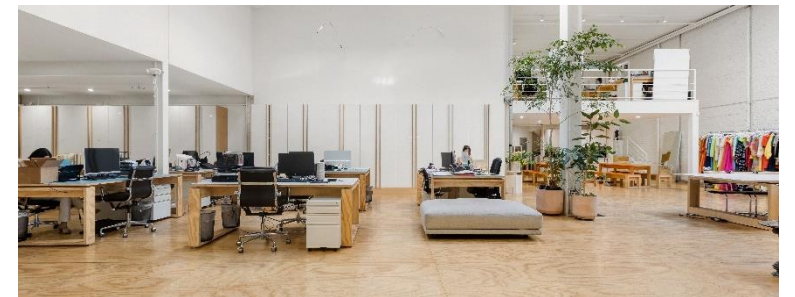
- NATURAL MATERIALS PAIRED PERFECTLY WITH HISTORICAL ELEMENTS
- HIGH CEILINGS WITH AN ABUNDANCE OF NATURAL LIGHT
- FRAMELESS GLASS OFFICES AND NATURAL WOOD FRAMED DESIGN ELEMENTS
- MODULAR BREAKOUT MEETING ROOMS AND COLLABORATION AREAS
- LARGE KITCHEN AND LOUNGE AREA – PERFECT FOR ENTERTAINING

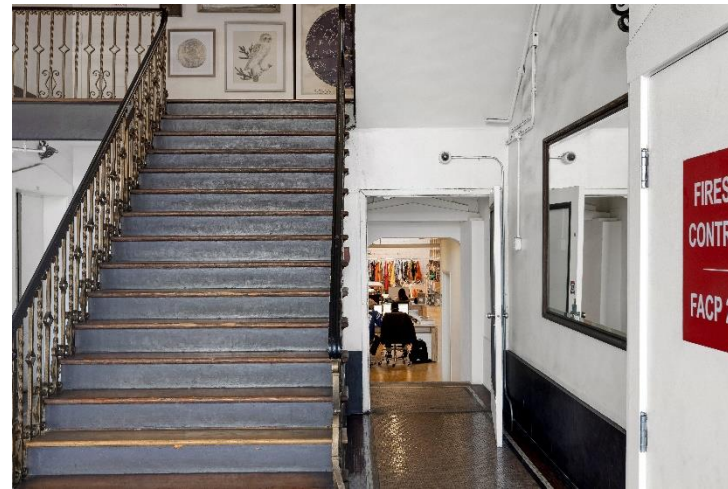




## Studio

- PHOTO STUDIO
- HIGH CEILINGS
- SKYLIGHTS
- DEDICATED STORAGE AREA
- MAKEUP STATION





EXTERIORS

**the Building**

- LANDMARK JENSEN RECREATION CENTER - ARCHITECTURAL GEM IN THE HEART OF ECHO PARK
- WALKING DISTANCE TO BOUTIQUE SHOPPING, RETAIL, DINING AND, ENTERTAINMENT, AND LOCAL SHOPS
- INDOOR/OUTDOOR LOUNGE AREAS
- PERFECT FOR ENTERTAINMENT, CONTENT, TECH, MUSIC, FASHION / ECOMMERCE, AND CREATIVE OFFICE USERS



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