

FIGURE 8
COMMERCIAL

FOR LEASE

Hollywood Media District
Creative Office/Studio Flex Space

710 SEWARD STREET

710

SEWARD STREET

SQUARE FOOTAGE

900 SF - 6,400 SF

PRICE + TERM

Negotiable

LOT SIZE

13,516 SF

YEAR/RENO

1974/2020

Newly Rennovated

Gated Parking Lot

10 Private Exec Offices

Common Area, Amenities,
18 Person Conference Room

~2,500 SF Production
Space with 18 FT Ceilings

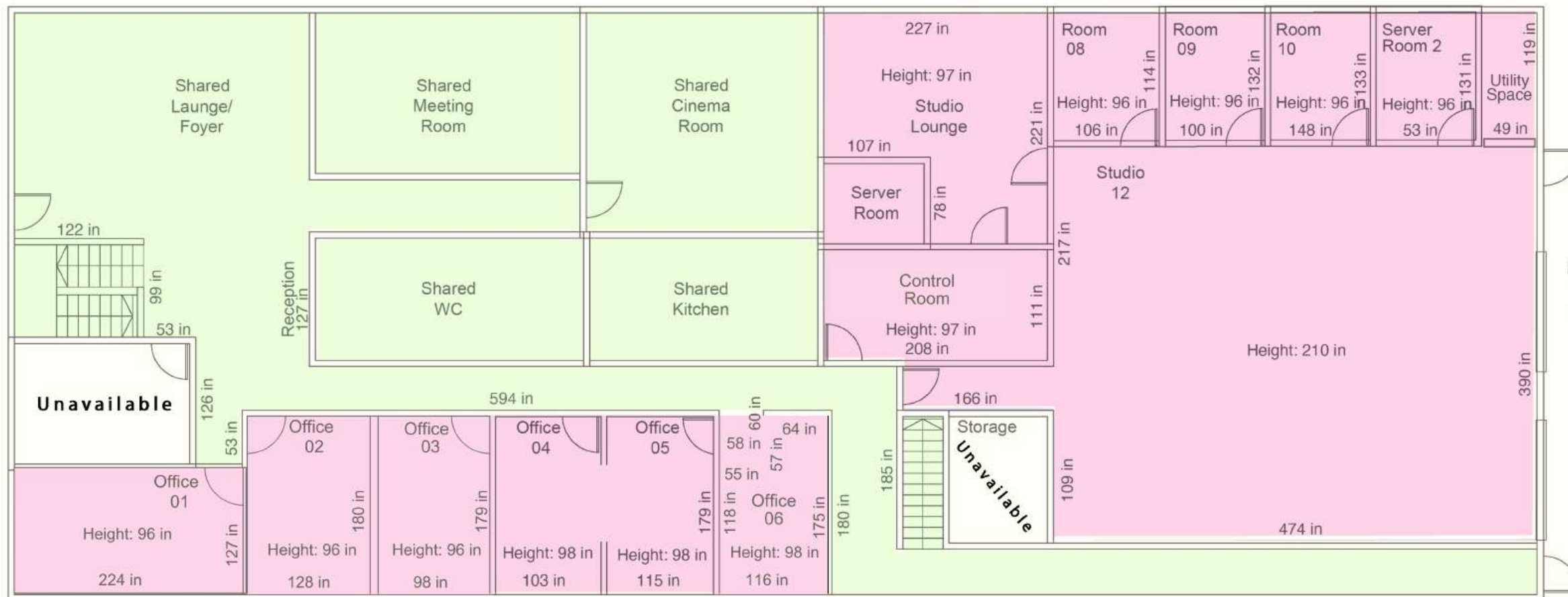


PROPERTY OVERVIEW

710 Seward is a freshly renovated creative office building located on Hollywood's most prestigious production corridor. The available 1st-floor space features a private back entrance leading to a 3,000 SF production/flex space with over-sized commercial roll-up doors, 18' ceilings, and several edit bays, IT room, offices, and a control room. An additional 3 private offices totaling approx 600 SF are also available for lease together or separately from the flex space. The remaining 2,500 SF on the 1st floor is shared with the 2nd floor occupant, a premier LA Management Company. The shared space includes a fully built out and furnished lobby w/ receptionist, 18-person conference room, kitchen and state-of-the-art screening room. This uniquely flexible property offers solutions for many different space needs in the coveted Hollywood Media District. Ample Gated Parking available.

GROUND FLOOR, 710 SEWARD ST, LOS ANGELES, CA 90038

SEWARD STREET ENTRANCE



Parking Lot / Yard

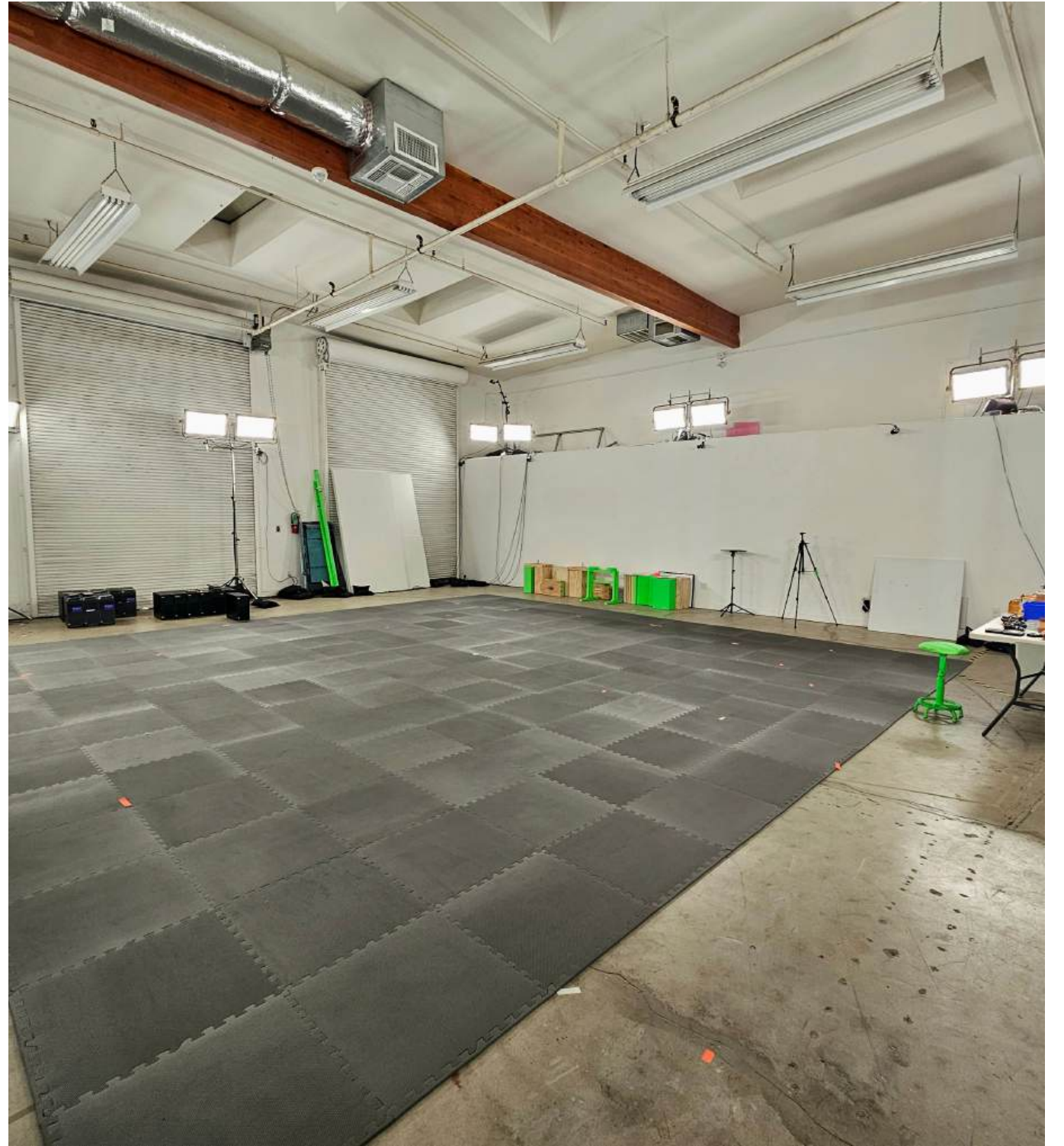
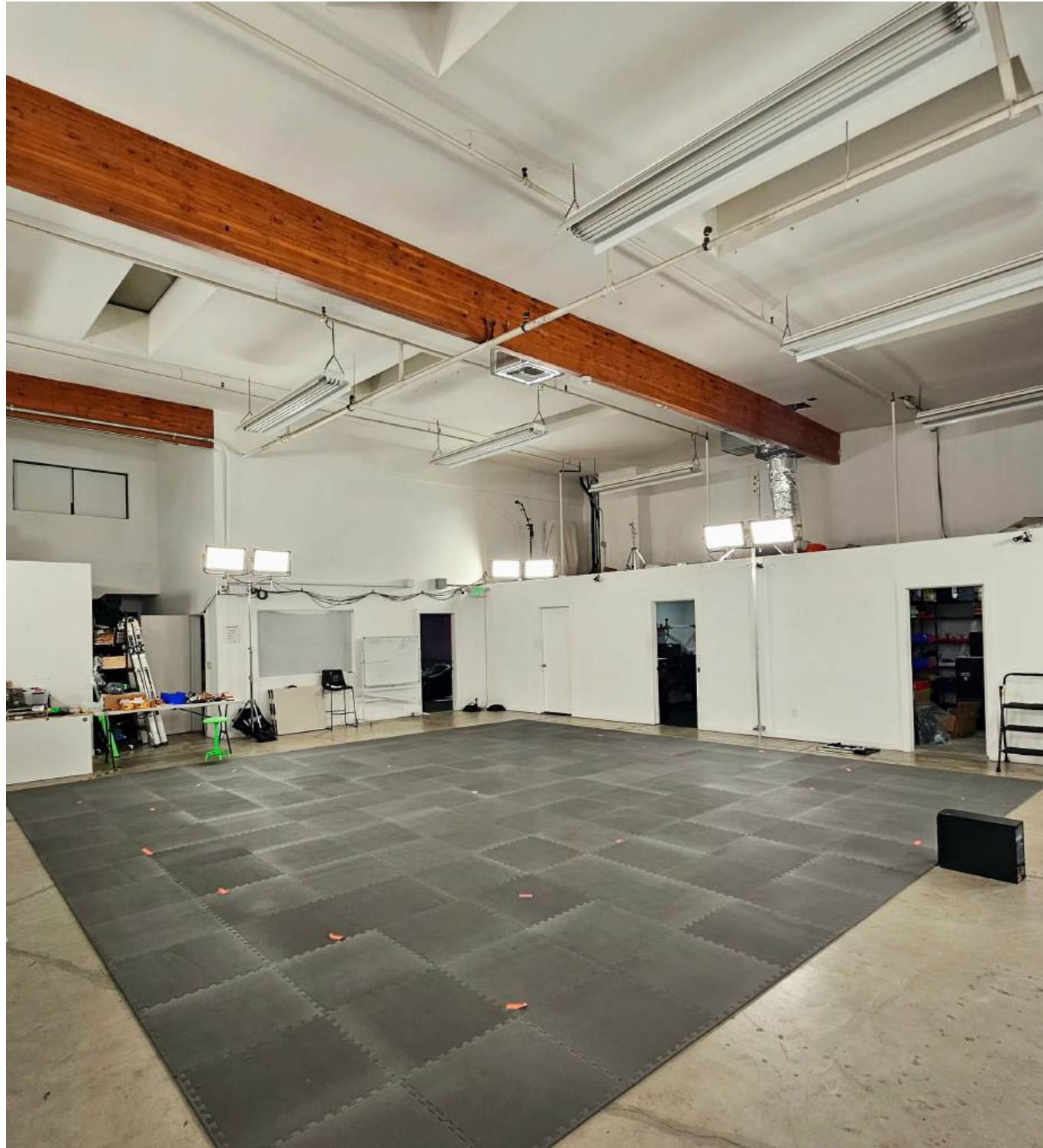
HUDSON ST CARPARK

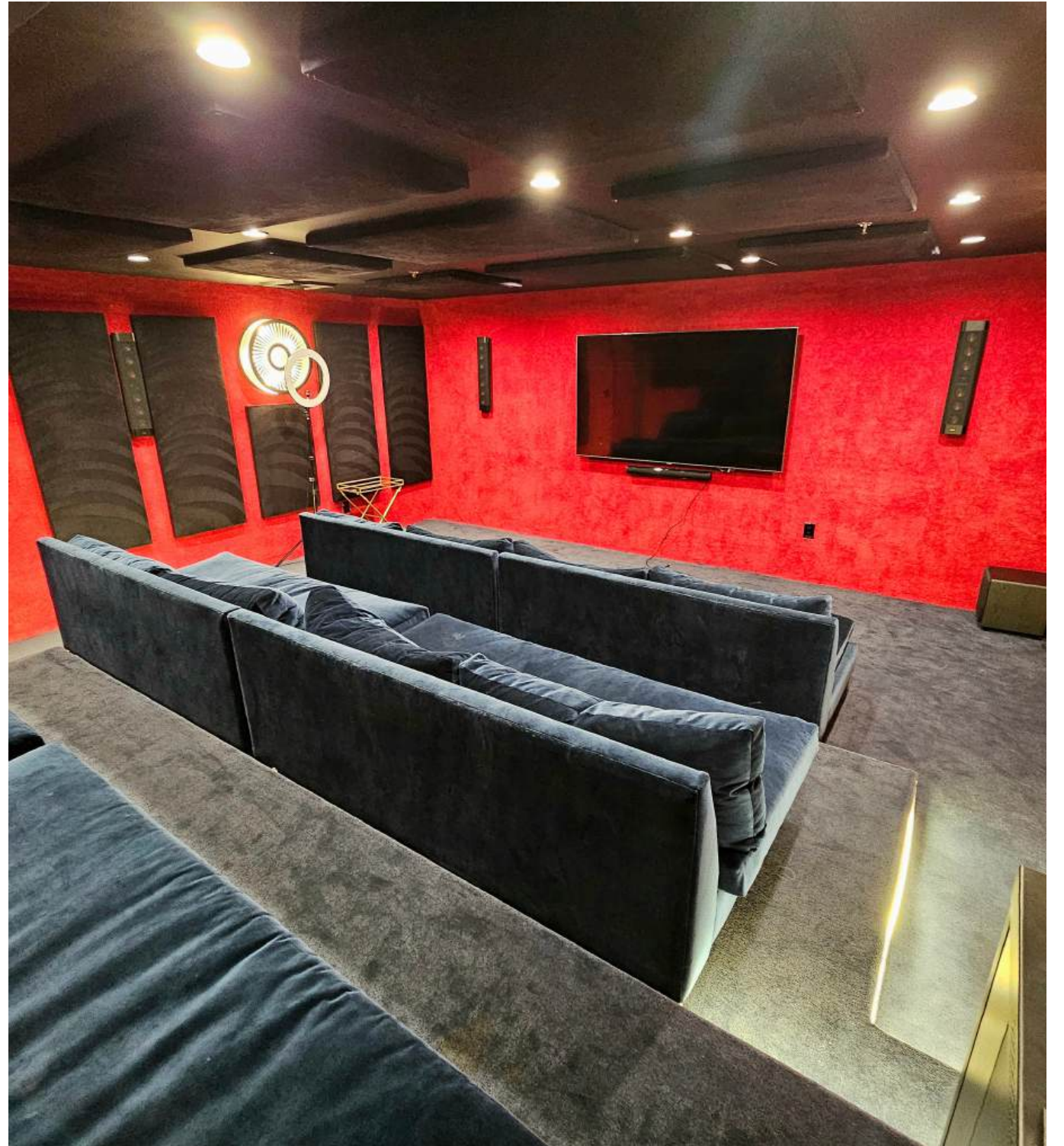
- VACANT
- COMMON

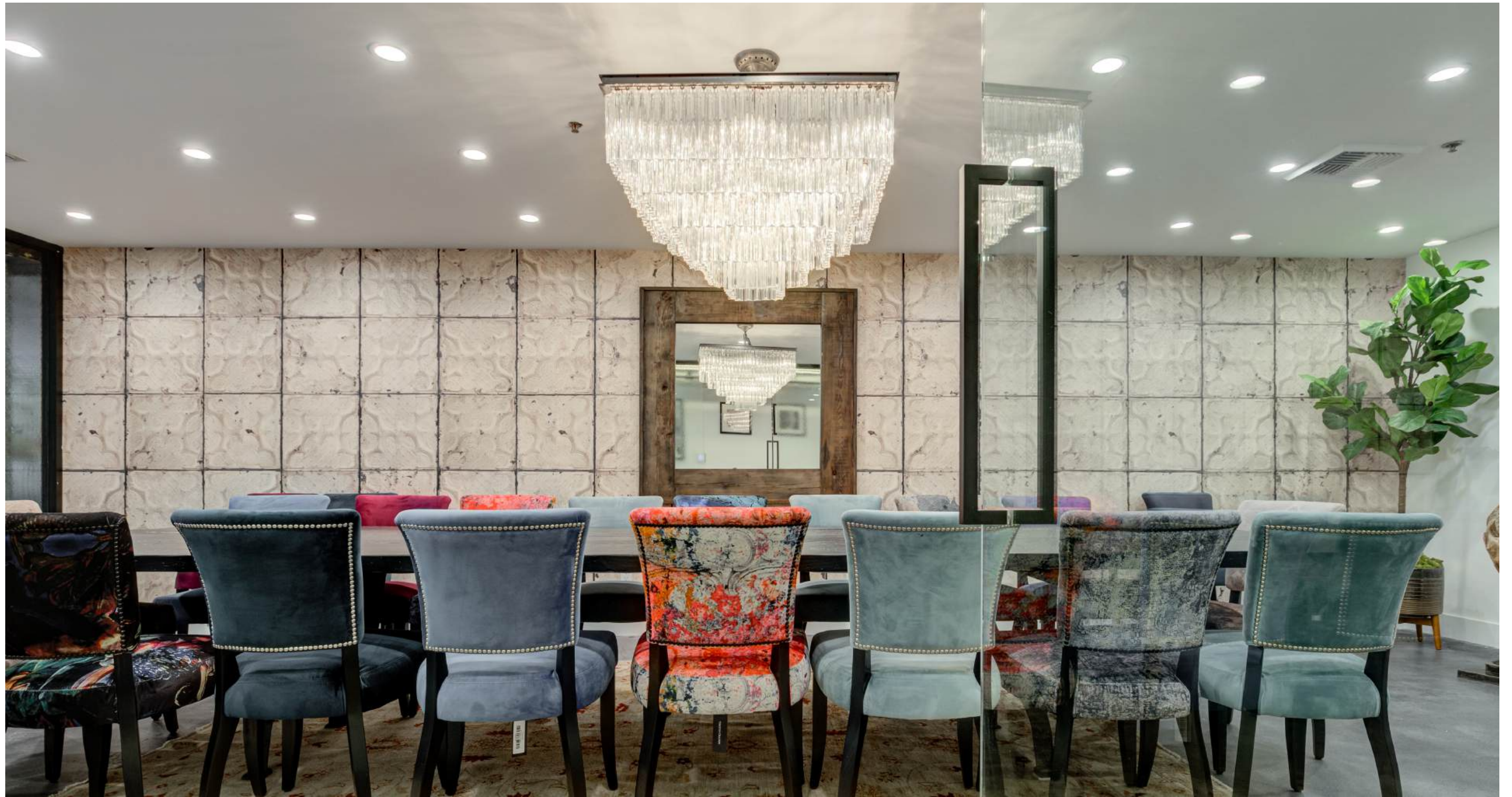


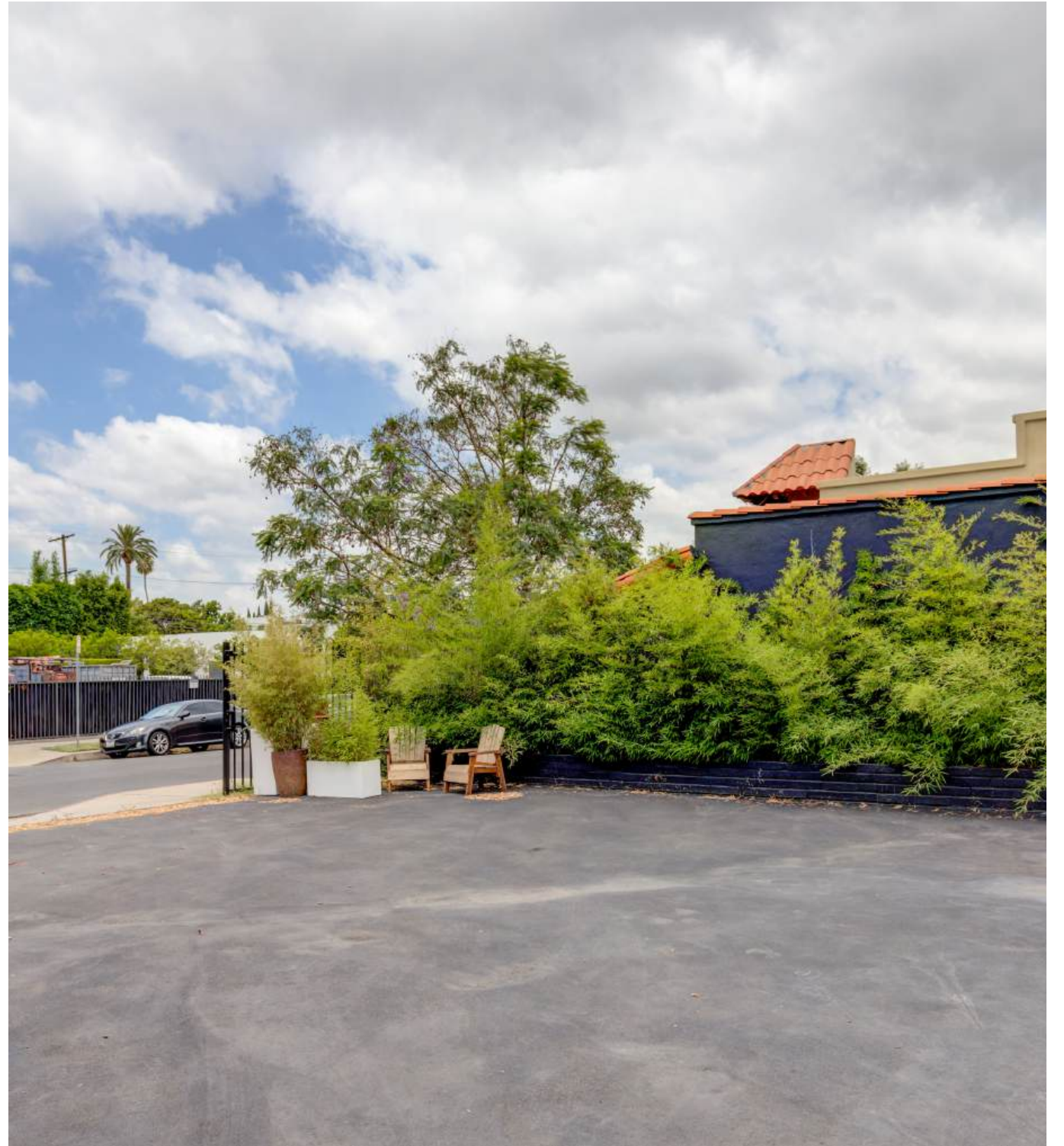


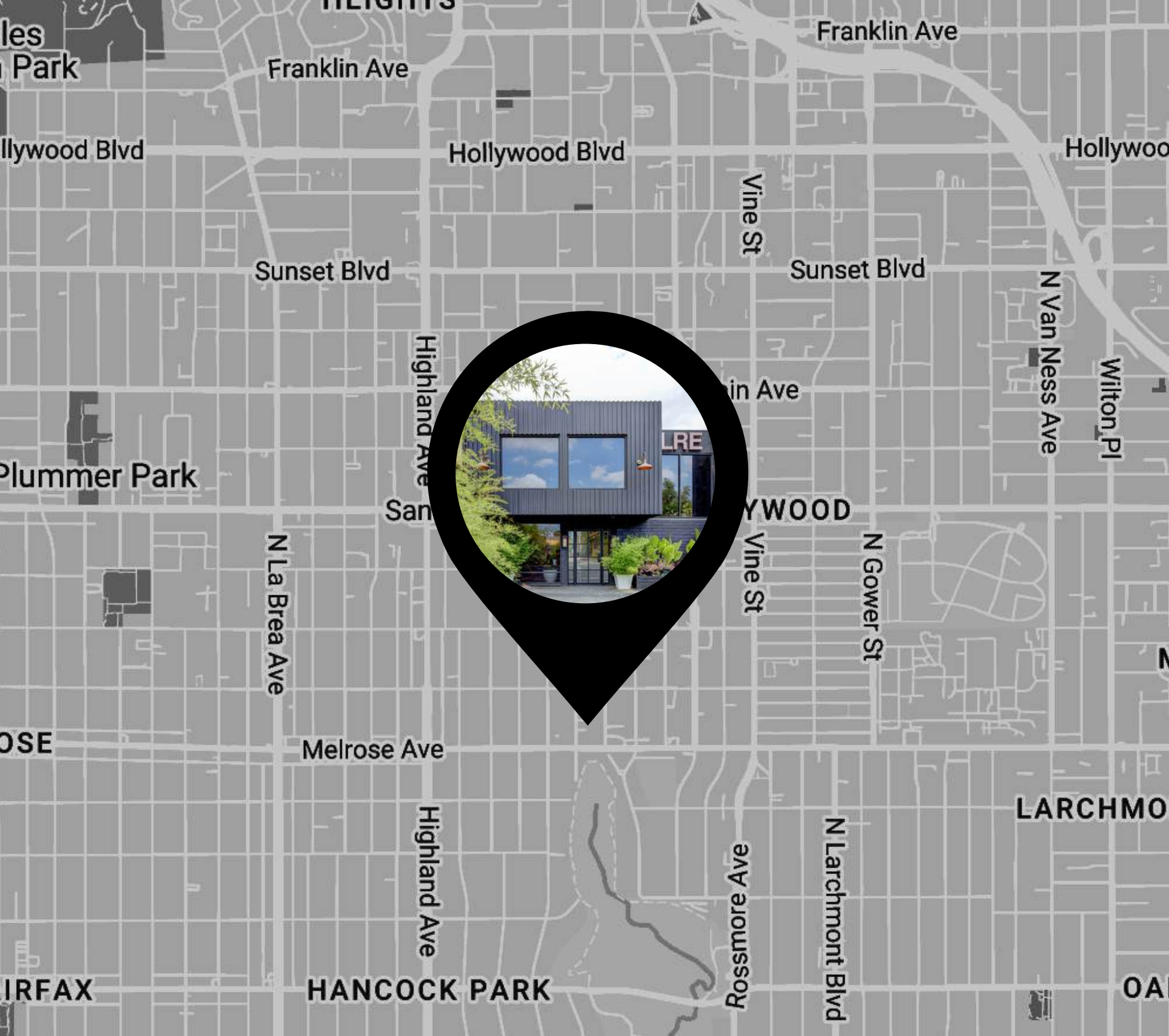












710 SEWARD STREET

Nearby...

Larchmont Village

Paramount Pictures Studios

Sunset Gower Studios

Sunset Las Palmas Studios

Milk Studios Hollywood

WHO WE ARE

Figure 8 Realty is a full-service brokerage with Residential, Income Property, Commercial, Property Management, and Design & Construction Services. Based in Melrose Hill, we are local, Eastside experts focused on the creative hotspots throughout Los Angeles.

With vast experience in homes, commercial spaces, and income property, our residential and commercial agents come from various backgrounds -- ranging from music and film, to development and finance. Through our diverse referral network within the creative industry, we cater to artists, musicians, fashion designers, production companies, studios, local shop owners, bars & restaurants. We understand the need for an inspiring space.

\$1.1+
BN

IN SALES
& LEASES
Figure 8 Realty

\$600+
MM

UNDER
MANAGEMENT
8PM Property Management

300+

RENOVATION
PROJECTS
The Fix Construction

FIGURE 8 COMMERCIAL

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The logo consists of two large white circles, one above the other, with a black circle in the center of each. The word "FIGURE" is written in bold black capital letters between the two white circles.

FIGURE