

SYCAMORE *First Floor Retail and Second Floor Creative Office*

1011 N SYCAMORE

AVAILABLE NOW

1st Floor: ±1,699 – 14,331 SF

2nd Floor: ±2,271 – 15,574 SF



PROPERTY OVERVIEW

Prominently positioned in Hollywood’s Sycamore District, 1011 N SYCAMORE sets a new standard for creative space with its soaring 17’6” ceiling heights and expansive floor-to-ceiling windows. This distinctive mixed-use development offers premier retail opportunities at street level and sophisticated creative office space above, all wrapped in a warm brick facade that enhances the neighborhood’s architectural character.



PROPERTY HIGHLIGHTS

New ground-up creative office/retail development

Two floors of premium creative space

First Floor: ±1,699 – 14,331 SF with 17’6” ceiling height

Second Floor: ±2,271 – 15,574 SF with 13’ ceiling height

Second floor outdoor patio/deck (Northeast Corner)

Dedicated elevator and exterior stair access

3:1,000 Parking ratio

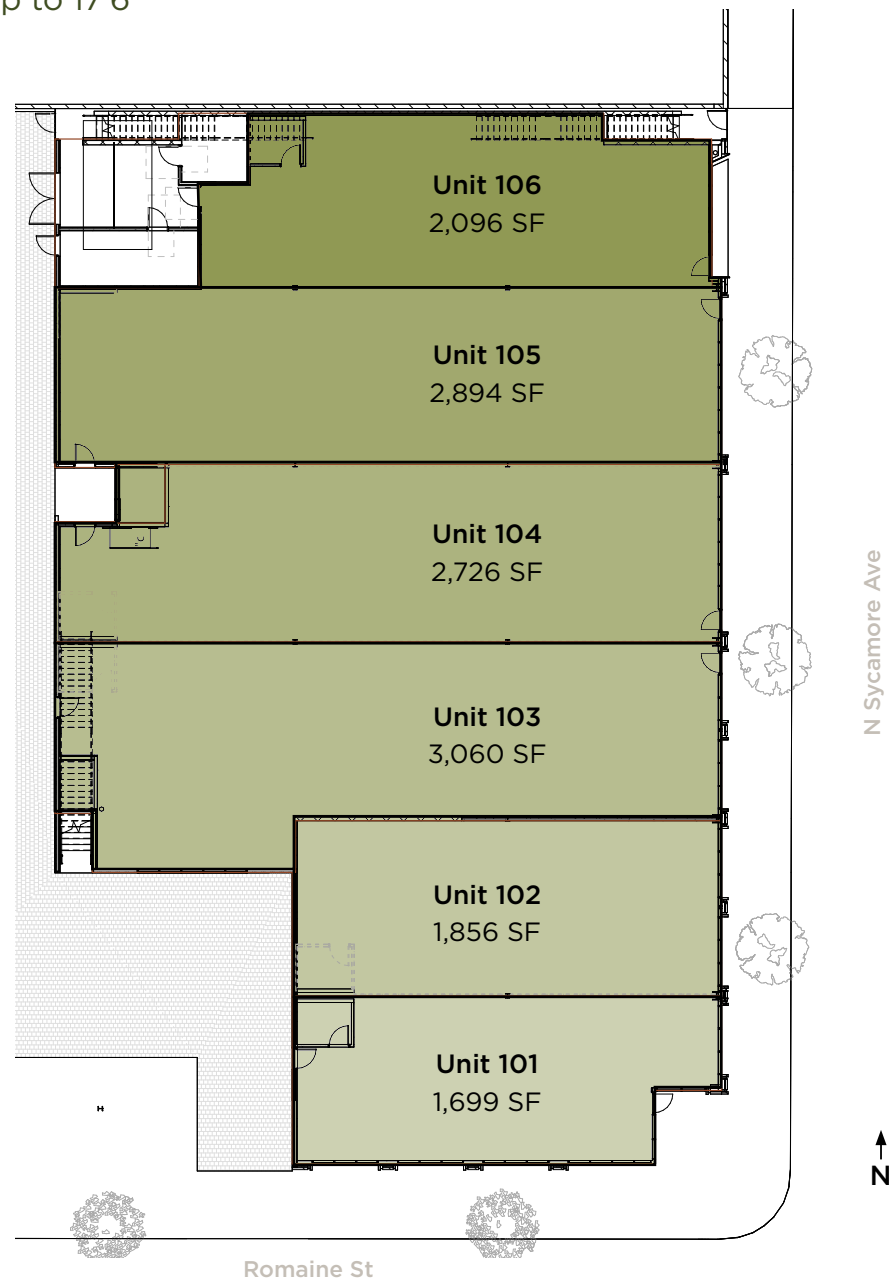
Prime Hollywood location, alongside Jeffrey Deitch Gallery, Mr. T Los Angeles, Just One Eye, Sirius XM and Sightglass Coffee



FLOOR PLANS & SPECIFICATIONS

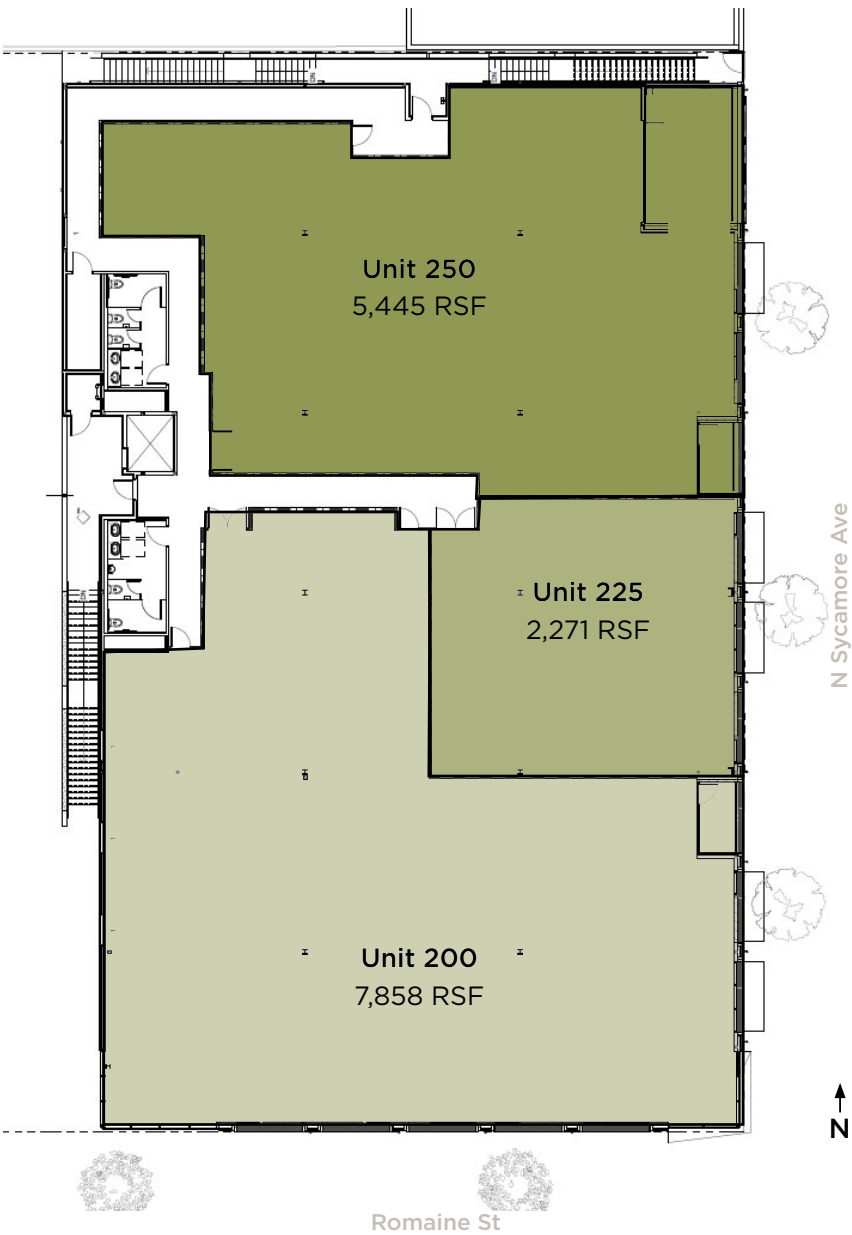
First Floor Hypothetical Layout | ±1,699 – 14,331 SF Total

Ceiling Height: Up to 17’6”



Second Floor Layout | ±2,271 – 15,574 SF

Ceiling Height: 13’ | Outdoor Patio/Deck | Elevator & Stair Access





“This stylish street in Hollywood is becoming LA’s new city center”

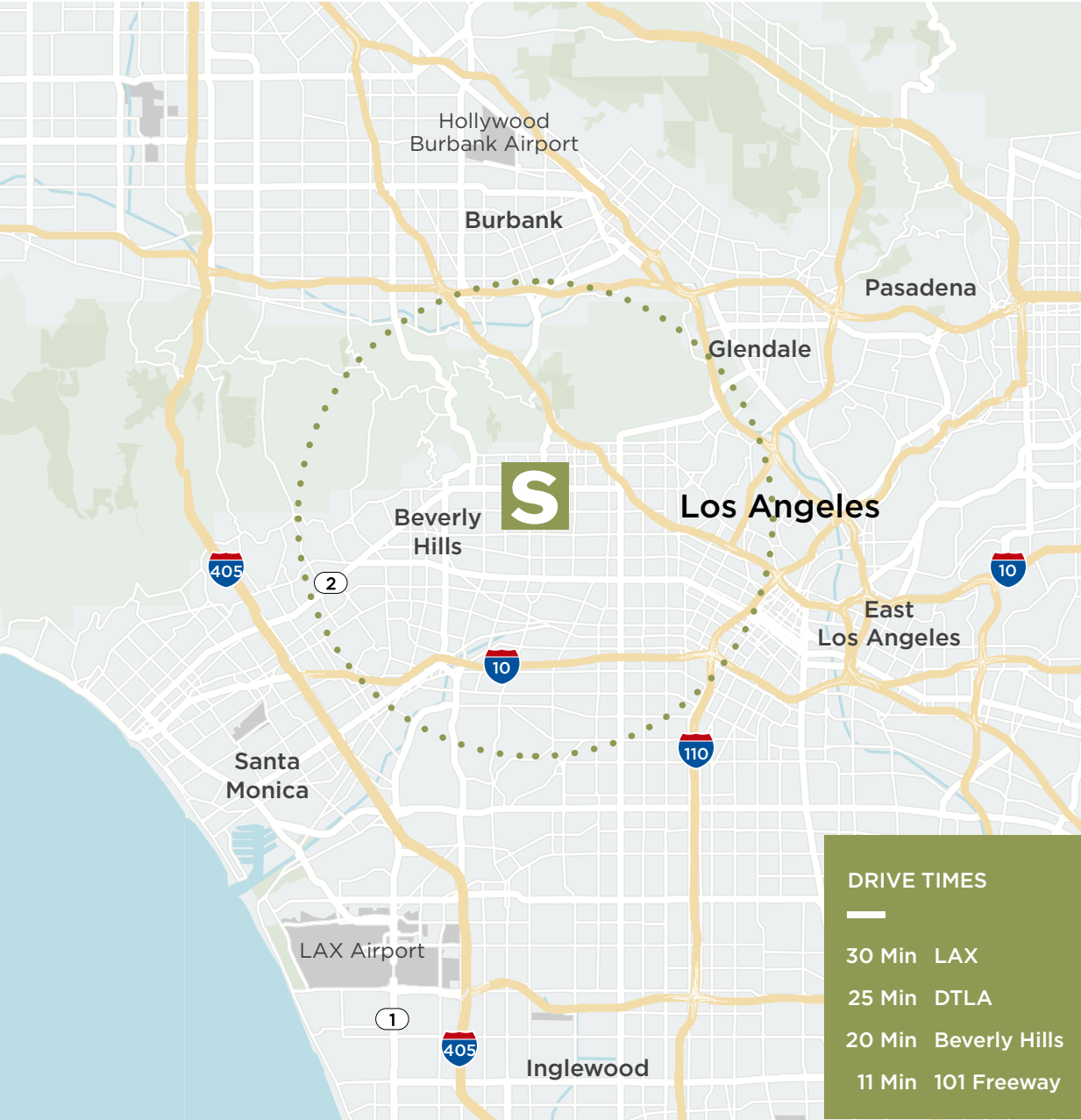
- Life and Style

“A mix of cool independent places rich in art and culture.”

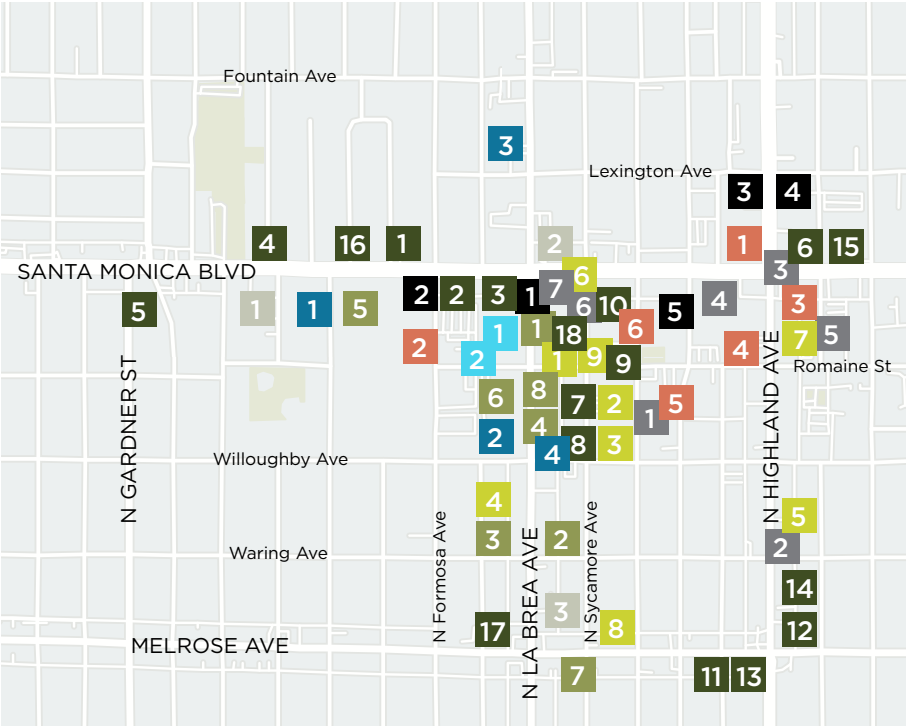
- JJ Walsh, LA Times



LOCATION



AMENITIES/NEARBY OFFICES



CORPORATE

- 1 BuzzFeed
- 2 Ticketmaster
- 3 AETHER Apparel
- 4 John Varvatos LA Office
- 5 Chrome Hearts
- 6 Kaiser Permanente

PRODUCTION/MUSIC

- 1 SiriusXM/Pandora
- 2 The Lot Studios
- 3 Vertigo Entertainment
- 4 Siren Studios
- 5 Occidental Entertainment

GROCERY

- 1 Trader Joe's
- 2 Sprouts Farmers Market
- 3 Ralph's
- 4 Sightglass Market

SPECIALTY RETAIL

- 1 Just One Eye
- 2 SUPERVINYL
- 3 RetroSpecs & Co
- 4 Rick Owens
- 5 Blackman Cruz
- 6 Tropics
- 7 JF Chen
- 8 Galerie Half
- 9 Ex Nihilo

BIG BOX RETAIL

- 1 Target
- 2 Best Buy

RESTAURANTS

- 1 Jones
- 2 Formosa Cafe
- 3 Mendocino Farms
- 4 Harlowe
- 5 Breakfast by Salt's Cure
- 6 Crown of India
- 7 Tartine
- 8 Sightglass
- 9 Tre Lune LA
- 10 Mizlala
- 11 Chi Spacca
- 12 Petit Trois
- 13 Osteria Mozza
- 14 The Cat & Fiddle
- 15 Liberation Coffee House
- 16 Le Pho WeHo
- 17 Pink's Hot Dogs
- 18 Mr. T

ART

- 1 Jeffrey Deitch
- 2 Various Small Fires
- 3 Regen Projects
- 4 Bridge Projects
- 5 Tanya Bonakdar
- 6 Lisson Gallery
- 7 Carpetner's Workshop Gallery

FITNESS/WELLNESS

- 1 Pause West Hollywood
- 2 Ultra Body Fitness
- 3 Pylo Fitness
- 4 TruFusion West Hollywood
- 5 Club Pilates
- 6 Burke Williams
- 7 Orangetheory Fitness
- 8 HEIMAT

BANKS

- 1 Wells Fargo Bank
- 2 Chase Bank
- 3 U.S. Bank



SYCAMORE

1011 N SYCAMORE

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