

26,621 SF FOR LEASE IN HOLLYWOOD

savills

1224 N Vine Street Los Angeles, CA 90038

Steve Allen made television here. Now 26,621 square feet of creative office.



SPACE PROFILE

26,621 SF
Total SF

29 stalls (subterranean)
Parking spaces (up to 40 with valet assistance)

Flexible
Term

Unpriced —
offers invited
Rental rate

August 2027 or sooner
Availability

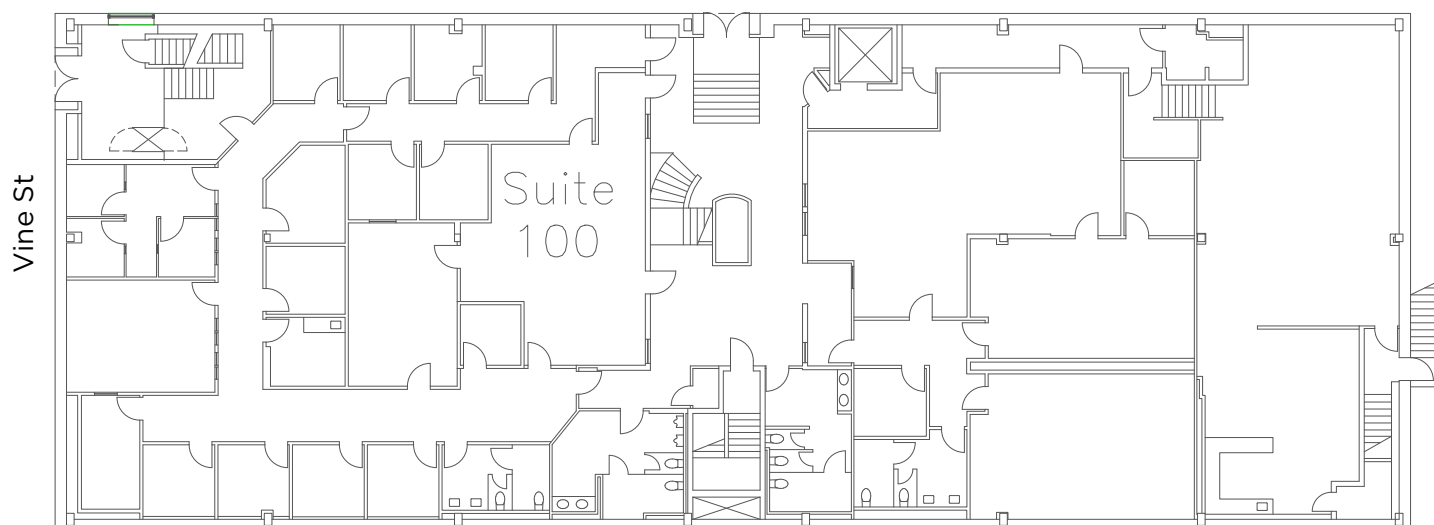


- 26,621 SF of whole-building control — signage, identity, hours, and security are yours alone
- A bow-truss ceiling running the full length of the second floor — the kind of volume that simply does not get built anymore
- Oversized skylights and a glass atrium roof — daylight arriving from above rather than borrowed from a curtain wall
- Exposed brick, inside and out — classic masonry construction with distinctive architectural detailing, not a 2015 veneer
- 29 secured subterranean stalls, up to 39 with valet — private, gated, and off the street
- Two entrances, Vine and La Mirada — a front door for clients and a working door for crew, talent, and deliveries
- Eight restrooms — enough for a full-floor user without a tenant-improvement fight
- A private back patio
- Built 1928, rebuilt 1996, renovated 2005 — original bones, current systems, fully sprinklered
- Second-floor views across Hollywood



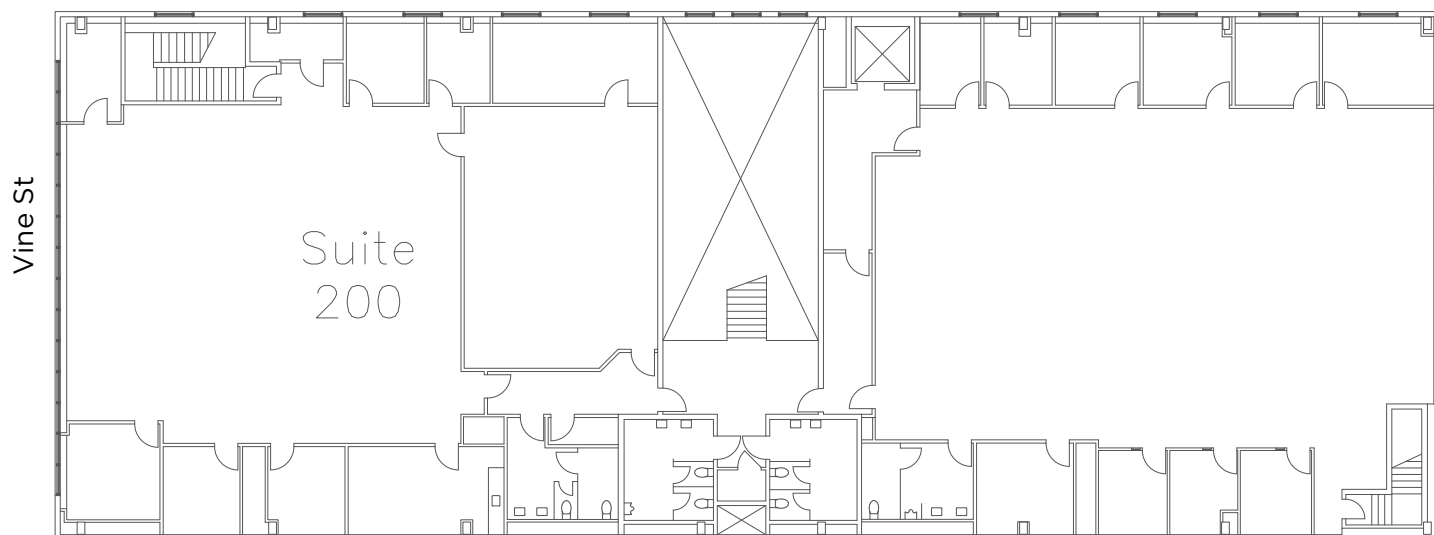
1ST FLOOR

La Mirada Ave



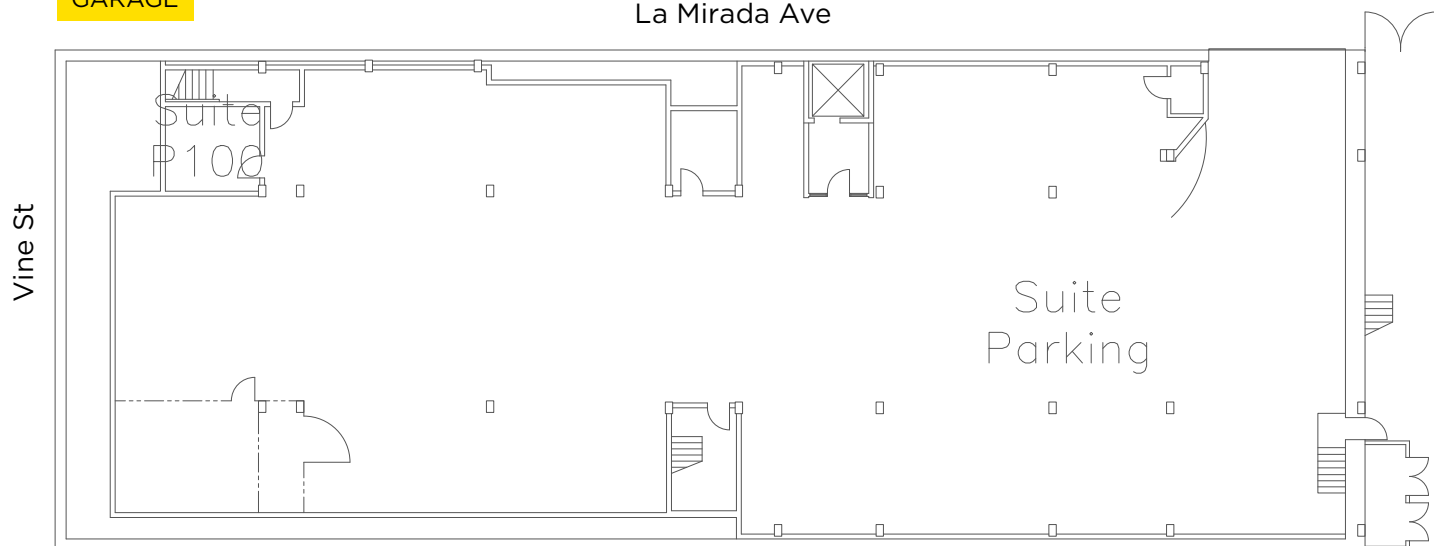
2ND FLOOR

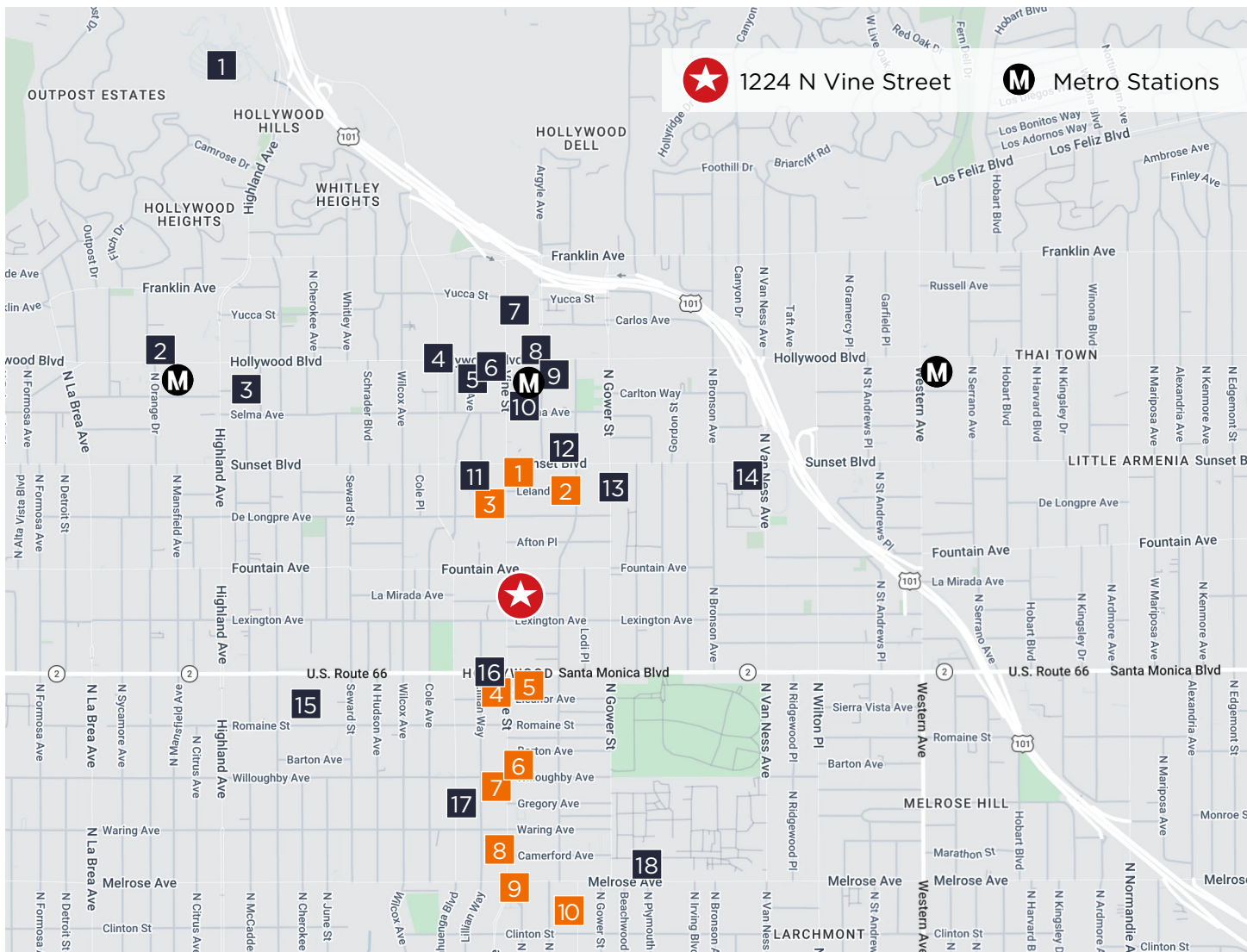
La Mirada Ave



GARAGE

La Mirada Ave





Landmarks:

- | | |
|-------------------------------|---------------------------------|
| 1. Hollywood Bowl | 11. Cinerama Dome |
| 2. TCL Chinese Theatre | 12. Hollywood Palladium |
| 3. Musicians Institute | 13. Sunset Gower Studios |
| 4. Hollywood Walk of Fame | 14. Netflix |
| 5. Burnside Studios | 15. Sunset Las Palmas Studios |
| 6. XLNT Studios | 16. The Broadwater Second Stage |
| 7. Capitol Records | 17. RSH Studios |
| 8. Hollywood Pantages Theatre | 18. Paramount Pictures Studios |
| 9. Amoeba Music | |
| 10. W Hotel Hollywood | |

Nearby Amenities:

1. Chipotle
2. CAVA
3. McDonald's
4. Jack in the Box
5. Starbucks
6. 7-Eleven
7. CVS
8. Pavilions
9. Mario's Peruvian & Seafood
10. Cafe Gratitude



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