

# CREATIVE OFFICE/SHOWROOM/STUDIO FOR LEASE

---

914-24 N. FORMOSA AVENUE, LOS ANGELES, CA 90046



**CARTER D'AURIA** · Senior Associate

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DRE #0195444





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## PROPERTY FEATURES

- + ±1,750 & ±3,215 SF Available
- + Can be Combined to ±4,965 SF
- + Rare Opportunity to Lease True, Original Hollywood Creative Office Space
- + Current Office Layout Includes Separate Offices, Front Desk, Bullpen, and 2 Bathrooms
- + The Space Features Concrete Floors, Some Brick Accents, and High Exposed Ceilings

## AREA AMENITIES

- + Central Location, Right Near the Intersection of Santa Monica Boulevard and La Brea Avenue
- + Easy On-site Parking
- + Nearby Amenities Include Starbucks, Target, Mendocino Farms, BevMo, Best Buy, Rite-Aid, Smart & Final, Food Lab, Chipotle, and Pink's Hot Dogs
- + The Lot Studios

DEMOS	1-mile	3-mile	5-mile
Population	53,041	399,170	967,101
Annual HH Income	\$88,654	\$96,836	\$90,941
Daytime Population	25,134	222,233	495,512



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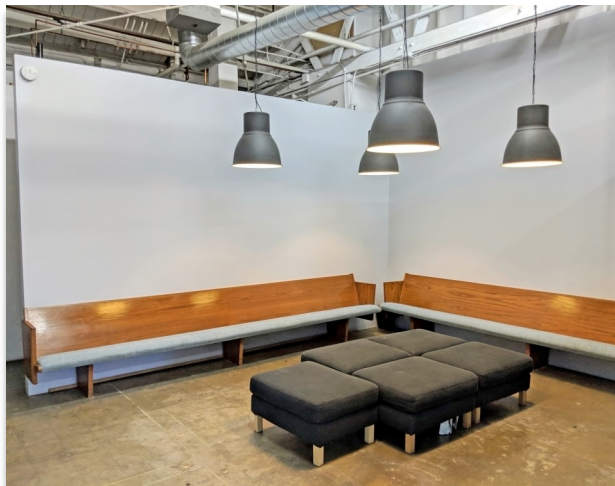
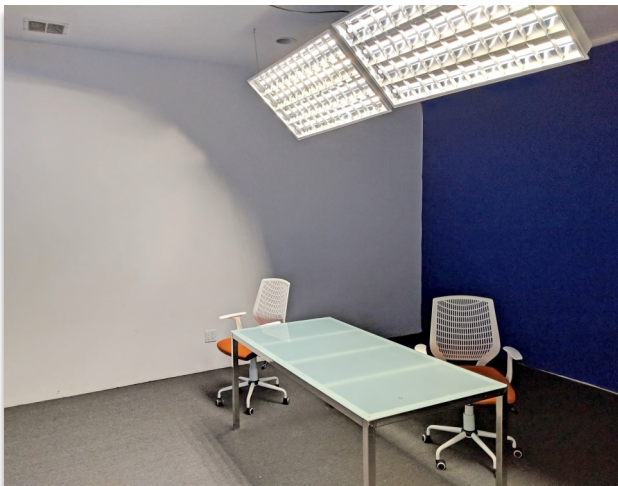
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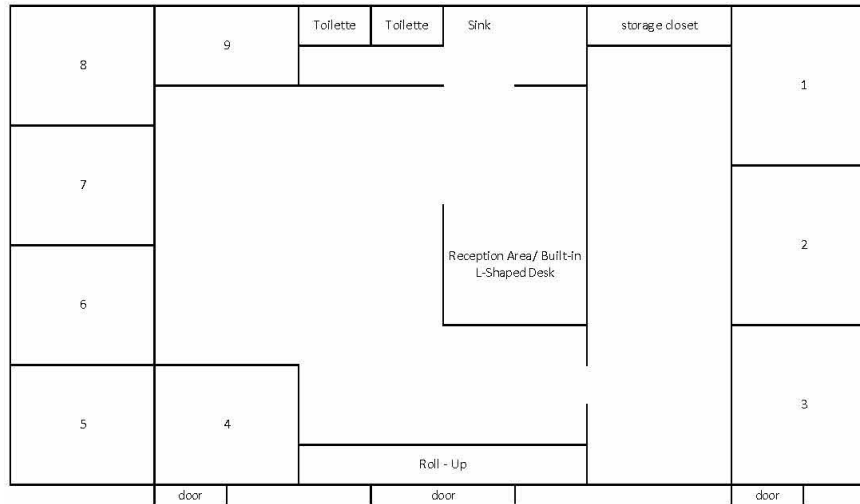
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914 N. Formosa



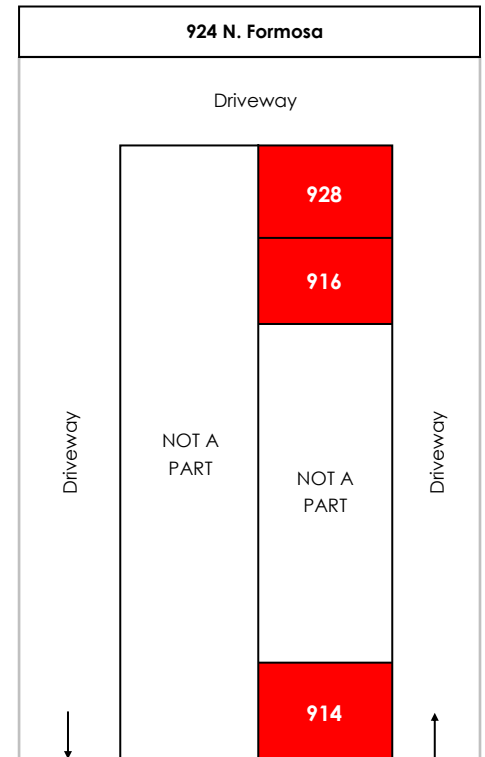
Driveway

916-28 N. Formosa



Driveway

924 N. Formosa



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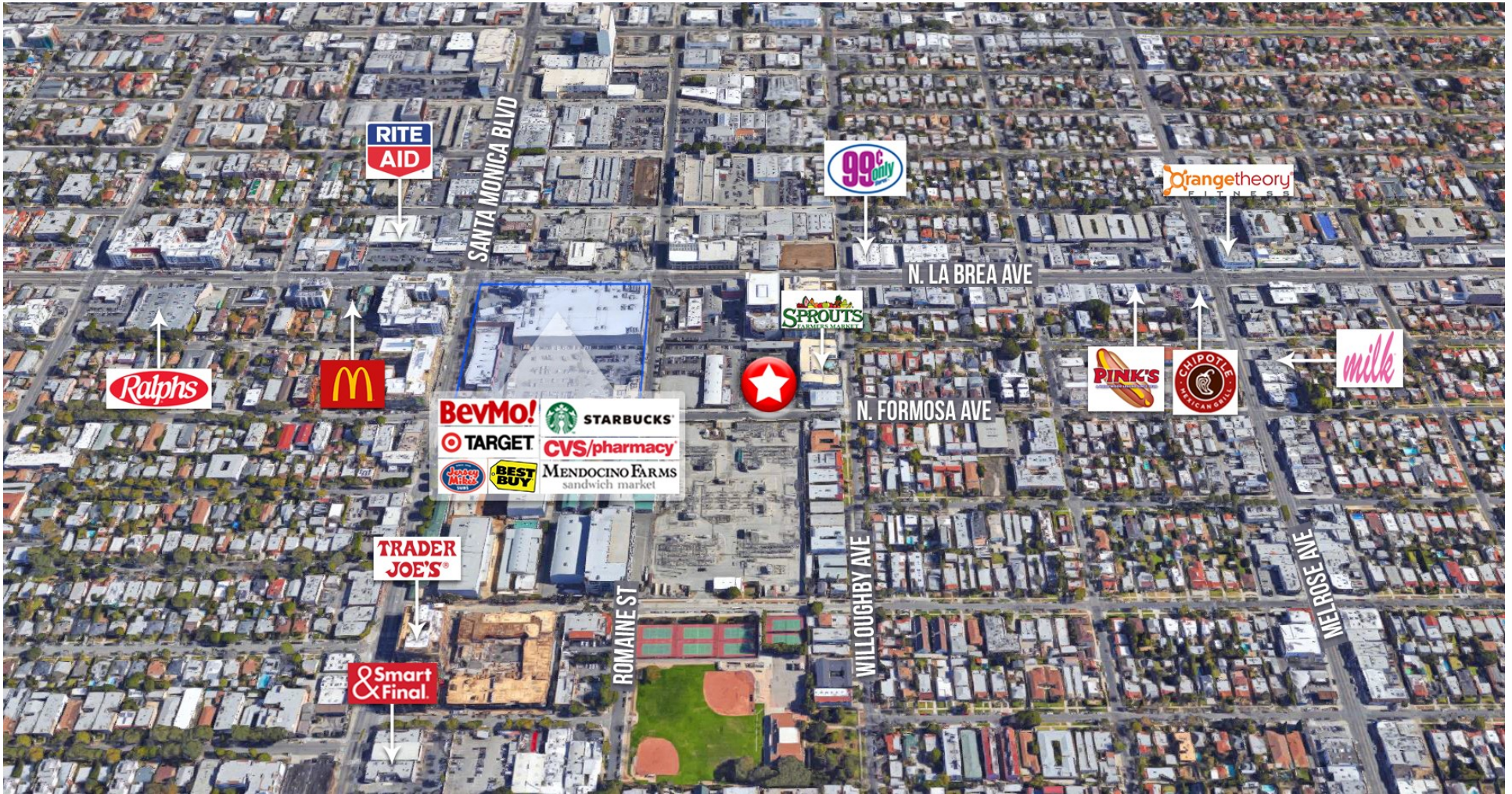
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