



1377

N SERRANO

1377 SERRANO AVE,
LOS ANGELES, CA 90027

**MOVE-IN READY
MEDIA SUBLEASE**

±68,834 SF

CBRE

PROPERTY FEATURES



±68,834 SF
Freestanding
creative office



Sublease
term through
06/30/27



Creative finishes
including some
furniture



Variety of
collaboration
spaces



Commissary +
large kitchenettes
on every level



Mindfulness,
nursing and
shower rooms



Private
secured
yard



6/1000 Parking
with on-site lot
and structure



WORK DIFFERENTLY IN HOLLYWOOD

FIND YOURSELF HERE

Furnished and ready to go for tenants seeking a collaborative and inspiring work environment.



PACK YOUR BAGS, WE'RE MOVE-IN READY

Energize your team with fully-equipped kitchenettes on every level.



CURATED FOR MEDIA AND CONTENT CREATION

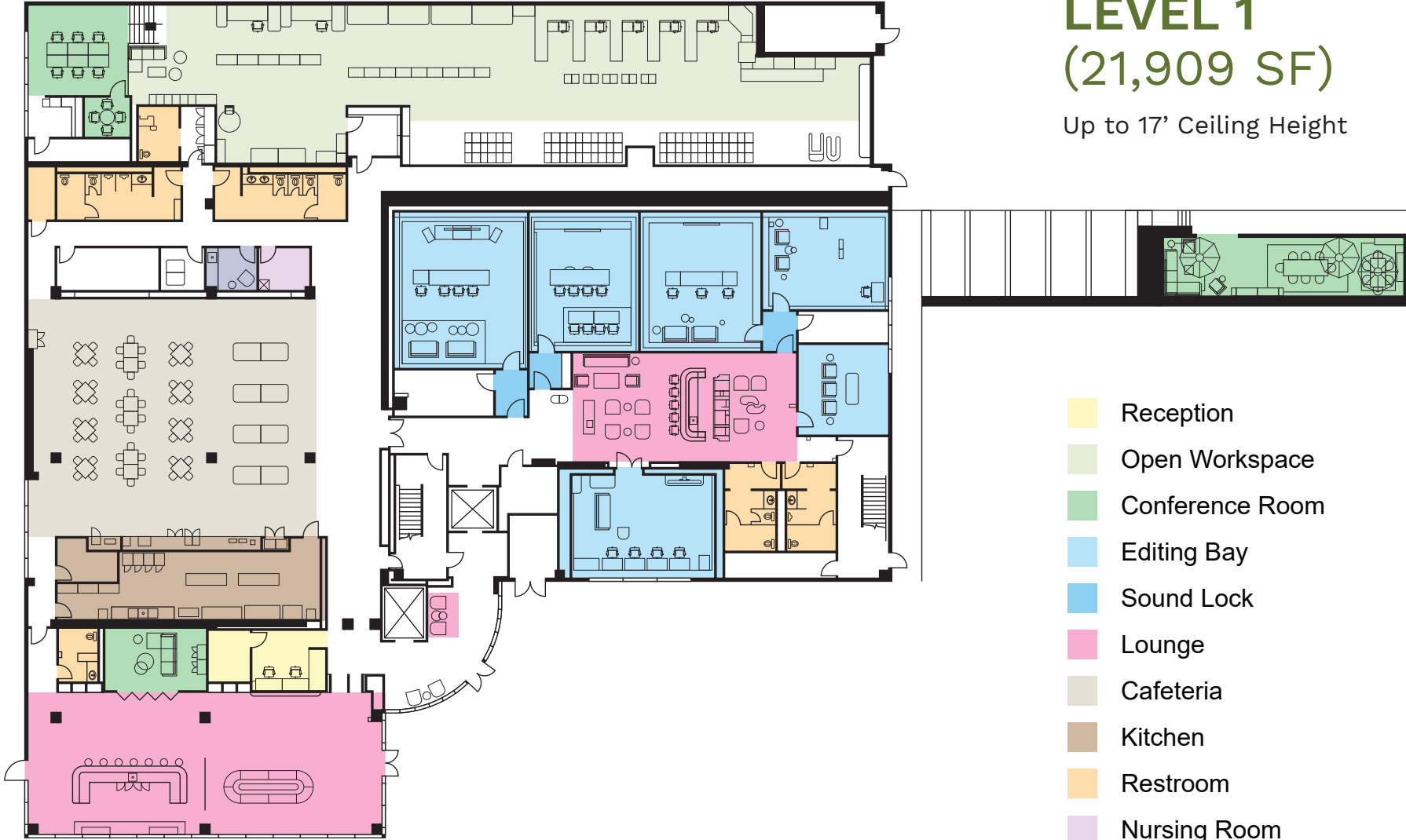
Newly built and technically
attenuated spaces for visual
and audio production.



FLOOR PLAN

LEVEL 1 (21,909 SF)

Up to 17' Ceiling Height



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

FLOOR PLAN



LEVEL 2 (23,253 SF)

Up to 14' Ceiling Height

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

FLOOR PLAN



LEVEL 3 (23,672 SF)

Up to 17.5' Ceiling Height

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

STREET-TO-SEAT TIMING COULDN'T BE EASIER



Private, secured parking garage with 411 spaces (6:1,000 ratio)



Secured yard accessed from Serrano with ground-level loading and parking for up to 30 vehicles



TAKE CENTER STAGE

At the heart of the entertainment industry, we're surrounded by top talent and connected to the Hollywood Freeway, providing unparalleled access and opportunities.





FOR MORE INFORMATION, PLEASE CONTACT

Nicole Mihalka

Senior Vice President
Lic. 01322414
+1 323 788 3969
nicole.mihalka@cbre.com

Cal Ross

Vice President
Lic. 01892435
+1 213 239 6339
cal.ross@jll.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

1377
N SERRANO

1377 SERRANO AVE,
LOS ANGELES, CA 90027