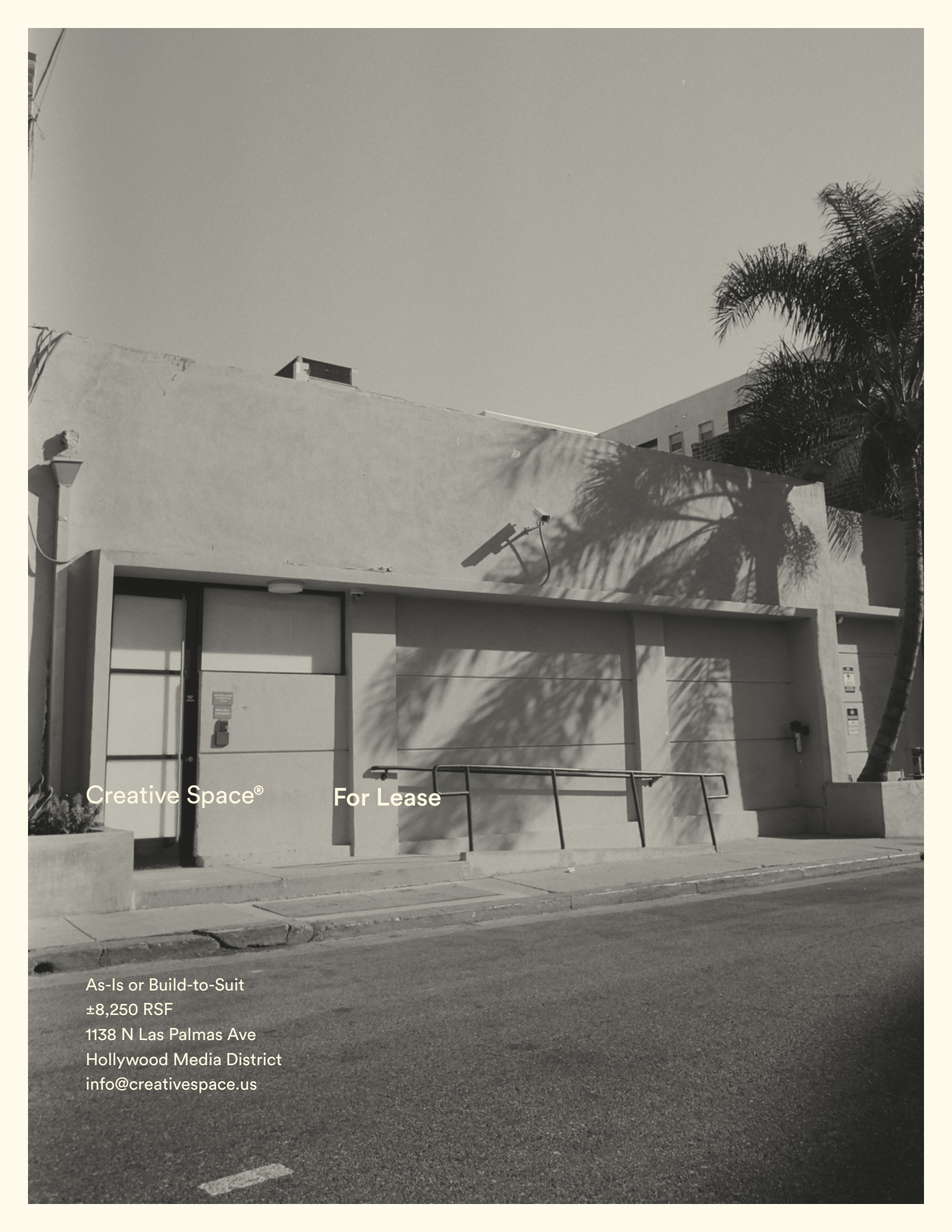




Creative Space®

For Lease

As-Is or Build-to-Suit

±8,250 RSF

1138 N Las Palmas Ave

Hollywood Media District

info@creativespace.us

For Lease
As-Is or Build-to-Suit
±8,250 RSF

1138 N Las Palmas Ave
Hollywood, Los Angeles 90038

Retail Showroom
Gallery
Office
F&B
Health & Wellness



About the Building & Space

Built in 1947, the property is a stunning brick bowstring truss building with a quiet facade. The building features skylights, exposed interior brick, and concrete and wood floors.

Year Built	1947
Building Size	±8,250 RSF
Land Size	±7,372 SF
Stories	1 + Mezzanine
Construction	Masonry, Wood and Steel
Zoning	CM in the City of Los Angeles

Neighborhood Features

1138 N Las Palmas Ave is centrally located within the Hollywood Media District and is surrounded by residential density, as well as a relevant and diverse set of shops, restaurants/bars, offices and cultural amenities.

● 2 MIN WALK

Stereoscope Coffee	F&B	Mother's Market	Retail
Apparatus	Lighting	Sunset Las Palmas	Studio
Lief Gallery	Furniture	Regen Projects	Art

● 5 MIN WALK

Petite Trois	F&B	Various Small Fires	Art
Blackman Cruz	Design	BDDW	Furniture
Rao's	F&B	Marian Goodman	Art

● 10 MIN WALK

Milk Studios	Fashion	Living Room	F&B
Just One Eye	Retail	Jeffrey Deitch	Art
Sight Glass	F&B	Carpenters Workshop	Design

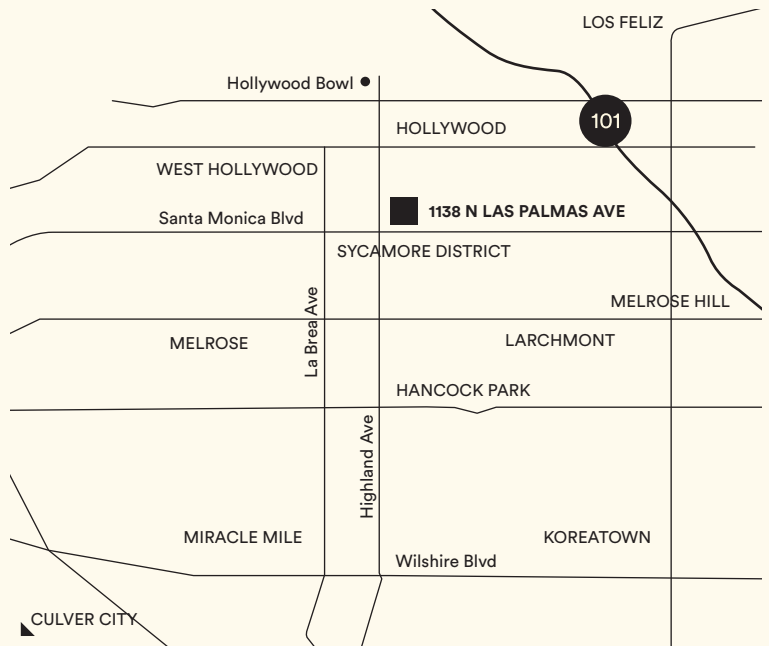
Terms

The space is inspiring and versatile, ideal for distinctive brands looking to create a standout showroom, gallery, or office.

Term	3-10 Years
Rate	Withheld
Occupancy	As-Is or Build-to-Suit
Parking	Gated Lot + Street Parking

The Location

1138 N Las Palmas Ave is immediately adjacent to West Hollywood/Beverly Hills, Hancock Park, Los Feliz and easily accessible to Greater LA.



Creative Space® For Lease

As-Is or Build-to-Suit

±8,063 RSF

1136 N Las Palmas Ave

Hollywood Media District

info@creativespace.us

For Lease
As-Is or Build-to-Suit
±8,063 RSF

1136 N Las Palmas Ave
Hollywood, Los Angeles 90038

Retail Showroom
Gallery
Office
F&B
Health & Wellness



About the Building & Space

Built in 1951, the brick building features a bowstring truss roof, clerestory skylights, and a concrete floor. Exposed interior brick and open-span construction highlight its character.

Year Built	1951
Building Size	±8,063 RSF
Land Size	±7,365 SF
Stories	1 + Partial Mezzanine
Construction	Masonry, Wood and Steel
Zoning	CM in the City of Los Angeles

Neighborhood Features

1136 N Las Palmas Ave is centrally located within the Hollywood Media District and is surrounded by residential density, as well as a relevant and diverse set of shops, restaurants/bars, offices and cultural amenities.

● 2 MIN WALK

Stereoscope Coffee	F&B	Mother's Market	Retail
Apparatus	Lighting	Sunset Las Palmas	Studio
Lief Gallery	Furniture	Regen Projects	Art

● 5 MIN WALK

Petite Trois	F&B	Various Small Fires	Art
Blackman Cruz	Design	BDDW	Furniture
Rao's	F&B	Marian Goodman	Art

● 10 MIN WALK

Milk Studios	Fashion	Living Room	F&B
Just One Eye	Retail	Jeffrey Deitch	Art
Sight Glass	F&B	Carpenters Workshop	Design

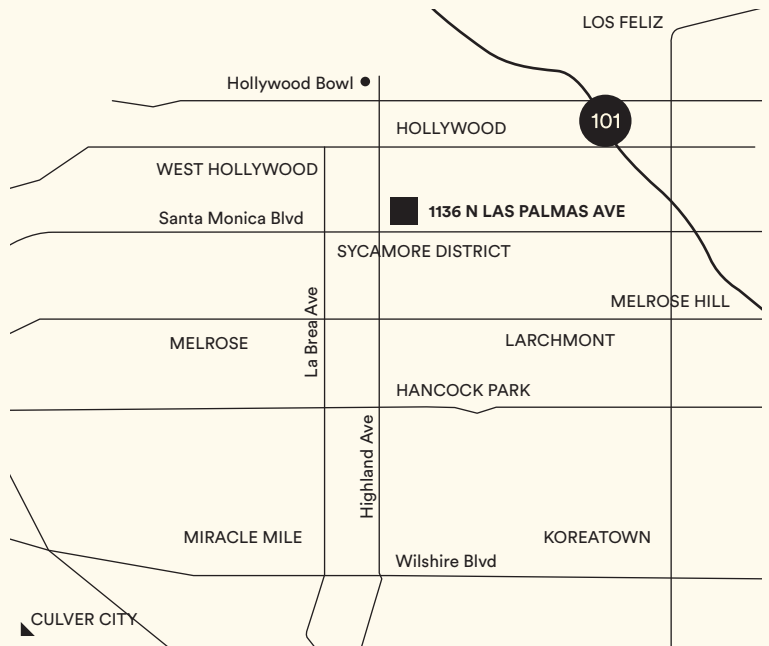
Terms

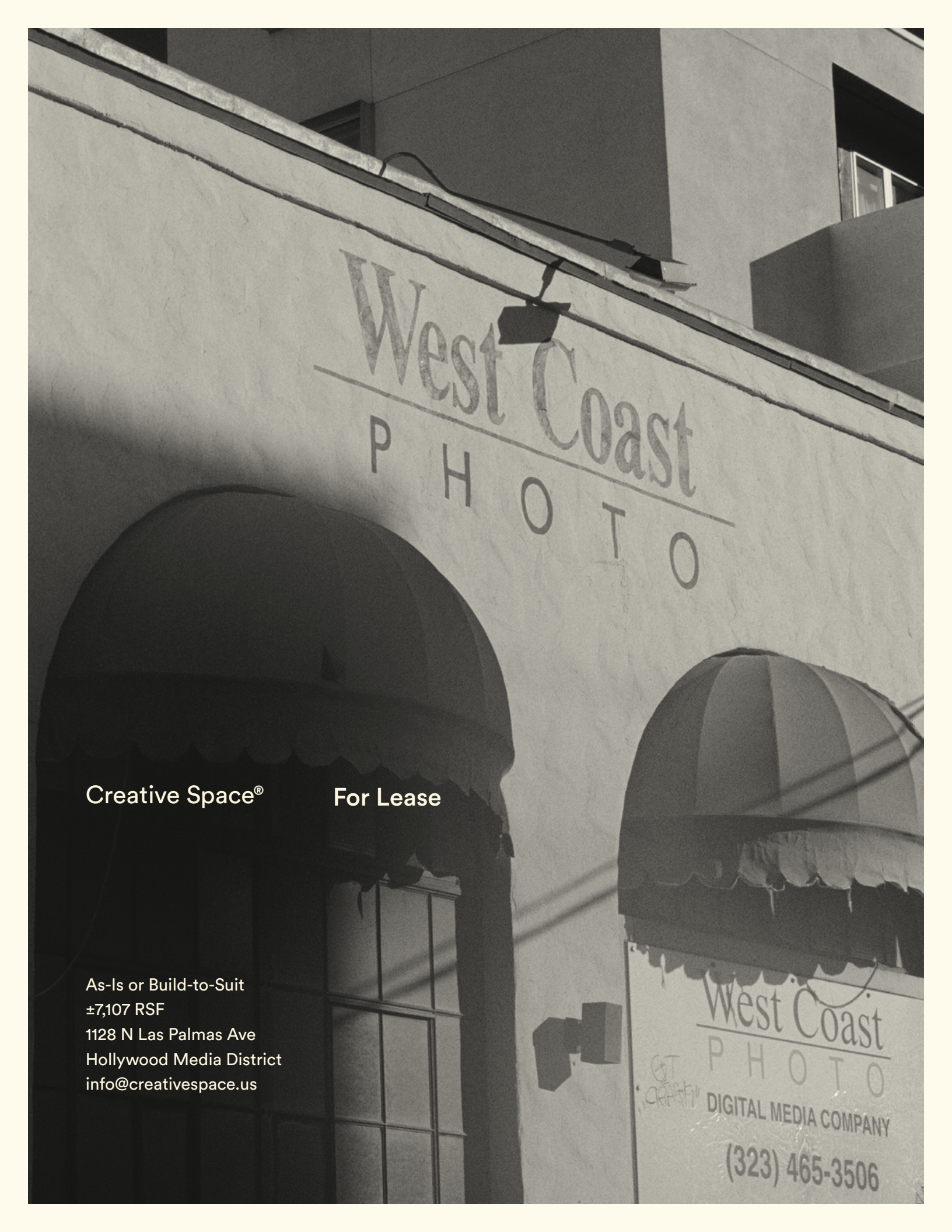
The space is inspiring and versatile, ideal for distinctive brands looking to create a standout showroom, gallery, or office.

Term	3-10 Years
Rate	Withheld
Occupancy	As-Is or Build-to-Suit
Parking	Gated Lot + Street Parking

The Location

1136 N Las Palmas Ave is immediately adjacent to West Hollywood/Beverly Hills, Hancock Park, Los Feliz and easily accessible to Greater LA.



A black and white photograph of a building facade. The building has a light-colored, textured wall. On the left, there is a large arched window with a dark, striped awning. To the right of the arch, the words "West Coast" are written in a large, stylized font, with "P H O T O" written below it in a smaller, spaced-out font. Further right, there is another arched window with a similar striped awning. Below this second awning, there is a sign that reads "West Coast PHOTO DIGITAL MEDIA COMPANY (323) 465-3506". The overall scene is brightly lit, with strong shadows.

West Coast
P H O T O

Creative Space®

For Lease

As-Is or Build-to-Suit

±7,107 RSF

1128 N Las Palmas Ave

Hollywood Media District

info@creativespace.us

For Lease
As-Is or Build-to-Suit
±7,107 RSF

1128 N Las Palmas Ave
Hollywood, Los Angeles 90038

Retail Showroom
Gallery
Office
F&B
Health & Wellness



About the Building & Space

Completed in 1925, the property is built in the classic Hollywood industrial style with tall windows, skylights, double height bow truss ceiling, and an open, column-free floorplan.

Year Built	1925
Building Size	±7,107 RSF
Land Size	±7,358 SF
Stories	1
Construction	Masonry, Wood and Steel
Zoning	CM in the City of Los Angeles

Neighborhood Features

1128 N Las Palmas Ave is centrally located within the Hollywood Media District and is surrounded by residential density, as well as a relevant and diverse set of shops, restaurants/bars, offices and cultural amenities.

● 2 MIN WALK

Stereoscope Coffee	F&B	Mother's Market	Retail
Apparatus	Lighting	Sunset Las Palmas	Studio
Lief Gallery	Furniture	Regen Projects	Art

● 5 MIN WALK

Petite Trois	F&B	Various Small Fires	Art
Blackman Cruz	Design	BDDW	Furniture
Rao's	F&B	Marian Goodman	Art

● 10 MIN WALK

Milk Studios	Fashion	Living Room	F&B
Just One Eye	Retail	Jeffrey Deitch	Art
Sight Glass	F&B	Carpenters Workshop	Design

Terms

The space is inspiring and versatile, ideal for distinctive brands looking to create a standout showroom, gallery, or office.

Term	3-10 Years
Rate	Withheld
Occupancy	As-Is or Build-to-Suit
Parking	Gated Lot + Street Parking

The Location

1128 N Las Palmas Ave is immediately adjacent to West Hollywood/Beverly Hills, Hancock Park, Los Feliz and easily accessible to Greater LA.

