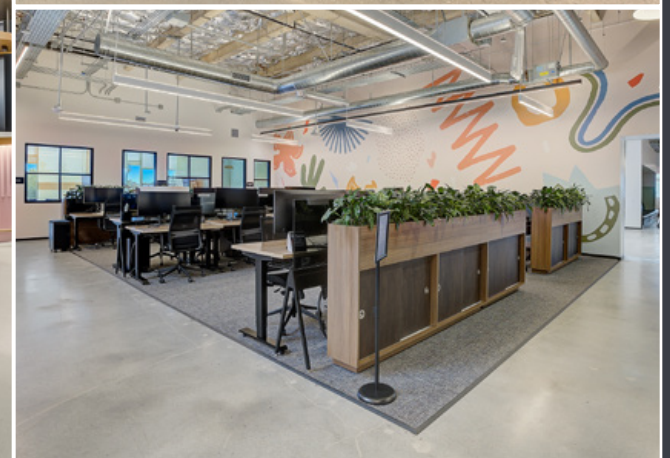


MOVE-IN READY CAMPUS

24,986 - 75,593 SF



1350 N WESTERN



CBRE

PROPERTY FEATURES

1350 N WESTERN AVE, LOS ANGELES, CA 90027

75,593 SF freestanding building, divisible to
±24,986 SF

Variety of collaboration spaces

Commissary + large kitchenettes on every level

6/1,000 SF parking ratio

Mindfulness and wellness rooms

Private secured yard

2 elevators

3 points of access

DESIGNED FOR VISIONARY BRANDS



POWERED FOR THE NEXT GENERATION



Power: 5,000 Amps, 480/277 Volts, 3 phase



Newer, ample HVAC system



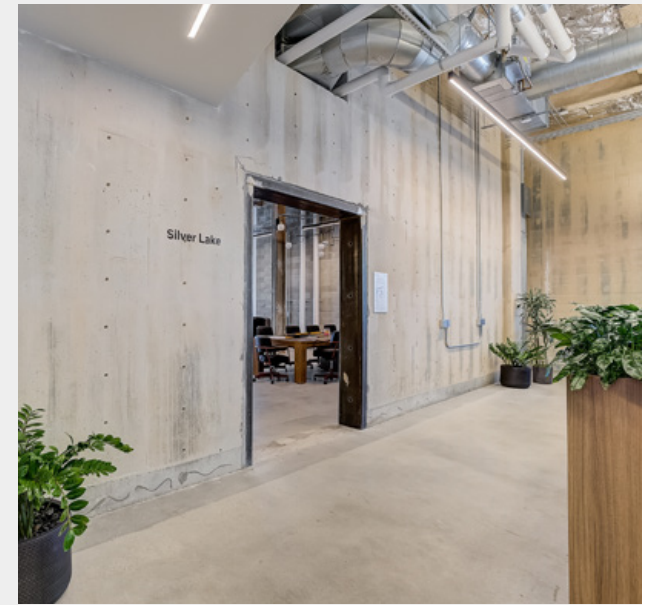
1 Ground Level loading door



Built in 1992, renovated in 2021



Ceiling heights ranging from 13'7" to 17'6"



**INSPIRATION
AS SOON AS YOU
WALK IN**





**OPEN AND
COLLABORATIVE SPACES**



**DESIGNED FOR
YOUR DAILY RITUALS
& GRANDEST GATHERINGS**



**WHERE STRATEGIES
UNFOLD AND
INNOVATION IGNITES**



ELEVATED WORK ENVIRONMENTS



CURATED FOR CONTENT CREATION



**WORK
DIFFERENTLY**



FLOOR PLAN

LEVEL 1
25,102 RSF

Up to 17'6" Ceiling Height



- Reception
- Open Workspace
- Conference Room
- Editing Bay
- Sound Lock
- Lounge
- Cafeteria
- Kitchen
- Restroom
- Nursing Room
- Mindfulness Room

FLOOR PLAN

LEVEL 2
25,188 RSF

Up to 13'7" Ceiling Height



- Open Workspace
- Conference Room
- Editing Bay
- Lounge
- Kitchen
- Restroom
- Nursing Room

FLOOR PLAN

LEVEL 3

24,986 RSF

Up to 16'4" Ceiling Height



- Open Workspace
- Conference Room
- Editing Bay
- Theatre
- Lounge
- Kitchen
- Restroom
- Nursing Room
- Private Terrace



DEDICATED GARAGE
WITH 6/1,000 PARKING

PRIVATE TERRACE

SECURE VIP ACCESS
WITH PRIVATE LOADING
AND PARKING AREA

POTENTIAL
ADDITIONAL SPACE
AVAILABLE FOR
EVENTS OR PARKING



SITE PLAN



DEDICATED 411-SPACE
GARAGE WITH 6/1,000
PARKING

PRIVATE TERRACE

SECURE VIP ACCESS
WITH PRIVATE LOADING
AND PARKING AREA

WESTERN AVE

N SERRANO AVE

POTENTIAL ADDITIONAL
SPACE AVAILABLE FOR
EVENTS OR PARKING

FERNWOOD AVE

HOLLYWOOD: THE CENTER OF THE CITY AND THE WORLD'S STAGE

A destination like no other. 1350 Western is at the Center of the City—where Hollywood, Los Feliz, and Silver Lake converge.

Sunset Boulevard is a vibrant cultural hub, drawing over 35 million annual visitors to Hollywood, a number that will increase with the **2027 Super Bowl**, and **2028 Olympics**. New developments, including a new 750-unit luxury rental living space, continue to attract diverse businesses and audiences.

The Vinyl District, a key part of the area, features exciting dining, nightlife and hospitality options, including restaurants like **Mother Wolf** and entertainment at venues like **The Aster**. It's also close to entertainment icons like **Netflix**, **Paramount Pictures**, **The Palladium**, and **Dolby Theatre**. Visitors can find lodging at premier hotels like **Cara Hotel**, and **Tommy and Thompson Hotels**.

Building your brand at 1350 Western will make sure that all eyes are on you.



MARKET DATA



SUPER BOWL
February 14, 2027



OLYMPICS
July 14-30, 2028

DYNAMIC
DESTINATION
FOR LOCALS +
TOURISTS

105M

VISITORS TO
HOLLYWOOD ANNUALLY

PEOPLE & HOMES

371,426

POPULATION COUNT

\$1.5M

MEDIAN HOME VALUE

Within 3 Miles

CONTINUED GROWTH

7,100+

HOUSING UNITS

2.5M SF

OFFICE UNITS

600K SF

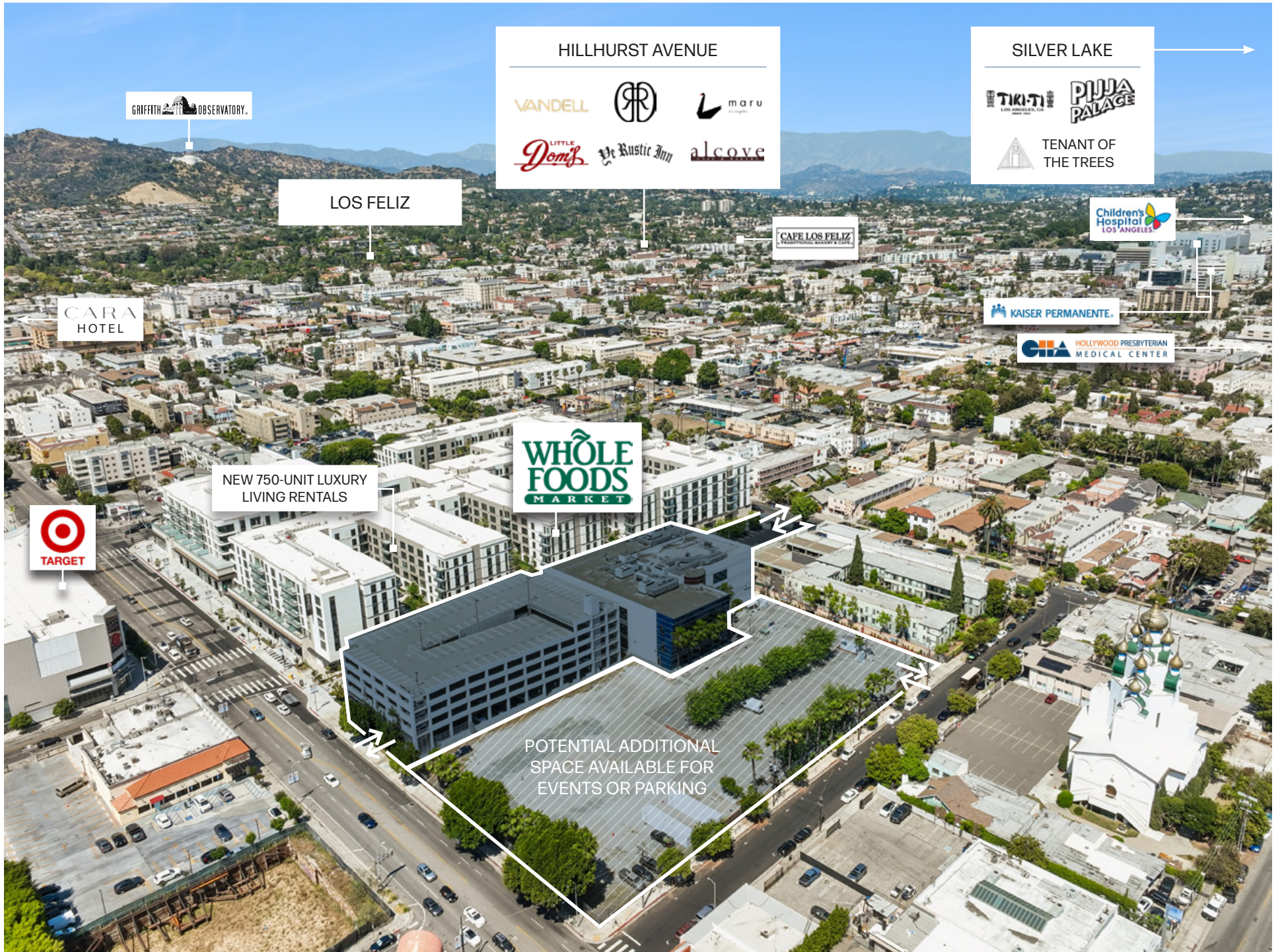
RETAIL SPACE

1,100+

HOTEL ROOMS

Entitled or Under Construction





GRIFFITH OBSERVATORY.

LOS FELIZ

CARA
HOTEL



NEW 750-UNIT LUXURY
LIVING RENTALS

WHOLE
FOODS
MARKET

POTENTIAL ADDITIONAL
SPACE AVAILABLE FOR
EVENTS OR PARKING

HILLHURST AVENUE

VANDELL PR maru
LITTLE Dom's The Rustic Inn alcove

SILVER LAKE

TIKI-TI PIJJA PALACE
TENANT OF THE TREES

Children's
Hospital
LOS ANGELES

KAISER PERMANENTE

HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

Contact

CBRE

Nicole Mihalka

Senior Vice President

Lic. 01322414

+1 323 788 3969

nicole.mihalka@cbre.com

Rob Waller

Executive Vice President

Lic. 00874585

+1 310 550 2536

rob.waller@cbre.com

Carl Muhlstein

Principal, Muhlstein CRE

Lic. 00595250

+1 213 407 5000

carl@muhlsteincre.com

[cbre.com](https://www.cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

