

POST-PRODUCTION
FACILITY WITH EDIT
BAYS AND V.O. ROOMS

AVAILABLE
NOW



THE LOT
AT FORMOSA

S O U T H

new creative office
space capturing the
studio lifestyle at the
center of the city

1041 North Formosa Avenue
West Hollywood, CA 90046
www.thelotatformosa.com



UP TO 24,619 RSF OF EXTRAORDINARY SPACE

JLL is pleased to present \pm 4,673-24,619 RSF of extraordinary space on a studio lot. This opportunity is located at the Formosa South Building at The Lot, the historic grounds of the MGM and Pickford-Fairbanks Studios.

Within a fully creative campus-like environment, Formosa South presents unparalleled opportunities for multi-disciplinary collaboration between writers, producers, editors, artists and other members of the media community.

Neighboring tenants include HBO and HartBeat Productions. Combining work connections and personal pursuits, artistic license and marketing opportunities, and socialization with collaboration; Formosa South at The Lot is more than an office on a studio lot, it's a community.

SPACE TO CREATE

Production companies love the lifestyle of The Lot. Its walkable amenities and approachable size, not to mention its dynamic West Hollywood location, make it one of the most desirable locales for media companies in the greater Hollywood area.



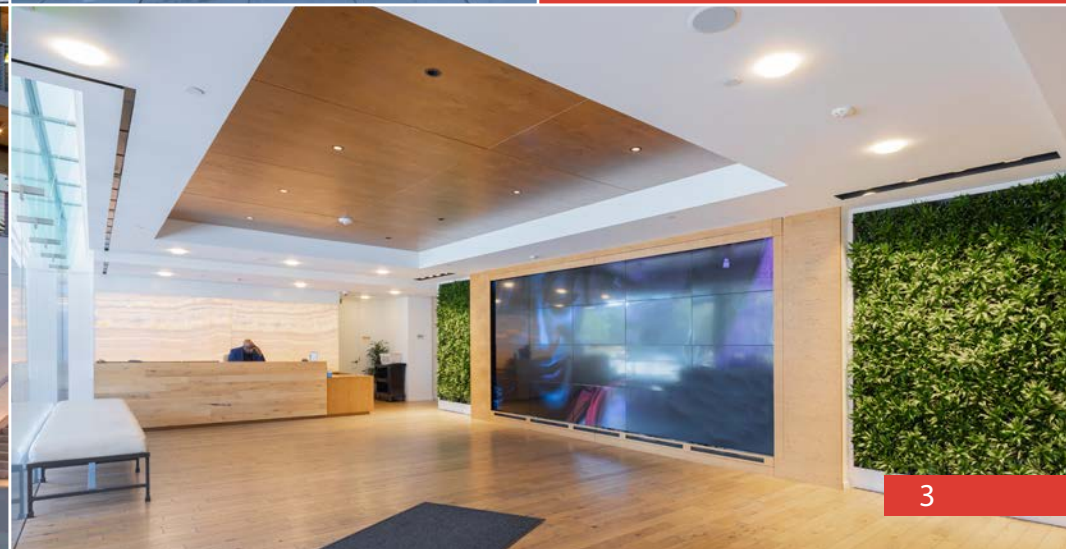
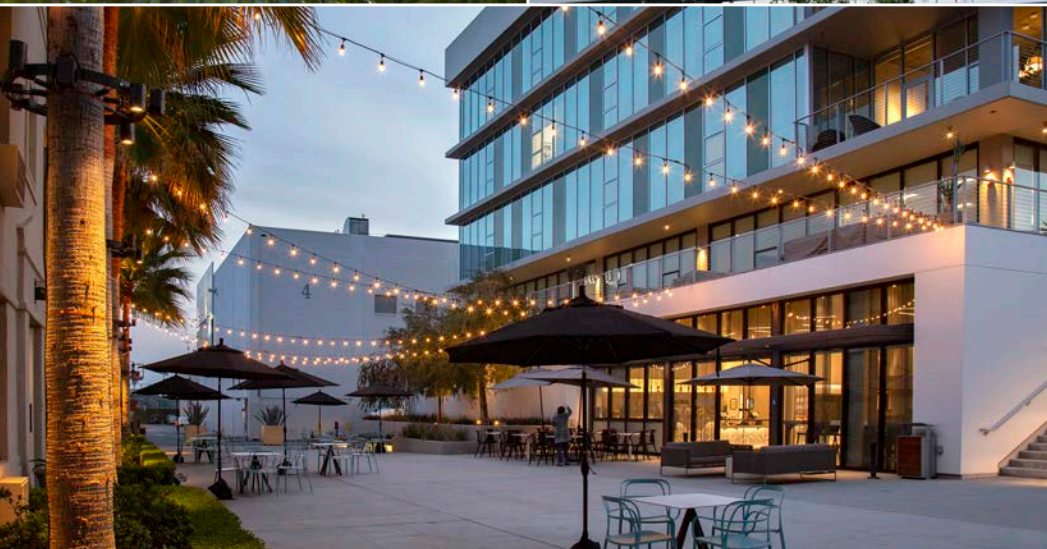
S O U T H



Mary Pickford and Douglas Fairbanks (pictured above) founded United Artists on The Lot, championing independent cinema and the first union for actors from within its walls.

West Side Story and Some Like it Hot were filmed here; while Live Nation and HartBeat are carrying on the innovative legacy.

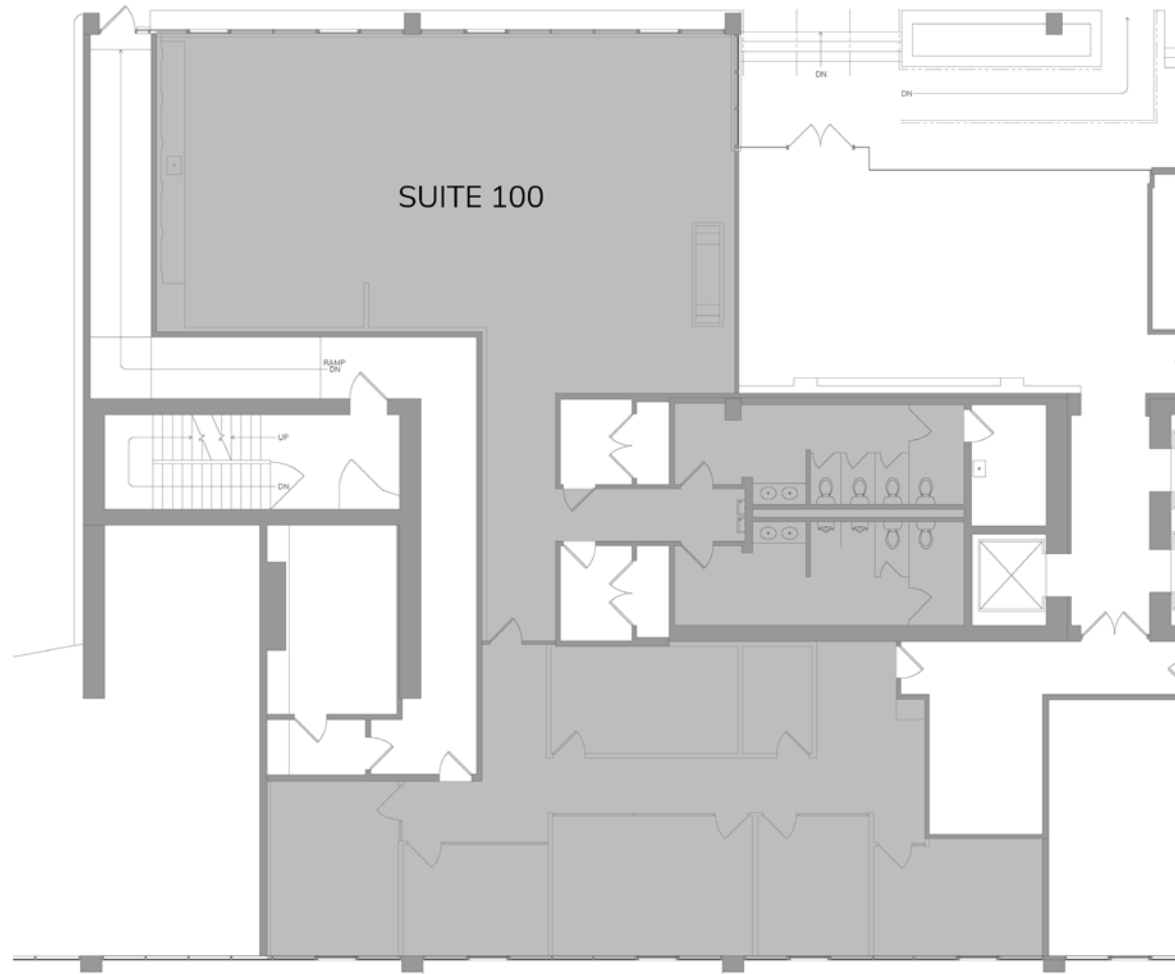
The Lot is a fully functioning studio lot, offering perimeter security unlike any other office campus, and a sense of arrival specific to Hollywood.



FLOOR PLANS

GROUND FLOOR

4,673 SF

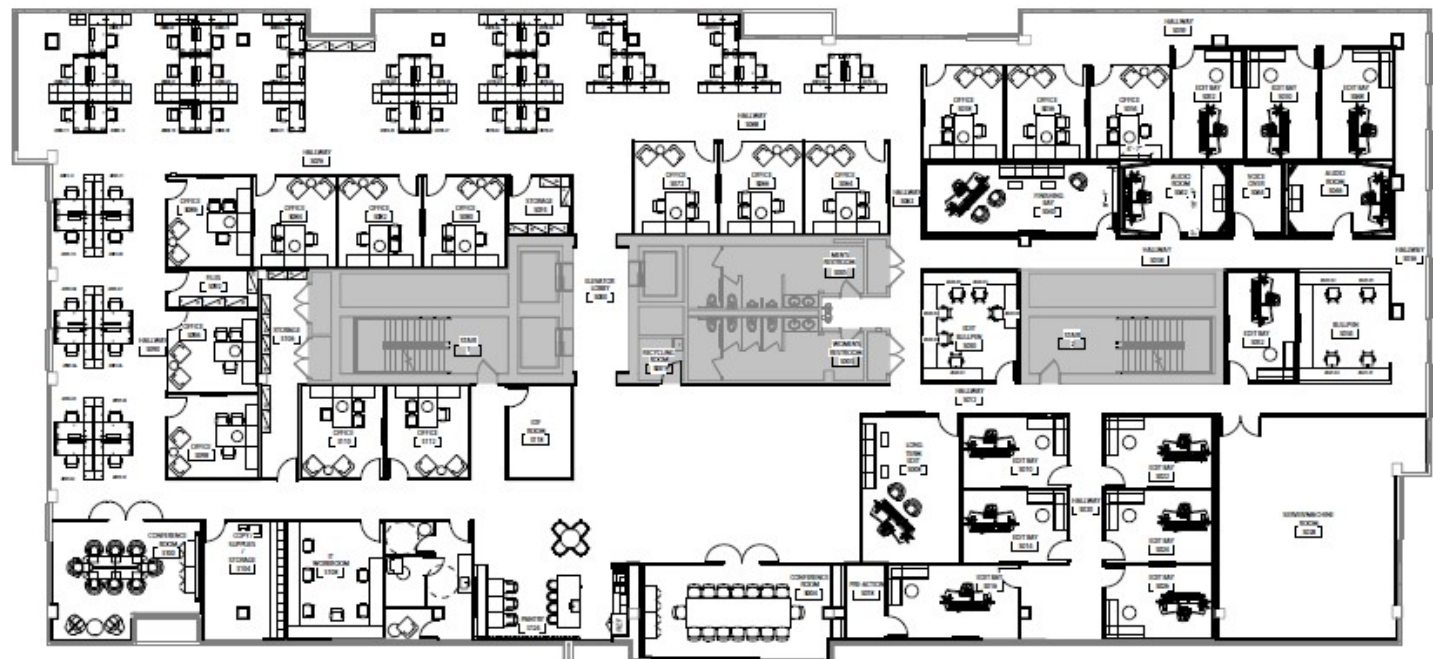


S O U T H

FLOOR PLANS

THIRD FLOOR

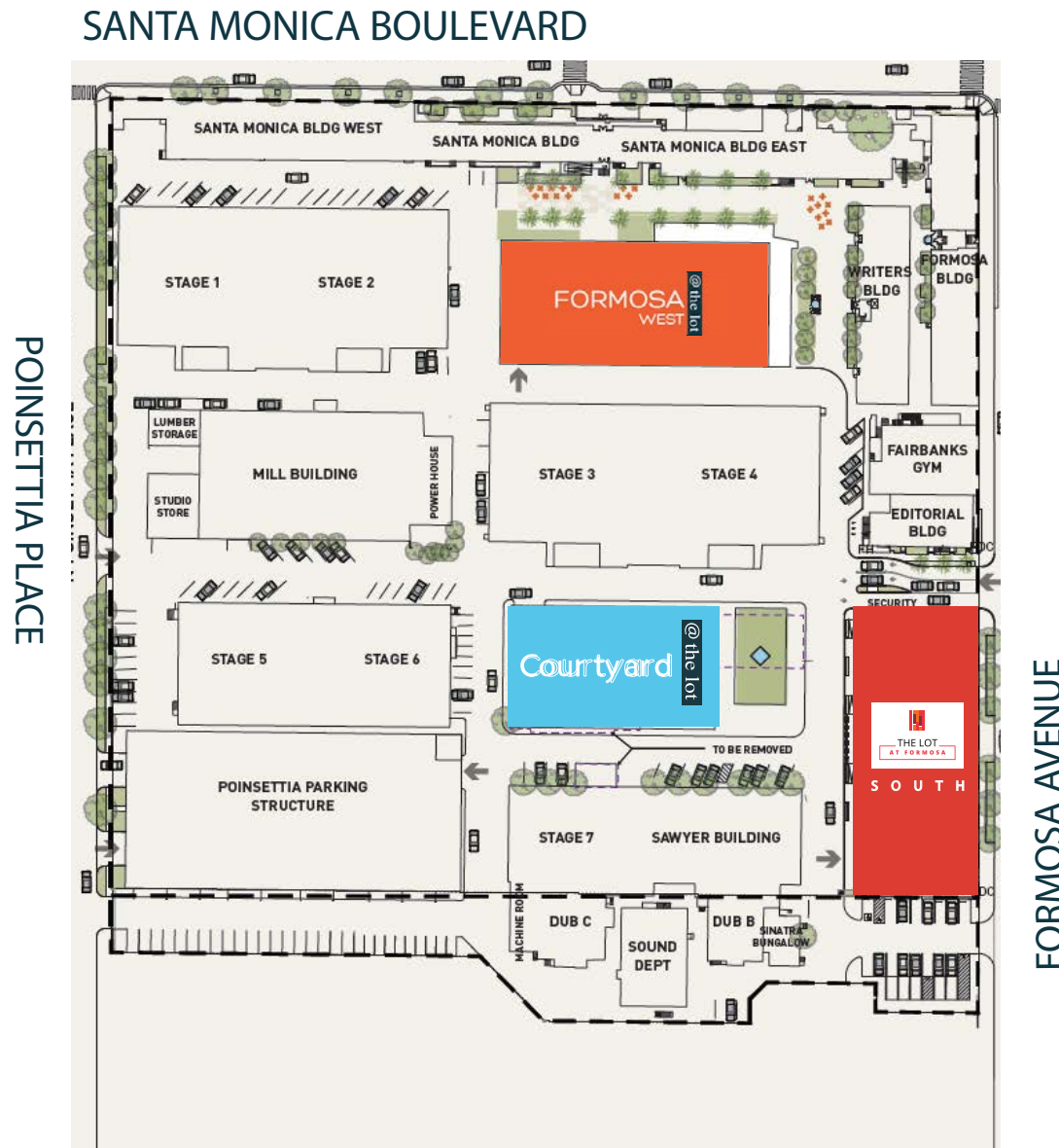
19,946 SF
(DIVISIBLE)



S O U T H

SITE PLAN

On-lot services include commissary and catering services, seven sound stages, a full-service mill, production space, T1 connectivity, and lighting and grip rental.



PROPERTY HIGHLIGHTS

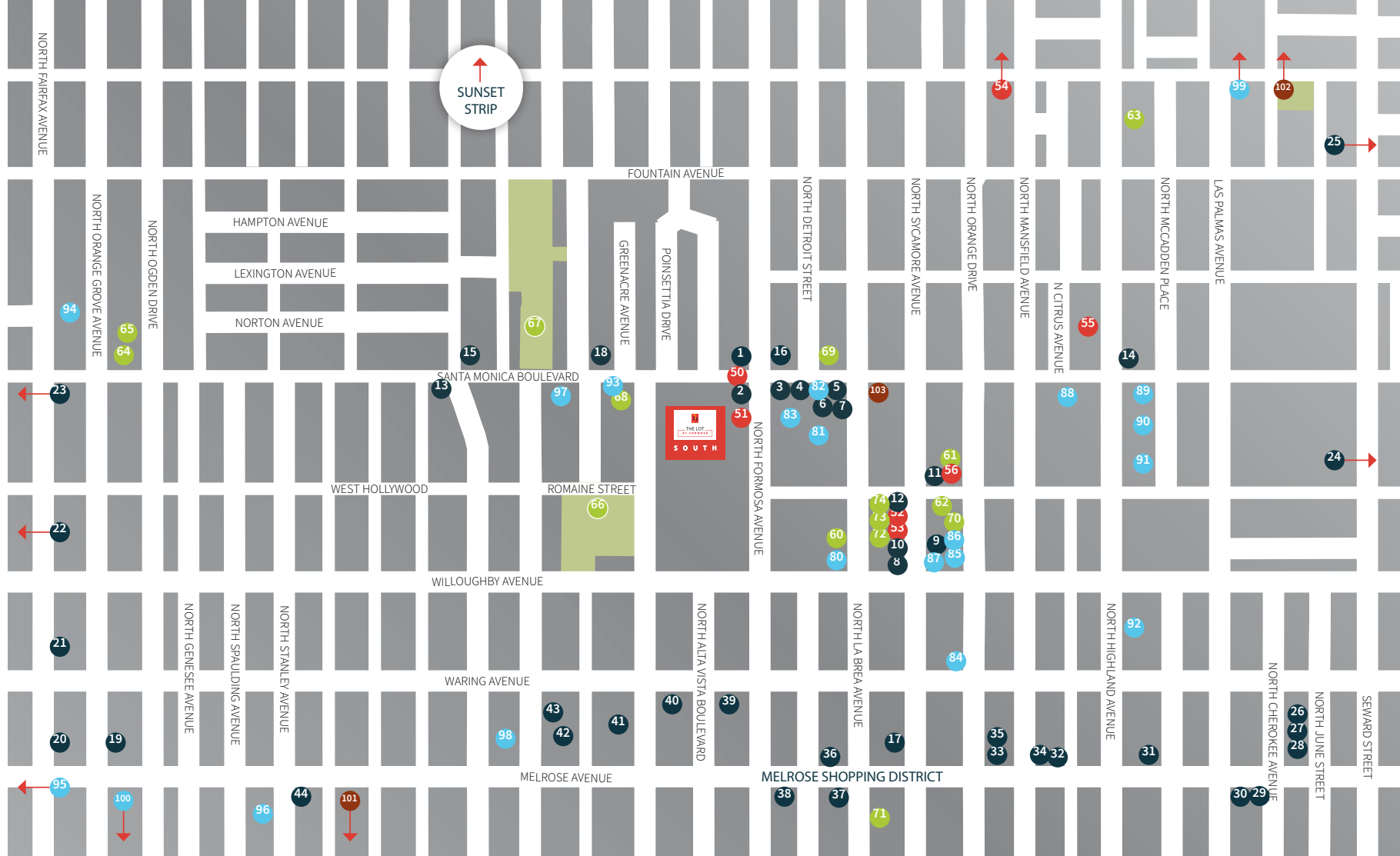
+/- 24,619 SF divisible to 4,673 SF

Entire Premises of 24,619 SF includes exclusive, private ground floor lobby

2nd generation space with high-end finishes. This post production space includes edit bays and voice over rooms

Rate \$5.75/SF/Mo. FSG

AMENITIES



Restaurant / Bar

1. Jones
2. Global Cuisine
3. Formosa Café
4. Mendocino Farms
5. Starbucks
6. Jamba Juice
7. Baja Fresh
8. Sightglass Coffee
9. Gigi's
10. Tartine
11. Mizlala
12. Mr. T Los Angeles
13. Salt's Cure
14. Trejo's Coffee & Donuts
15. Astro Burger
16. Breakfast Republic
17. Pink's Hot Dogs
18. Harlowe
19. Genghis Cohen
20. Madre
21. Blue Bottle Coffee
22. Ysabel

23. Coffee Coffee
24. Rao's
25. Fat Sal's
26. The Cat & Fiddle
27. FOOD LAB
28. Petit Trois
29. Osteria Mozza
30. Chi Spacca
31. California Chicken Café
32. Tsuru Sushi
33. Tatsu Ramen
34. Hot Wings Café
35. Chipotle
36. M Cafe
37. Milk Bar LA
38. Fratelli Café
39. LALA'S
40. Roots Indian Bistro
41. Ronan
42. Blu Jam Café
43. The Village Idiot
44. Starbucks

Tenants

- 50 Showtime
- 51 Ticketmaster
- 52 Sirius XM
- 53 RocNation
- 54 Jim Henson Company
- 55 BuzzFeed
- 56 CommonGrounds

Health & Fitness

- 60 Burke Williams
- 61 Kaiser Permanente
- 62 Platefit
- 63 Pilates Platinum
- 64 Training Mate
- 65 Brick Fitness
- 66 Poinsettia Recreation Center
- 67 Plummer Park
- 68 Club Pilates
- 69 AKT
- 70 Pause West Hollywood
- 71 Orangetheory
- 72 TruFusion
- 73 HEIMAT
- 74 1Up Fitness

Retail & Gallery

- 80 Sprouts
- 81 Target
- 82 BevMo
- 83 CVS Pharmacy
- 84 Brella
- 85 Jeffrey Deitch
- 86 Just One Eye
- 87 Supervinyl
- 88 Steve Turner Gallery
- 89 Regen Projects
- 90 Ralph Pucci
- 91 JF Chen
- 92 Blackman Cruz
- 93 Trader Joe's
- 94 Whole Foods
- 95 Melrose Trading Post
- 96 Urban Outfitters
- 97 Smart & Final
- 98 Crossroads Trading
- 99 Hollywood & Highland
- 100 The Grove

Entertainment

- 101 CBS Television City
- 102 Hollywood Walk of Fame
- 103 Record Plant

CIM x SYCAMORE DISTRICT

SYCAMORE DISTRICT

Located in the heart of Los Angeles within Hollywood's historic Media District, the Sycamore District has flourished into a thriving urban locale that is best explored on foot. It is home to leading media and entertainment companies including SiriusXM, RocNation, Sony Music and HBO. The Sycamore District is also a lifestyle destination featuring unique offerings and experiences. Discover innovative new artists at local galleries such as Jeffrey Deitch, LAXART, Regen Projects, and Various Small Fires. Browse stylish curated goods at Just One Eye, SUPERVINYL, Graye, NSF, and more. Stimulate your physical senses at Pause Wellness Studio, Burke Williams, and PLATEFIT. Indulge your culinary tastes at Tartine, Sightglass, Mizlala, Gigi's, and Mr. T Paris.

OWNERSHIP

Founded in 1994 by a trio of entrepreneurs with a vision to invest in urban communities, CIM today is a real estate and infrastructure investment firm that manages over \$29.7 billion and possesses the rare combination of significant scale and scope with a commitment to staying loyal to its urban roots. CIM relies upon its 29-year history of investing in communities across North America, which has enabled it to develop an unparalleled understanding of the unique nature of urban investing, as well as how best to leverage its extensive real estate operational expertise.



Gigi's



Just One Eye



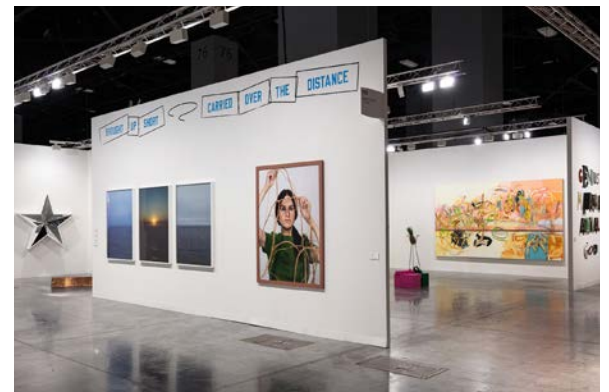
Mizlala



Sightglass Coffee

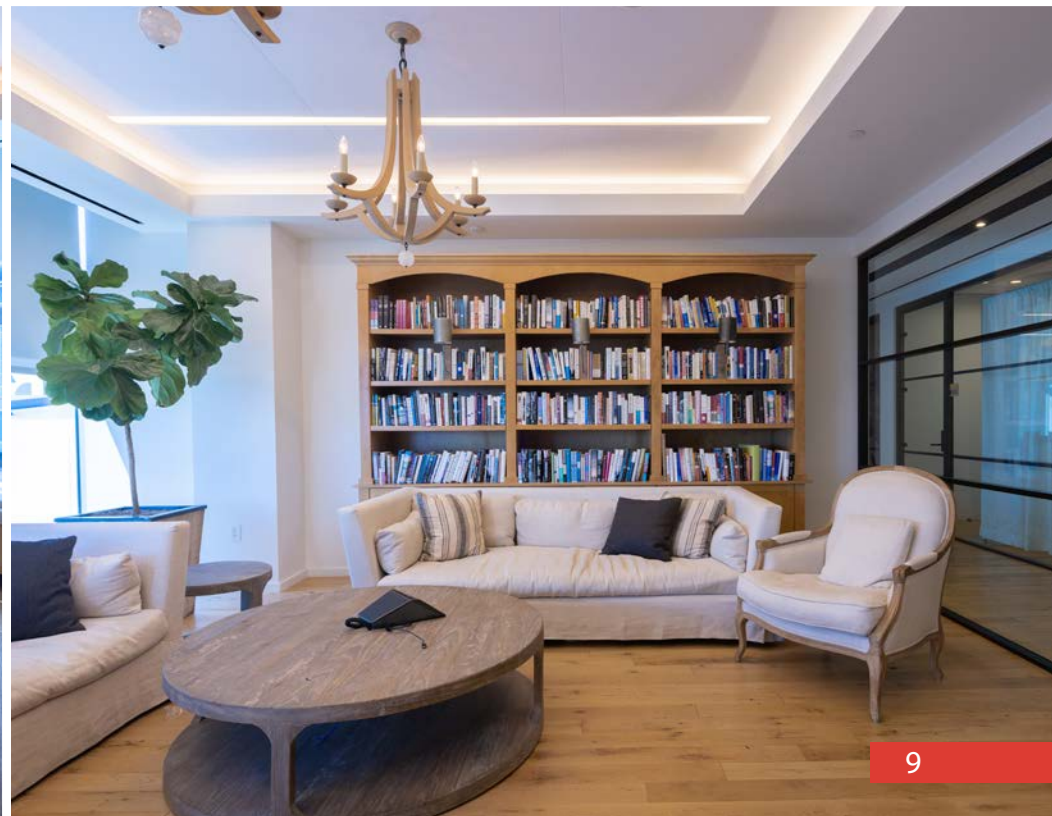


Supervinyl



Regen Projects

- On-site amenities, parking and outdoor space
- Secured studio lot environment
- High-end second generation space
- Exclusive ground floor access





S O U T H

PICTURE YOUR PROJECT HERE



EXCLUSIVE AGENTS

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