

# PRIME HOLLYWOOD CREATIVE OFFICE SPACES FOR LEASE



1622 N GOWER STREET  
LOS ANGELES, CA 90028



COMMERCIAL  
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### SPACE SIZE

SUITE C: ±800 SF

SUITE G: ±850 SF

(CAN BE COMBINED)

### PARKING

INQUIRE FOR

AVAILABILITY

### VIRTUAL TOURS

SUITE C

SUITE G

### LEASE RATE

\$3.25-\$3.50 PSF/MO

MODIFIED GROSS

### AVAILABLE

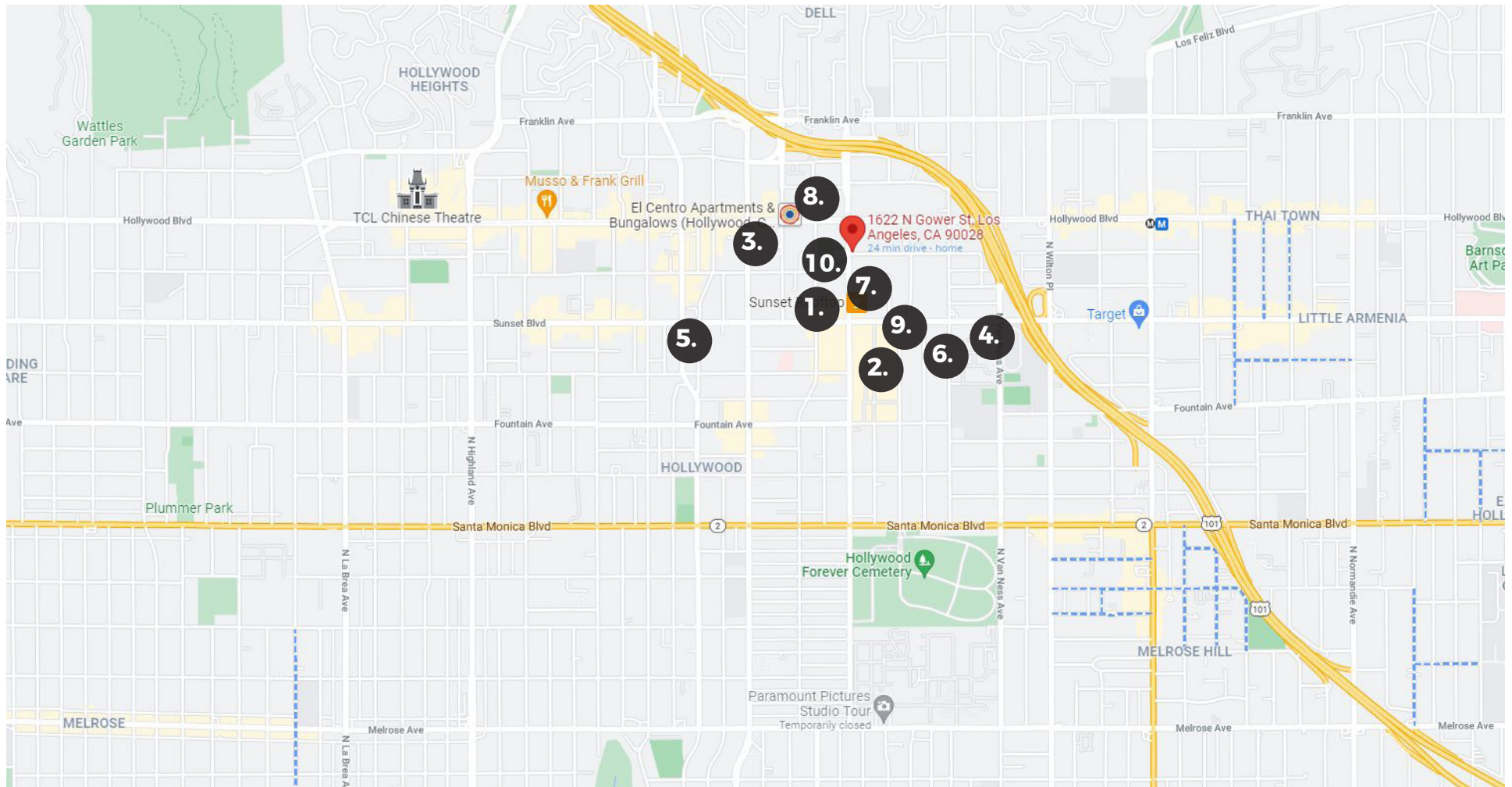
IMMEDIATELY



- **LOCATED JUST MINUTES FROM MAJOR STUDIOS SUCH AS NETFLIX, VIACOM CBS, AND SUNSET BRONSON STUDIOS**
- **SUITE C: A GROUND FLOOR SPACE WITH KITCHENETTE, 1 PRIVATE OFFICE AND MULTIPLE WORK STATIONS, PRIVATE RESTROOM, AND INDEPENDENT ACCESS**
- **SUITE G: 2ND FLOOR SPACE WITH 3 OFFICES, PRIVATE RESTROOM, AND INDEPENDENT ACCESS**
- **SUITES CAN BE LEASED TOGETHER WITH EXISTING ACCESS BETWEEN SUITES**
- **SECURE PARKING ONSITE**

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# LOCAL AREA MAP



**1. VIACOM CBS**

**2. SUNSET GOWER STUDIOS**

**3. TRADER JOE'S**

**4. NETFLIX**

**5. LIGHTHOUSE LOS ANGELES**

**6. SUNSET BRONSON STUDIOS**

**7. SUGARFISH**

**8. BLUE PALMS BREWHOUSE**

**9. TECHNICOLOR**

**10. ROSCOE'S CHICKEN & WAFFLES**

# SUITE C



# SUITE G



# HOLLYWOOD

2021 DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
POPULATION	68,496	182,977	376,771
MEDIAN HOME VALUE	\$946,831	\$1,040,514	\$1,036,618
AVERAGE INCOME	\$83,304	\$97,809	\$93,085





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