

FOR SALE OR LEASE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



830 N SEWARD ST., LOS ANGELES, CA 90038

CREATIVE OFFICE & PRODUCTION FACILITY | 6,208 SF

Chris Jackson

NAI Capital
818.933.2368
cjackson@naicapital.com
Cal DRE Lic #01255538

Jared Swedelson

NAI Capital
818.742.1632
jswedelson@naicapital.com
Cal DRE Lic #02105146

Marc Tahler

Rodeo Realty
818.970.3000
marc@marctahler.com
Cal DRE Lic #01077251

Ken Zietz

Rodeo Realty
310.927.4461
ken@kenzietz.com
Cal DRE Lic #01403714



Lease: \$24,522.00 per month (\$3.50 PSF Gross)

Sale: \$4,399,000.00

Key Highlights

- **Irreplaceable Location** – Heart of Hollywood's Media District
- **Unlimited Functionality** – Production, Soundstage, and Creative Office Space Onsite
- **Pride of Ownership Asset** – Meticulously Maintained Property with High Ceilings, Newer Roof, and Option to Add a Rooftop Garden.

Virtual Tour: www.hollywoodmediadistrict.com

Building Specifications

- **Three Buildings totaling 6,208 SF**

Building A

- Production Area
- 1,121 SF
- Potential Rooftop Deck/Garden

Building B

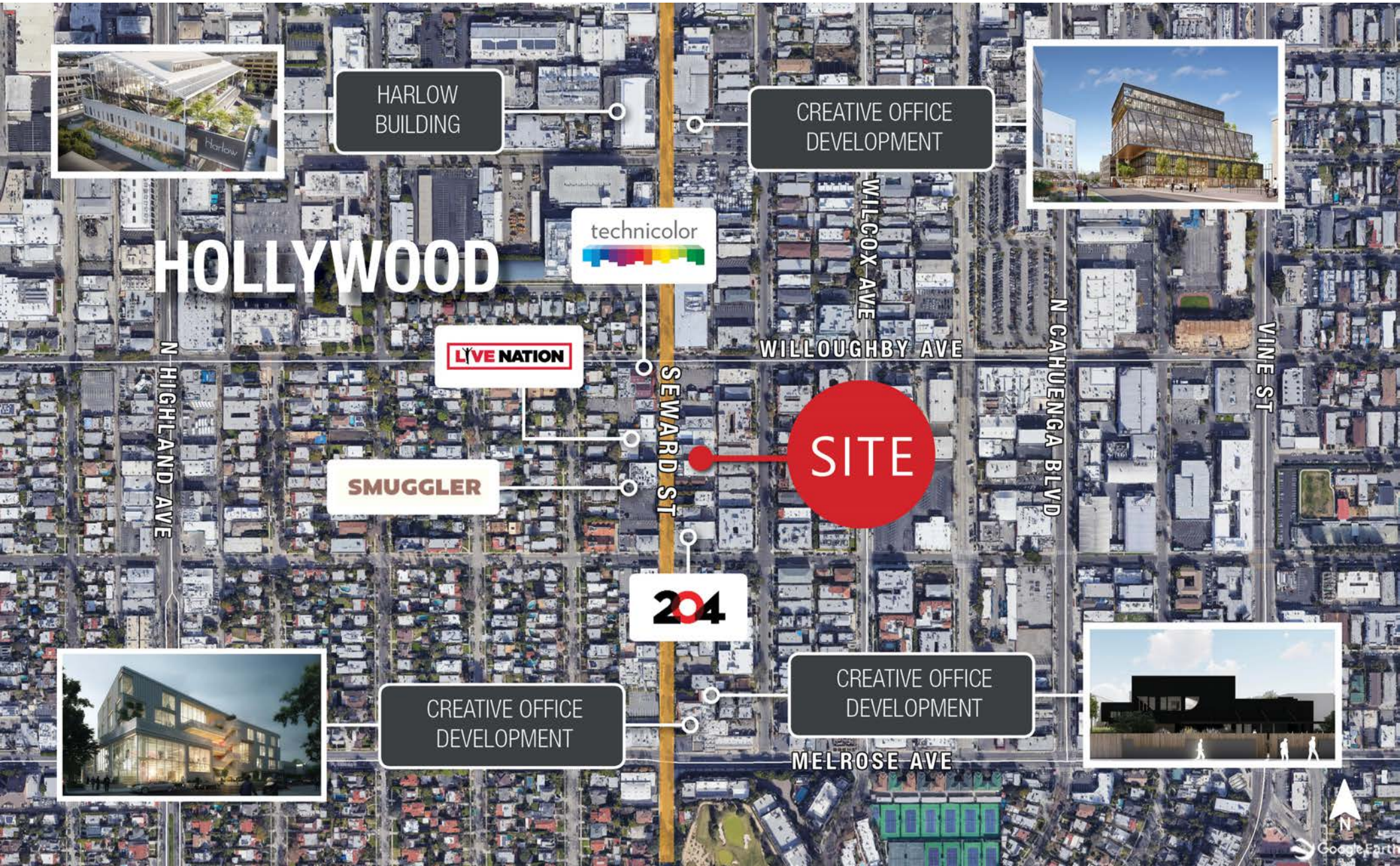
- Soundstage
- 1,396 SF
- 14.5' Ceiling Height
- 10' Ground Level Roll-Up Door

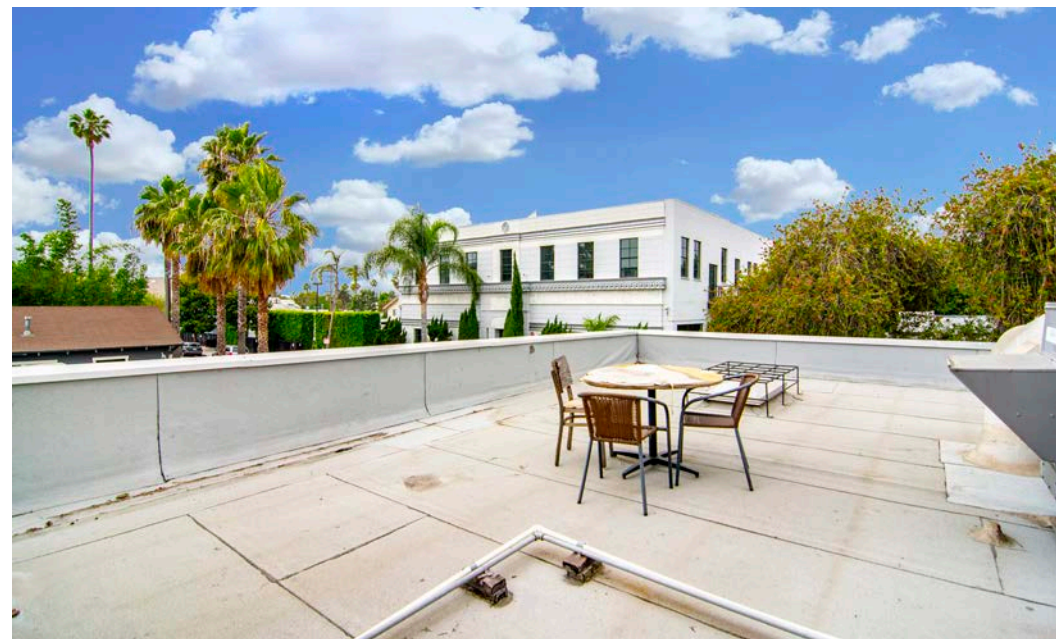
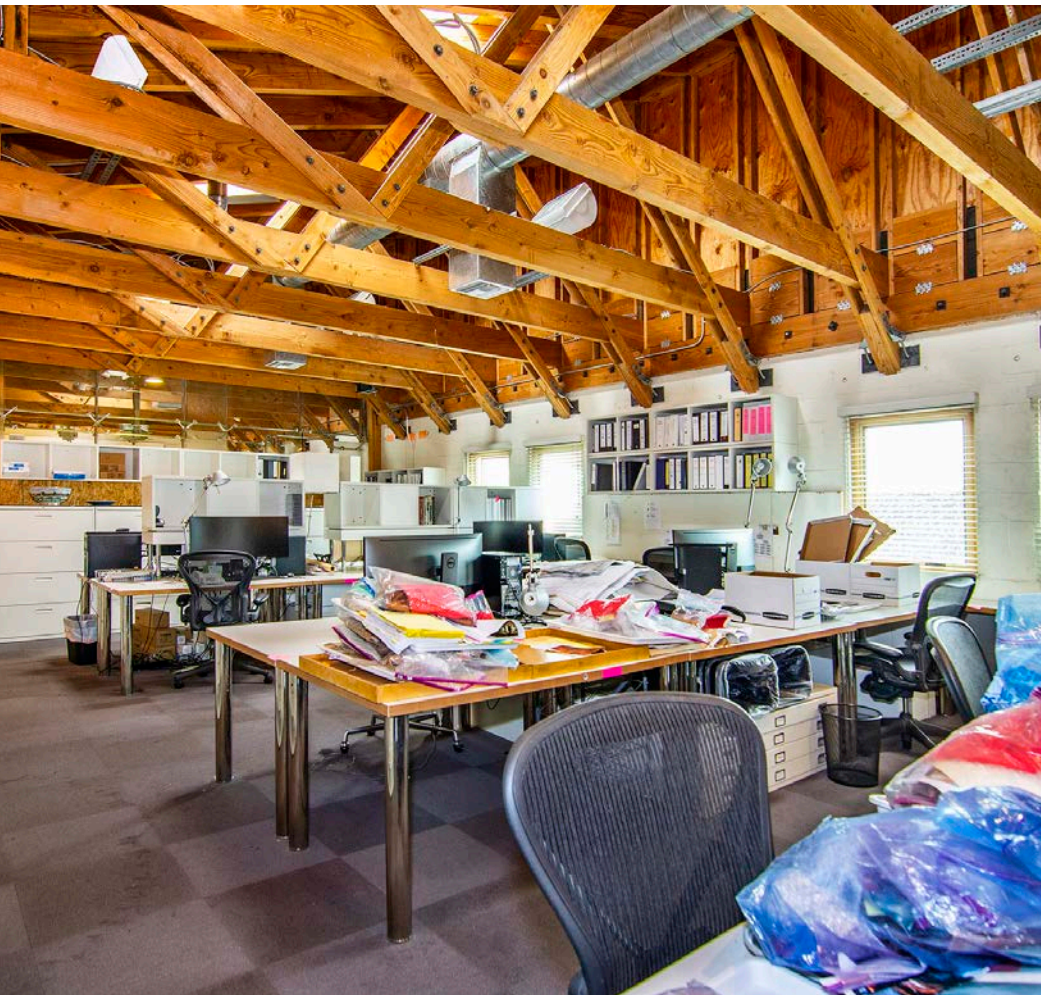
Building C

- Creative Office
- 3,188 SF
- 2 Stories above Ground Level Parking
- Soaring 24' Ceiling Height

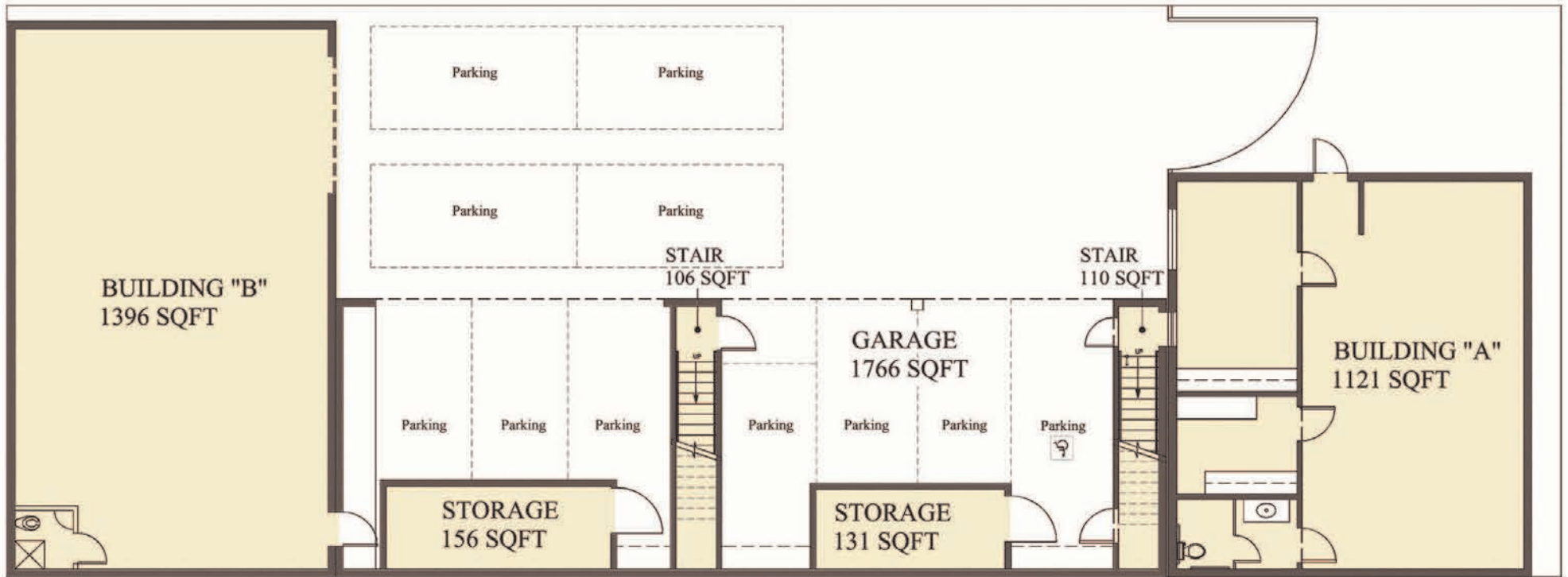
- **11 Total Parking Spaces with Potential for 17**
- **Concrete & Steel Construction**
- **Onsite Storage Space**
- **Secured, Gated Access**

CORPORATE NEIGHBORS

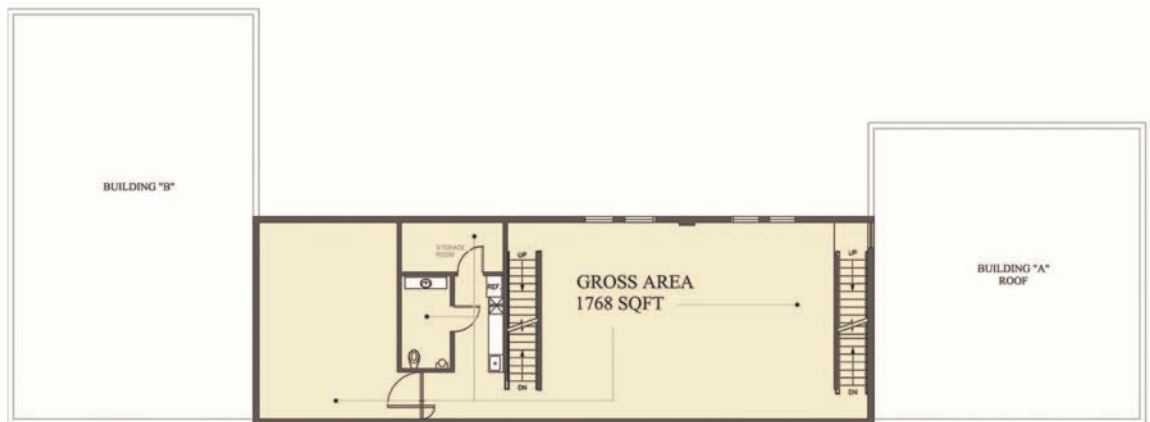




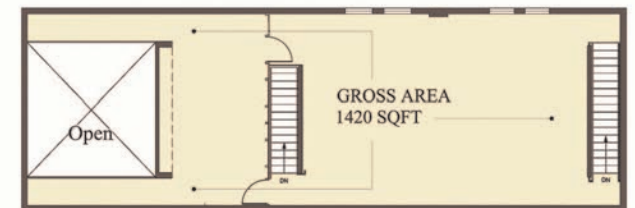
SITE PLAN



2nd Floor Plan



3rd Floor Plan



NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



CONTACT INFORMATION

Chris Jackson

NAI Capital

818.933.2368

cjackson@naicapital.com

Cal DRE Lic #01255538

Jared Swedelson

NAI Capital

818.742.1632

jswedelson@naicapital.com

Cal DRE Lic #02105146

Marc Tahler

Rodeo Realty

818.970.3000

marc@marctahler.com

Cal DRE Lic #01077251

Ken Zietz

Rodeo Realty

310.927.4461

ken@kenzietz.com

Cal DRE Lic #01403714

No warranty, express or implied, is made as to the accuracy of the information contained herein, this information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474