

FOR LEASE OR SALE

1633-1637 COSMO ST

LOS ANGELES, CA 90028



A DIVISION OF

**LEE &
ASSOCIATES**

PAUL BREHME

Principal
310-899-2755
pbrehme@leewestla.com
DRE# 01476686

LEE & ASSOCIATES LOS ANGELES WEST, INC.

1508 17th St. Santa Monica, CA 90404
310-899-2700
www.leewestla.com
DRE# 01222000

EXECUTIVE SUMMARY

1633-1637 COSMO ST

ASKING RENT:	\$4.25 / SF (Modified Gross)
ASKING PRICE:	Unpriced
BUILDING SF:	±3,250 SF
PARCEL SF:	±6,500 (3,250 + 3,250)
SPACE TYPE:	Creative Office
OCCUPANCY:	Immediate
PARKING:	10 Striped Spaces in Gated Lot
APN #'S:	5546-008-013 & 014
ZONING:	C4-2D
YEAR BUILT:	1940
STREET FRONTAGE:	100 Feet
WALK SCORE:	98 (Walker's Paradise)
TOC OVERLAY:	Tier 4
STATE ENTERPRISE ZONE:	Yes
BID:	Hollywood Entertainment District
CROSS STREET:	Hollywood Blvd & Selma Ave
ADAPTIVE REUSE INCENTIVE AREA:	Yes

PROPERTY HIGHLIGHTS

- ✓ ±3,250 of Creative Office / Commercial Space
- ✓ 10 Parking Spaces in adjacent Gated Lot
- ✓ Open, airy, and collaborative feel
- ✓ Concrete floors and Bow truss ceiling
- ✓ Consists of a reception area, conference room, six private offices (one has to be seen to be believed), kitchen and dining area, two bathrooms, central bullpen, side bullpen, and storage area.

LOCATION HIGHLIGHTS

Located in the hottest micro-market in Hollywood with The Dream, Tommie and Thompson hotels, Mama Shelter, The Godfrey Hotel, The Chap, TAO, Beauty & Essex, Main Ro, Station 1640, Superba Food + Bread, Motherwolf, Grandmaster Records, Trejo's Cantina, and Ka'teen all within blocks of the property.

Behind the property runs the East Cahuenga Alley (EaCa Alley), which was a famous location during the Silent Movie Era. The alley is now surrounded by restaurants, offices, and apartments, and after a \$79,000 project, it has become the city's first pedestrian-only alley with patios and the Cahuenga Corridor Street Market.

1633-1637 Cosmo St also happens to be located in The Hollywood Vinyl District - a revitalized neighborhood-within-a-neighborhood and named in honor of the legacy of legendary former recording studios, music labels, and record stores. The Hollywood Vinyl District is at the heart of the revitalization of Hollywood where new world-class hotels, restaurants and electrifying nightlife are at home beside favorite local merchants and restaurateurs and celebrated entertainment landmarks. Though it recognizes Hollywood's iconic past, the Hollywood Vinyl District is envisioned as a neighborhood for L.A.'s next generation—the new artists, professionals, entrepreneurs, and creatives seeking an immersive and eclectic environment to live, work and create.

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

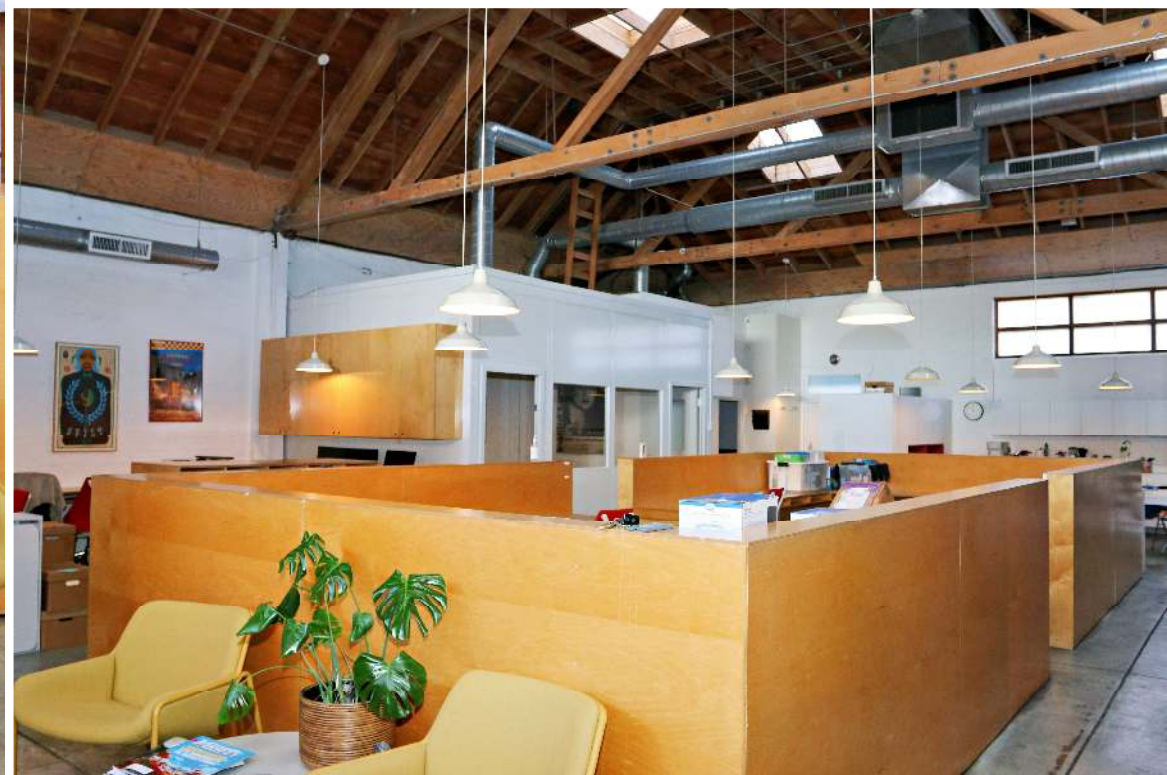
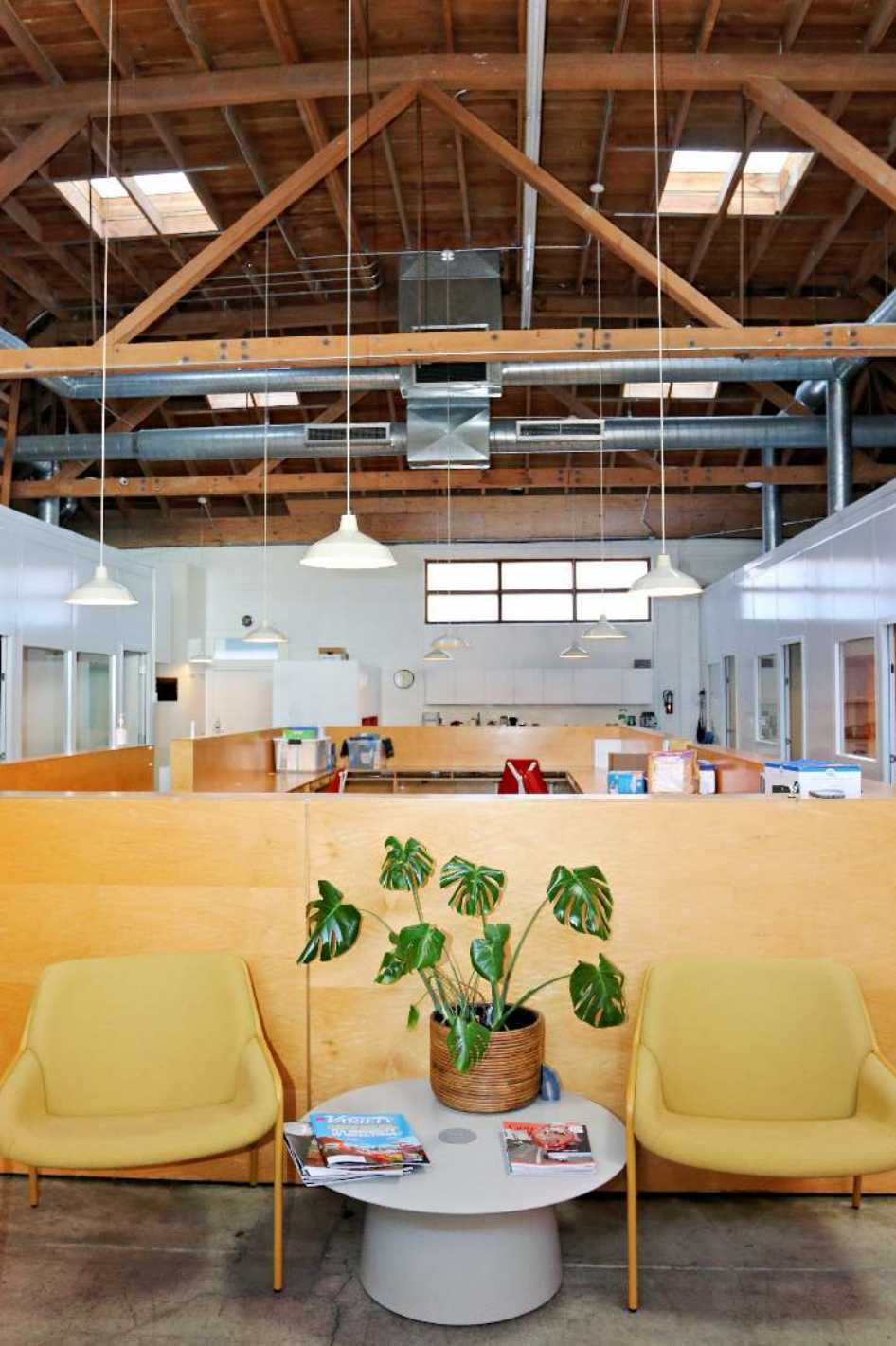


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INTERIOR



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INTERIOR



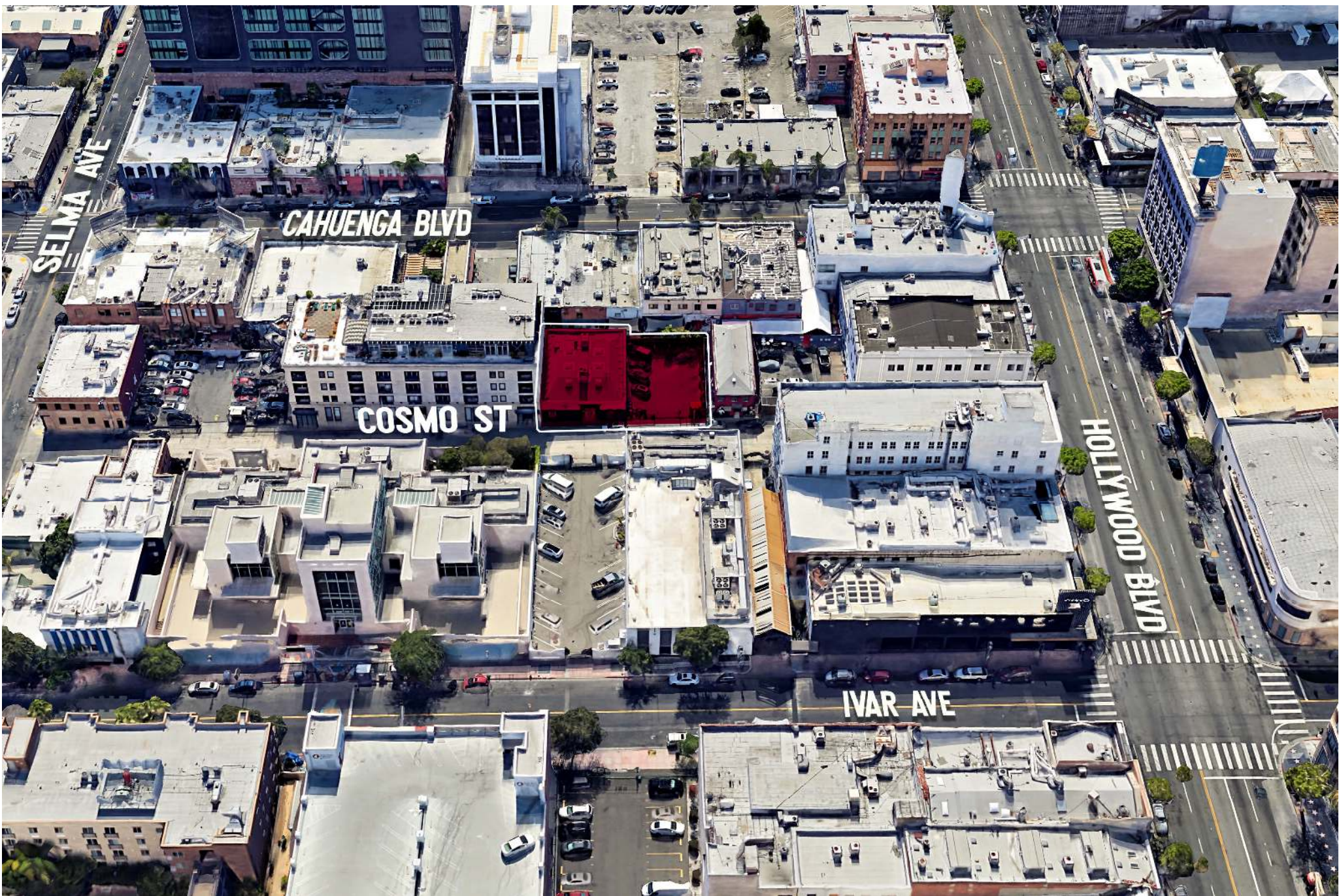
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INTERIOR



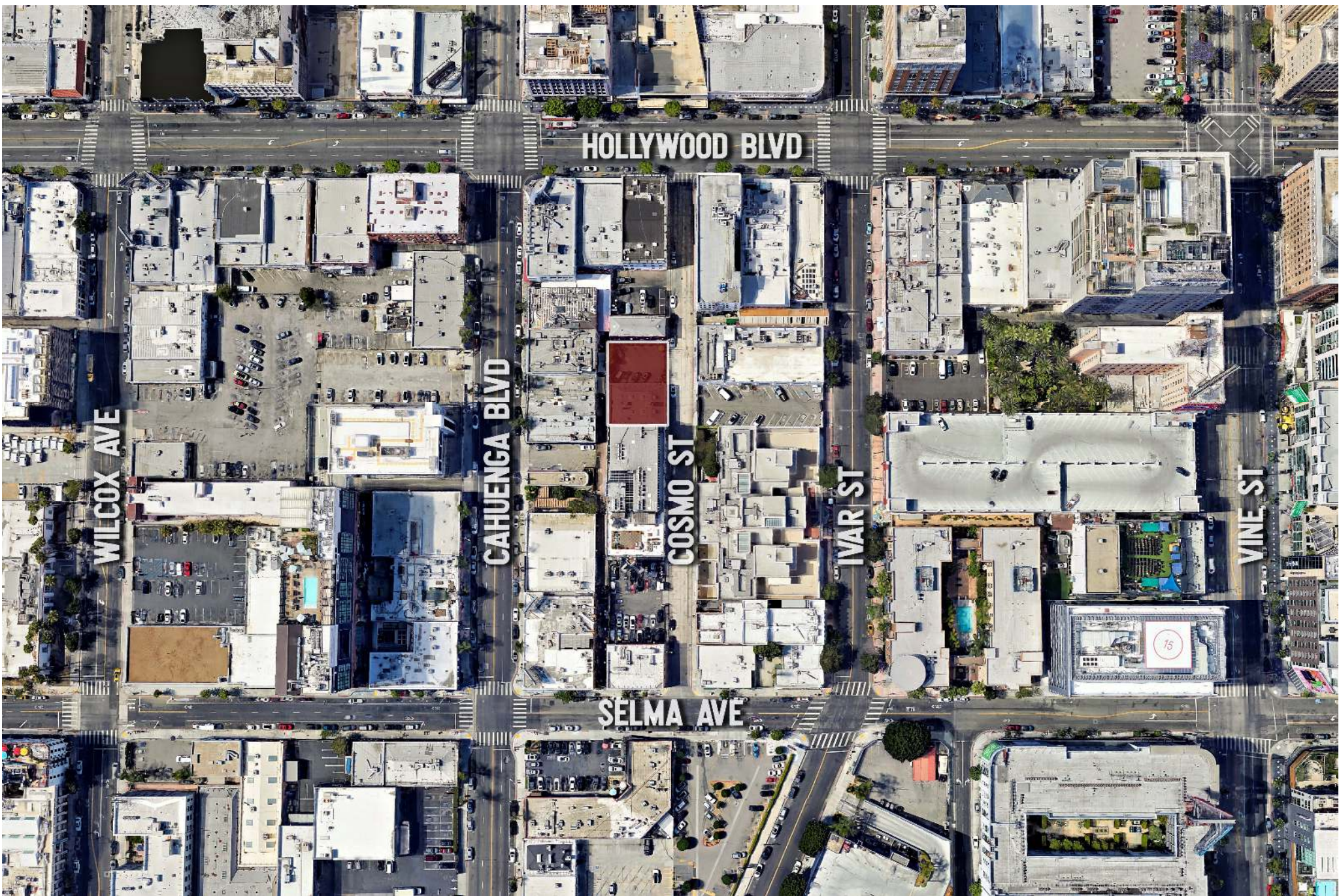
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EXTERIOR



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AERIAL PHOTO



HOLLYWOOD BLVD

SELMA AVE

WILCOX AVE

CAHUENGA BLVD

COSMO ST

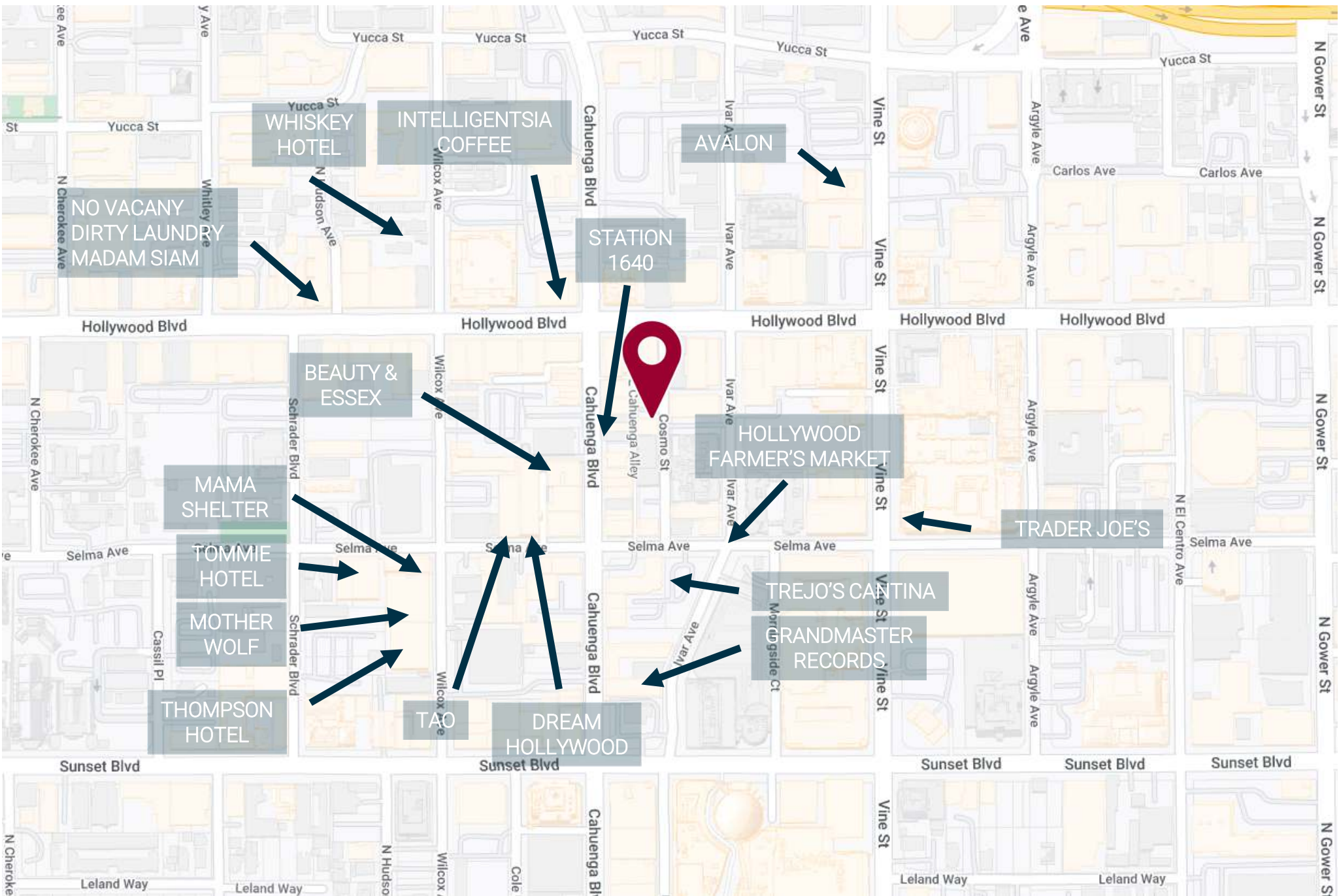
IVAR ST

VINE ST



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AERIAL PHOTO



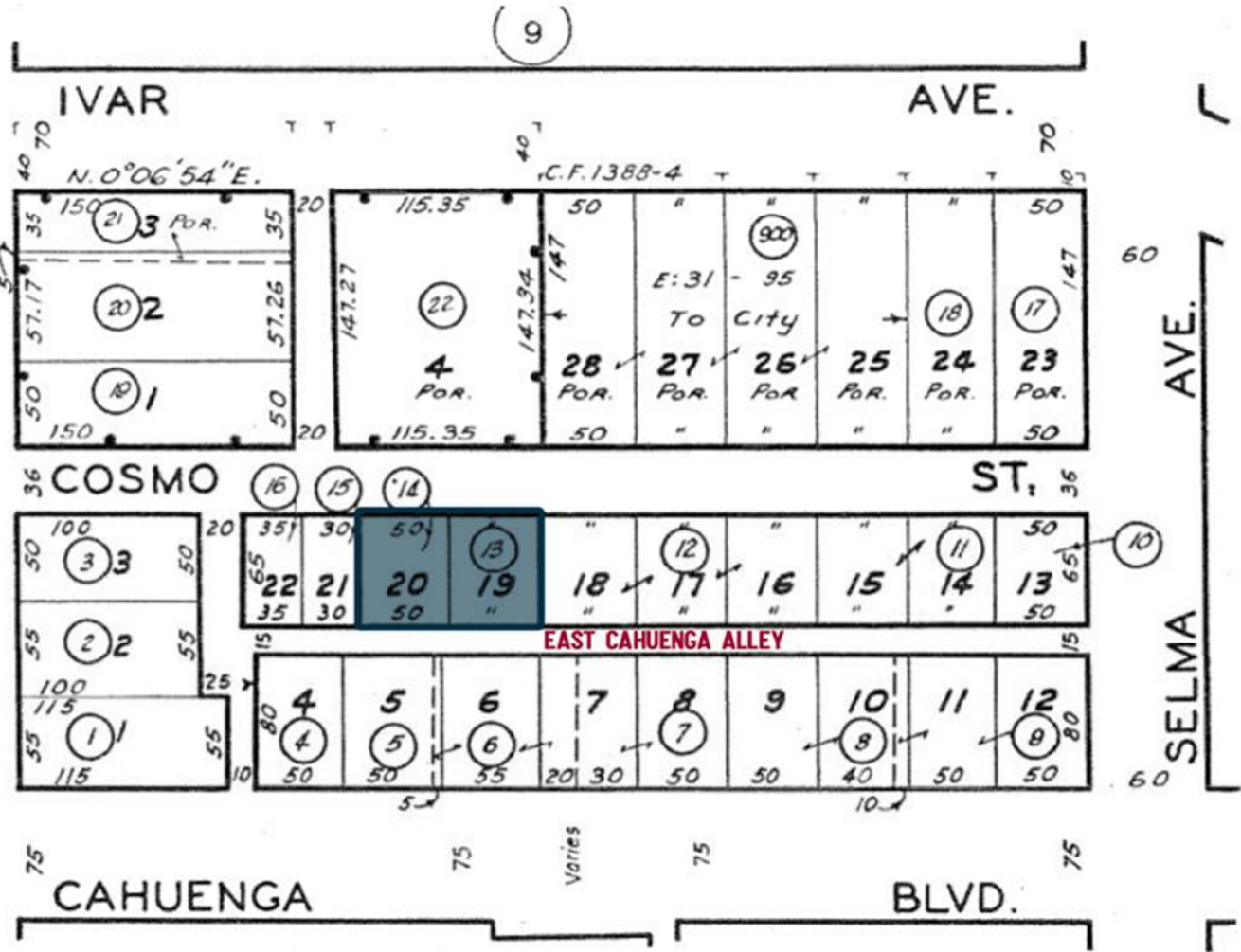
5546

8

SCALE: 1"=100'

5

HOLLYWOOD BLVD.



12

SELMA AVE.

CAHUENGA BLVD.

WILCOX TRACT

M.B. 8-105

TRACT NO. 3431

M.B. 43-85



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PLAT MAP