

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

1041 North
Formosa Avenue
West Hollywood,
CA 90046

www.thelotatformosa.com



W E S T



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



55,334 RSF OF EXTRAORDINARY SPACE

JLL is pleased to present ±55,334 RSF of extraordinary space on a studio lot. This opportunity is located at the Formosa West Building at The Lot, the historic grounds of the MGM and Pickford-Fairbanks Studios.

Within a fully creative campus-like environment, Formosa West 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 West 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, coupled with the dynamic West Hollywood location, make it one of the most desirable locales for media companies in the greater Hollywood area.



THE LOT
AT FORMOSA

W E S T



THE LEGACY

Mary Pickford and Douglas Fairbanks (pictured left) 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 HBO 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.





TENANTS:

Anomaly



MIRAMAX



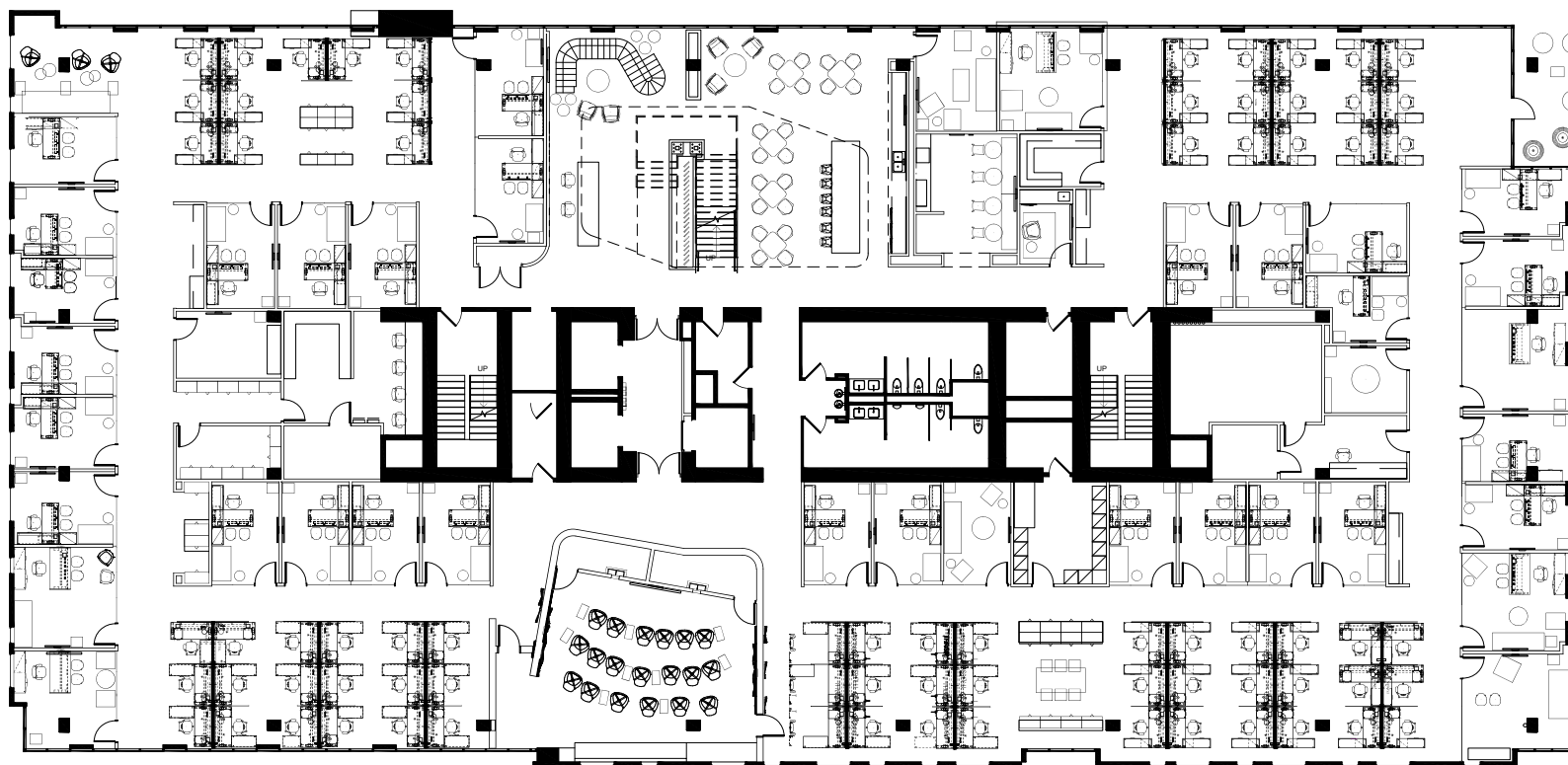
BPCM.



THIRD FLOOR

23,816 SF

- Interconnecting stair to 4th floor (contiguous 31,435 RSF)
- Private patio
- Highly improved 2nd generation space
- Screening room



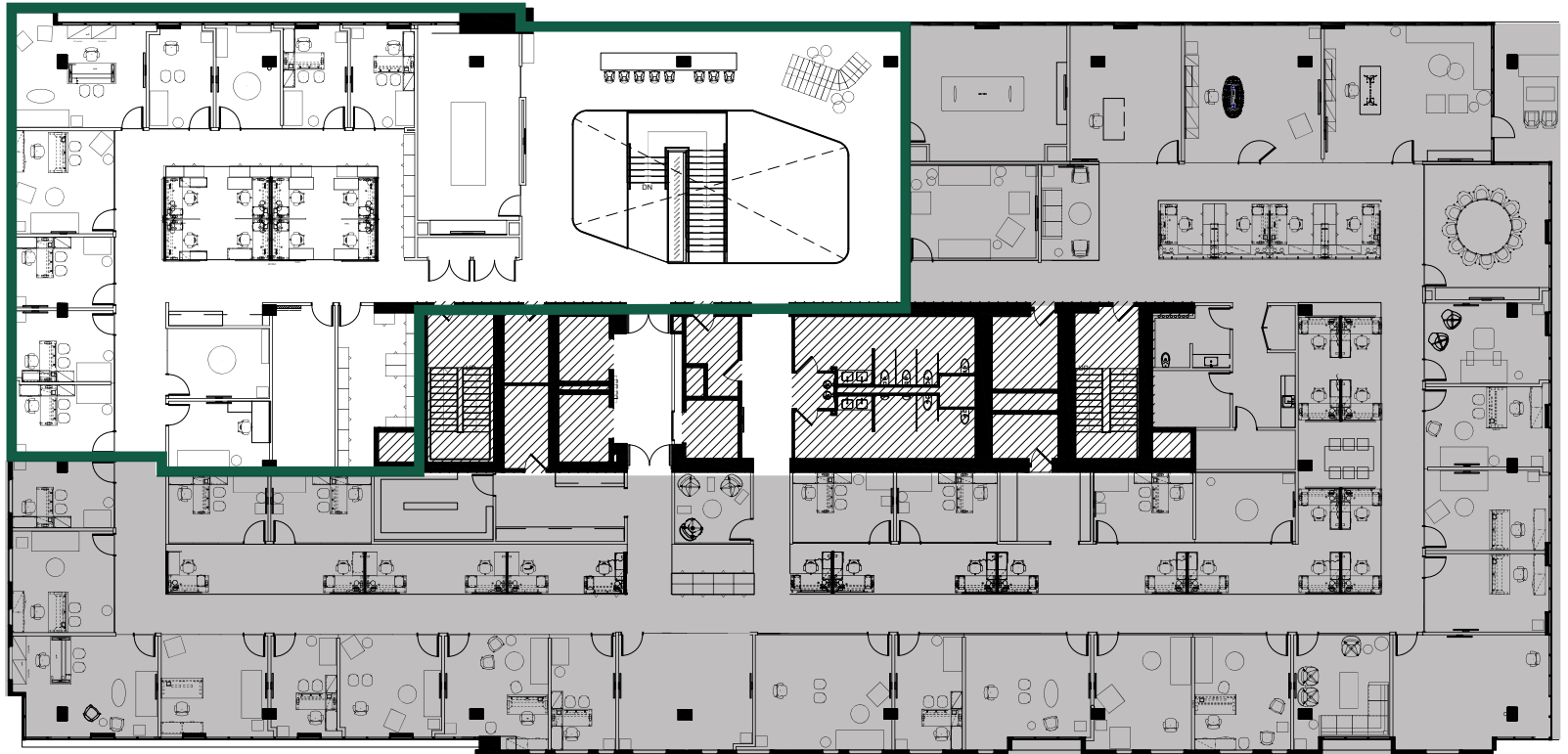
THE LOT
AT FORMOSA

WEST

FOURTH FLOOR

7,619 RSF

- Interconnecting stair to 3rd floor (contiguous 31,435 RSF)
- Highly improved 2nd generation space
- Only available in conjunction with 3rd floor



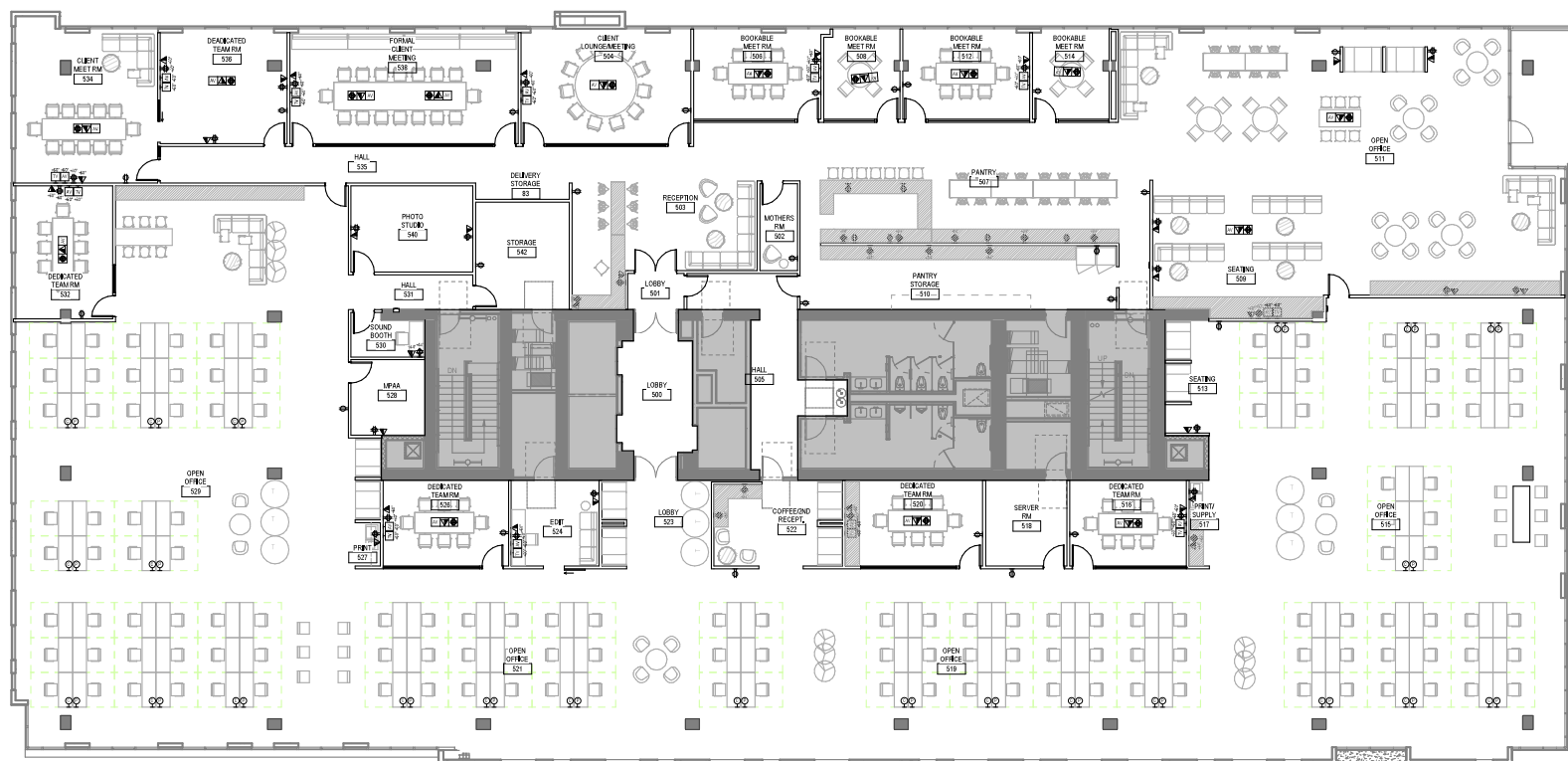
THE LOT
AT FORMOSA

WEST

FIFTH FLOOR

23,899 RSF

- Available October 1, 2025
- Private patio
- Highly improved 2nd generation space



THE LOT
AT FORMOSA

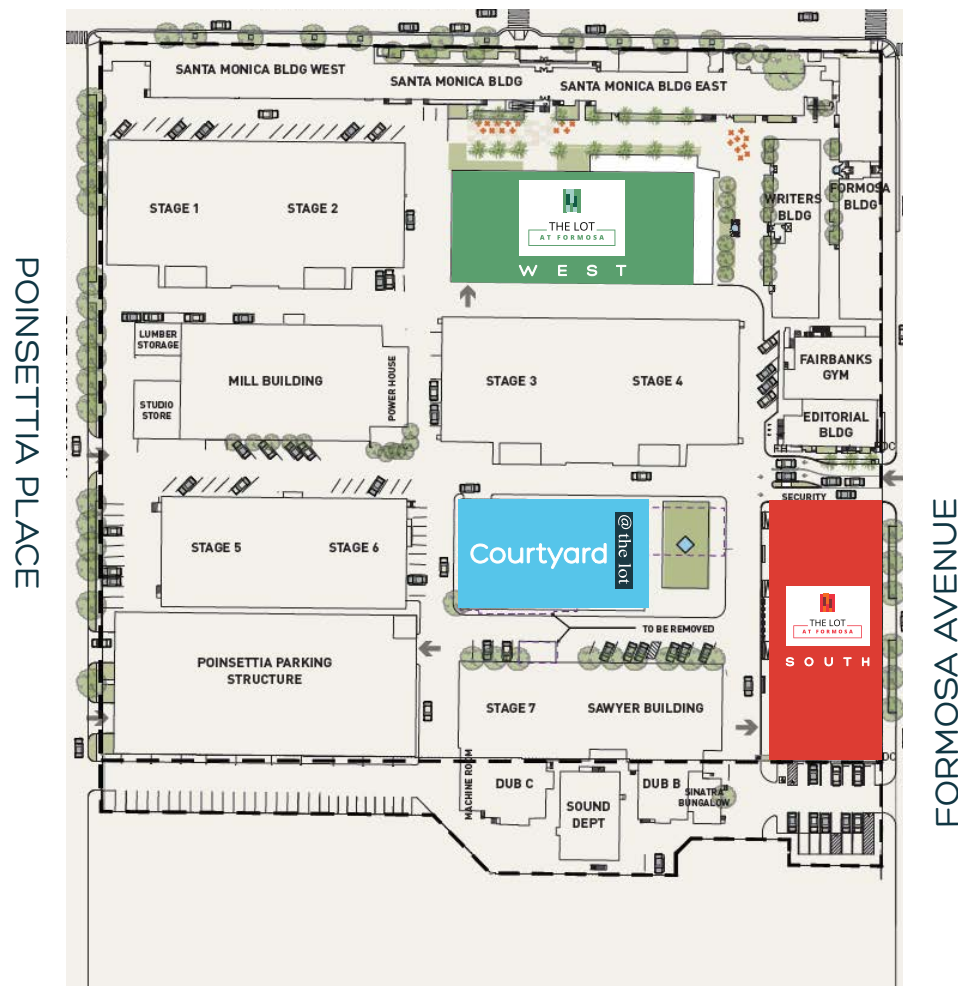
WEST

SITE PLAN

On-lot services include

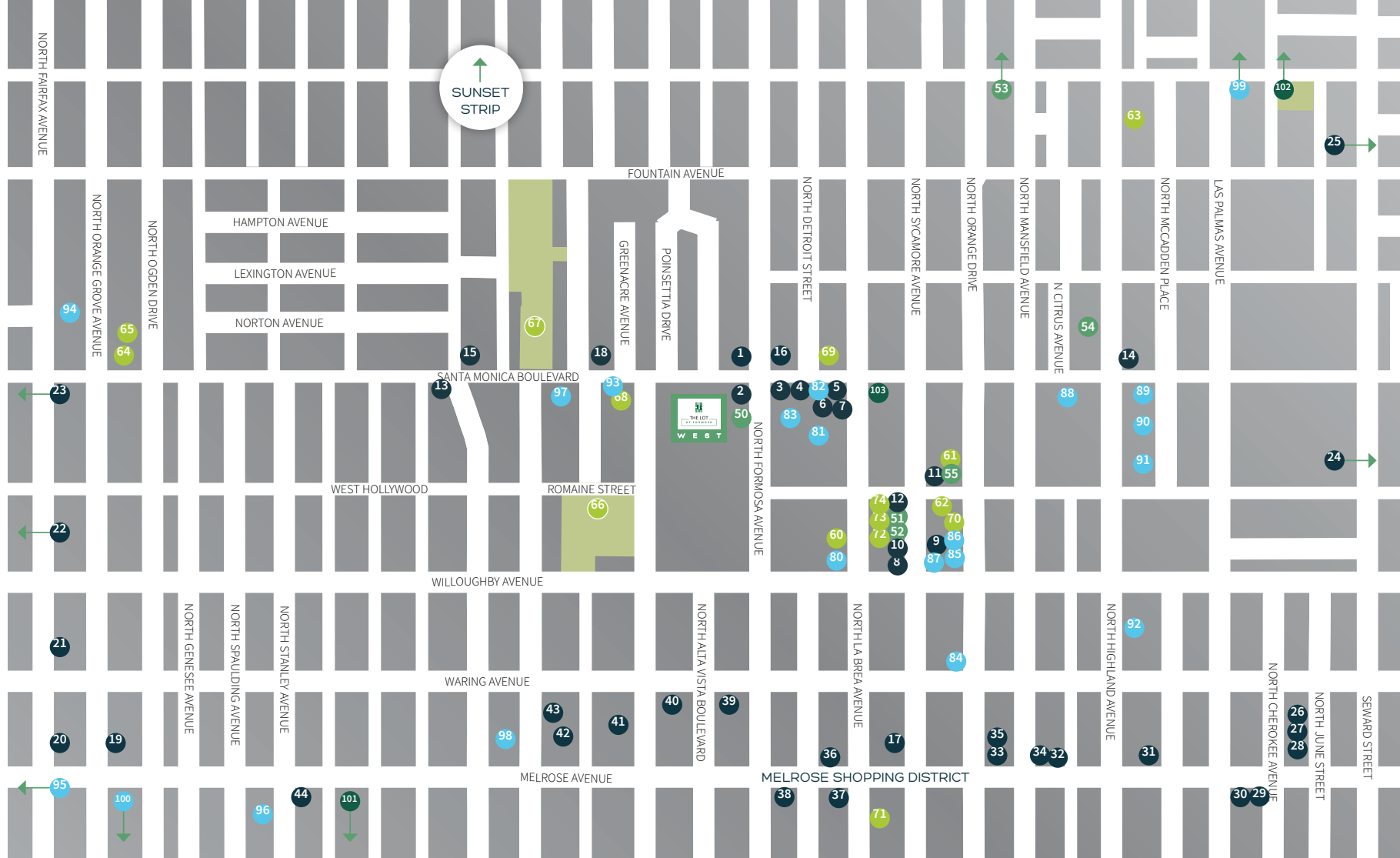
- Commissary and catering services
- Seven sound stages
- A full-service mill
- Post production
- T1 connectivity
- Lighting and grip rental

SANTA MONICA BOULEVARD



PROPERTY HIGHLIGHTS

- +/- 55,334 SF divisible to 23,899 SF
- Asking \$5.95/SF/Mo. FSG
- Historic operating private studio lot
- Building completed in 2017
- Operable windows throughout
- 3:1,000 parking



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. Tsuri 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. Hartbeat
51. Sirius XM
52. RocNation
53. Jim Henson Company
54. BuzzFeed
55. 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

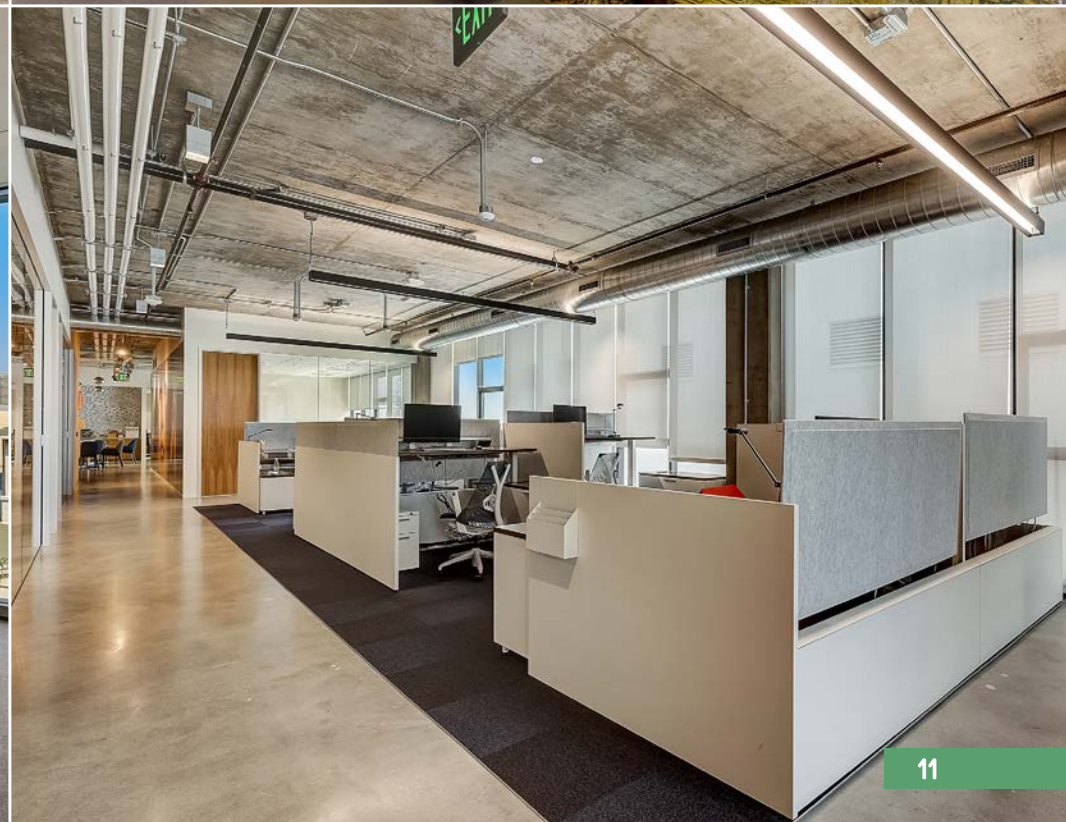
101. CBS Television City
102. Hollywood Walk of Fame
103. Record Plant

PROPERTY FEATURES



- On-site amenities, parking and outdoor space
- Gated & secured environment
- Private patios
- High end second generation space







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



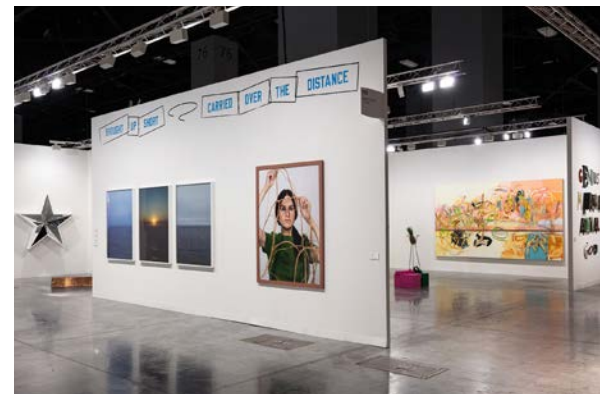
Mizlala



Sightglass Coffee



Supervinyl



Regen Projects



W E S T

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