

EXCEPTIONAL SUBLEASE OPPORTUNITY - OFFICE & STUDIO/PRODUCTION SPACE

6555
BARTON AVE

IN THE HOLLYWOOD
MEDIA DISTRICT



PREMIUM
HOLLYWOOD
CREATIVE OFFICE WITH STUDIO
AND PRODUCTION FACILITIES

Space	14,668 RSF
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Rate	Negotiable
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Available	Now
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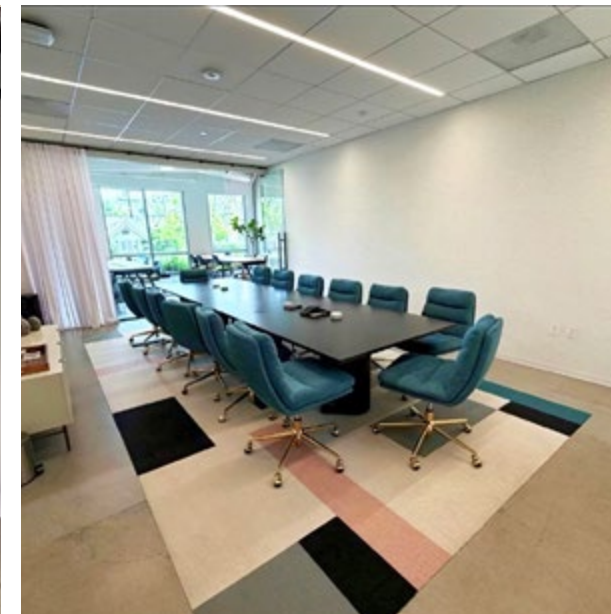
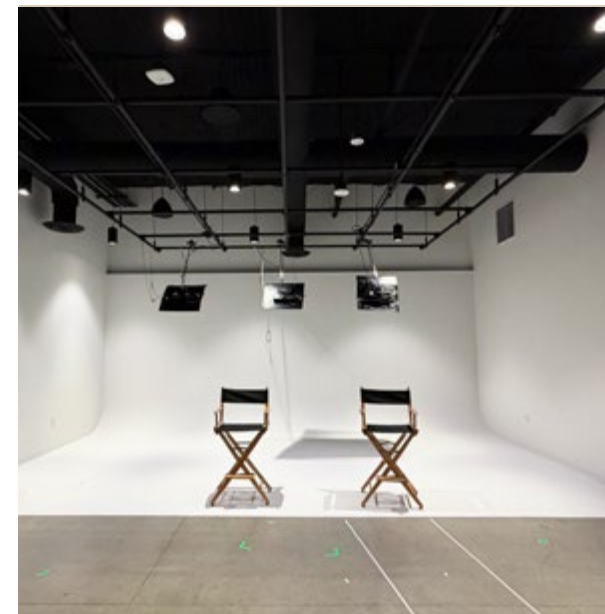
Term	Thru 02/28/2031
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Parking	3/1000
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SUITE 190

14,668 RSF

- Immaculate move-in ready condition space
- Studio & Production Infrastructure
- Collaborative creative office with open workspace, conference rooms, phone booths and large kitchen area
- Entertainment and client event space, with beautiful reception and lounge area
- Ground Floor premises with high ceilings, bright natural light, high-end finishes
- Desirable Hollywood Media District location in a premier class A office campus with amenities and secured parking

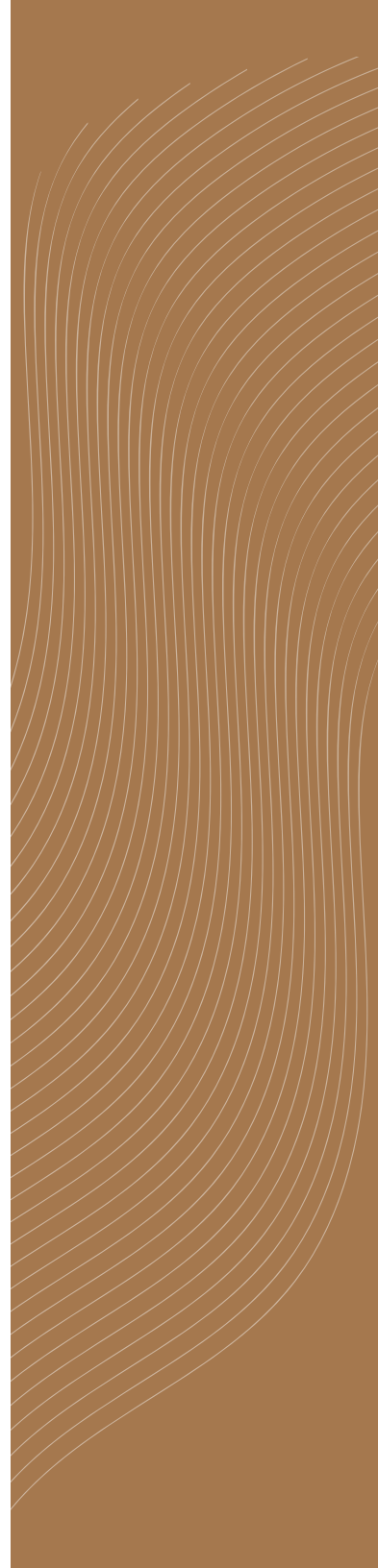
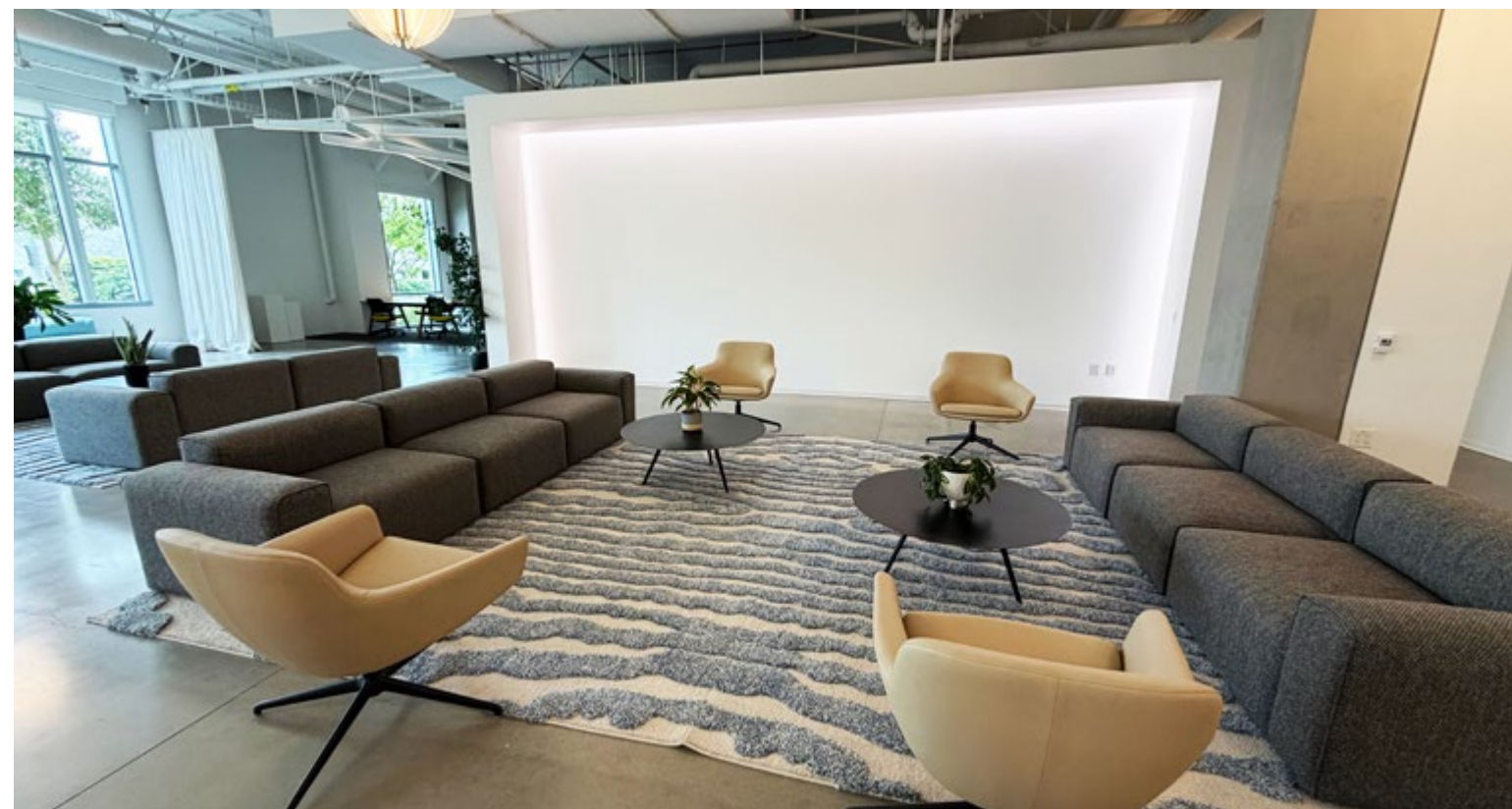




Multi-purpose studio and production space, perfect for all content creators and innovators



Bright open work/flex space area,
with breakout/conference rooms and
collaborative lounge



LEGEND

RESTAURANTS

- 1 Tartine Sycamore
- 2 The Cat & Fiddle Pub & Restaurant
- 3 Petit Trois
- 4 Osteria Mozza
- 5 DeLuscious Cookies & Milk
- 6 Mizlala Sycamore
- 7 Mother Tongue Restaurant
- 8 Trejo's Coffee & Donuts
- 9 Salt's Cure
- 10 Black Canvas Coffee
- 11 Kreation Juicery & Avoholic Bar
- 12 Fat Sal's Deli - Hollywood
- 13 In-N-Out Burger
- 14 L'Antica Pizzeria de Michele
- 15 Tiago Coffee Bar + Kitchen
- 16 Gwen
- 17 Rao's
- 18 Eat This Café
- 19 Bungalow 40
- 20 Dear Bella Creamery
- 21 Katsuya
- 22 Veggie Grill - Hollywood DOME
- 23 Tender Greens
- 24 Jesse Boy Korean Fried Chicken
- 25 Whipp'd LA
- 26 Providence
- 27 TAO
- 28 Philz Coffee

ATTRACTIONS

- 1 El Capitan Theatre
- 2 Kohn Gallery
- 3 Highland & Hollywood Blvd.
- 4 TCL Chinese Theatre
- 5 Dolby Theatre
- 6 Hollywood Bowl
- 7 Netflix
- 8 Hollywood Palladium
- 9 Hollywood Pantages TheatreHoll
- 10 Hollywood Boulders

TECHTAINMENT TENANTS

- 1 SIM
- 2 Company 3 Harlow

STUDIOS

- 1 MILK (Studios)
- 2 RSH Studios
- 3 Line 204 Studios

GYM

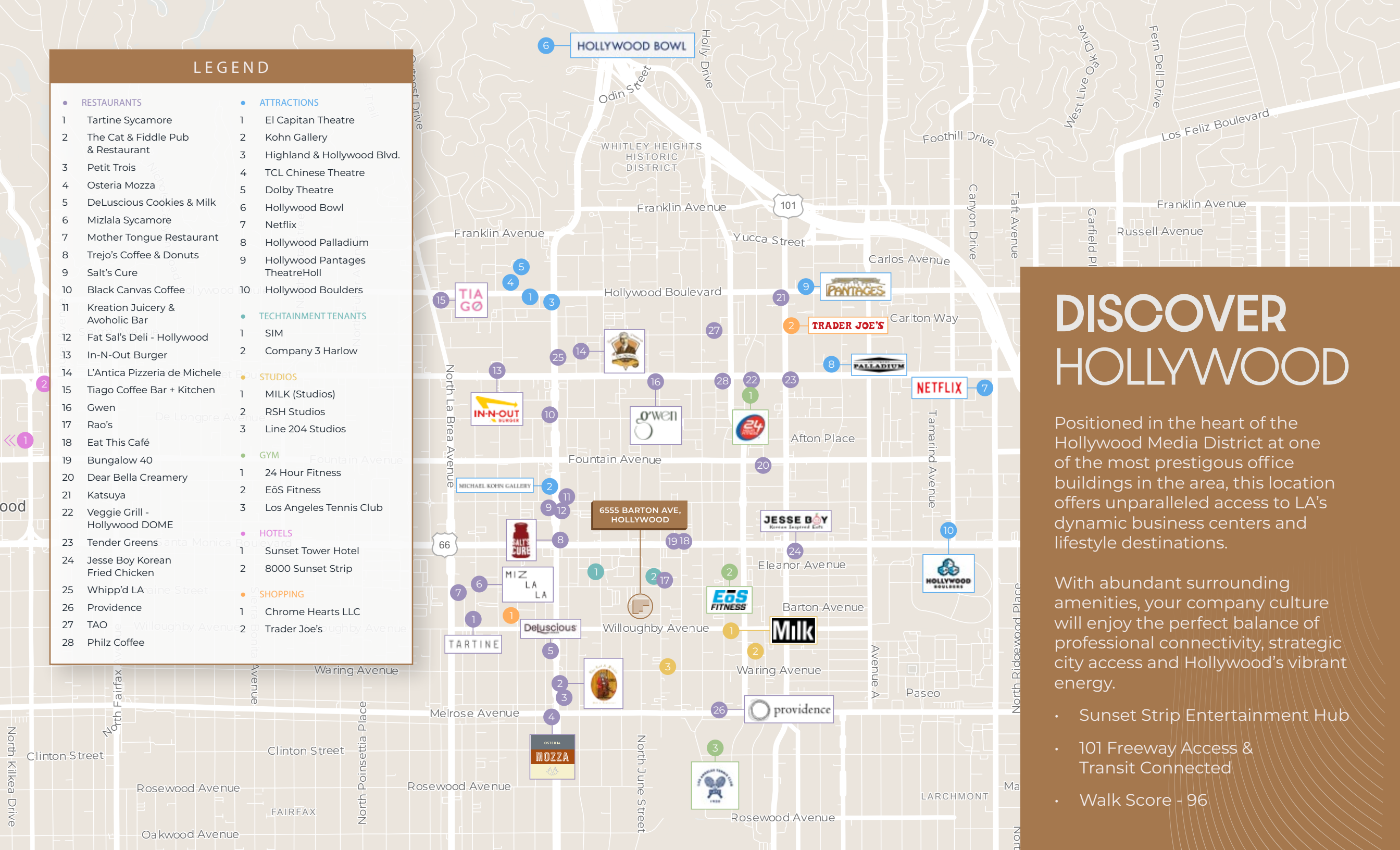
- 1 24 Hour Fitness
- 2 EoS Fitness
- 3 Los Angeles Tennis Club

HOTELS

- 1 Sunset Tower Hotel
- 2 8000 Sunset Strip

SHOPPING

- 1 Chrome Hearts LLC
- 2 Trader Joe's



DISCOVER HOLLYWOOD

Positioned in the heart of the Hollywood Media District at one of the most prestigious office buildings in the area, this location offers unparalleled access to LA's dynamic business centers and lifestyle destinations.

With abundant surrounding amenities, your company culture will enjoy the perfect balance of professional connectivity, strategic city access and Hollywood's vibrant energy.

- Sunset Strip Entertainment Hub
- 101 Freeway Access & Transit Connected
- Walk Score - 96



GET IN TOUCH

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