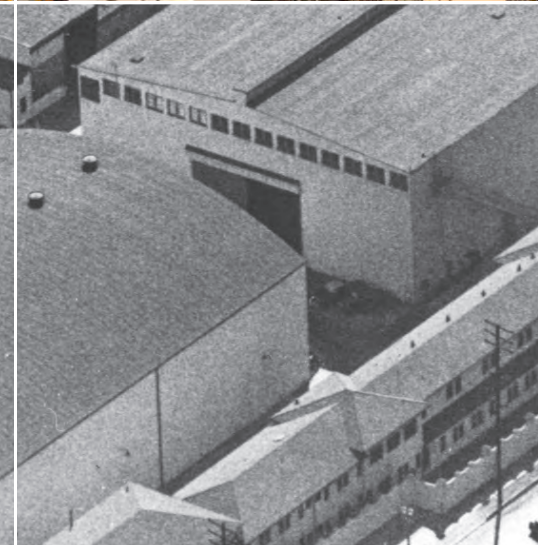


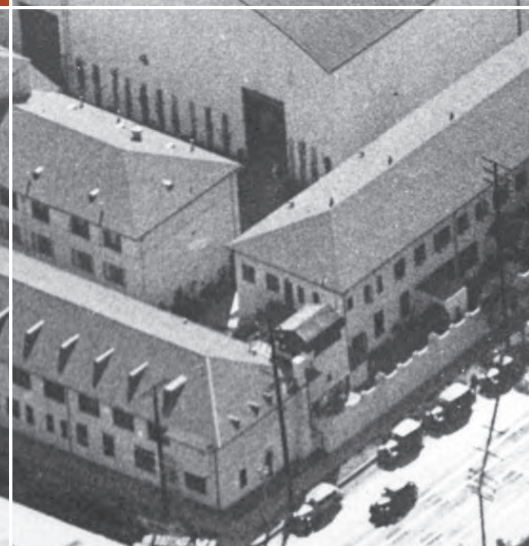


AVAILABLE
NOW



FORMOSA WEST

@the Lot



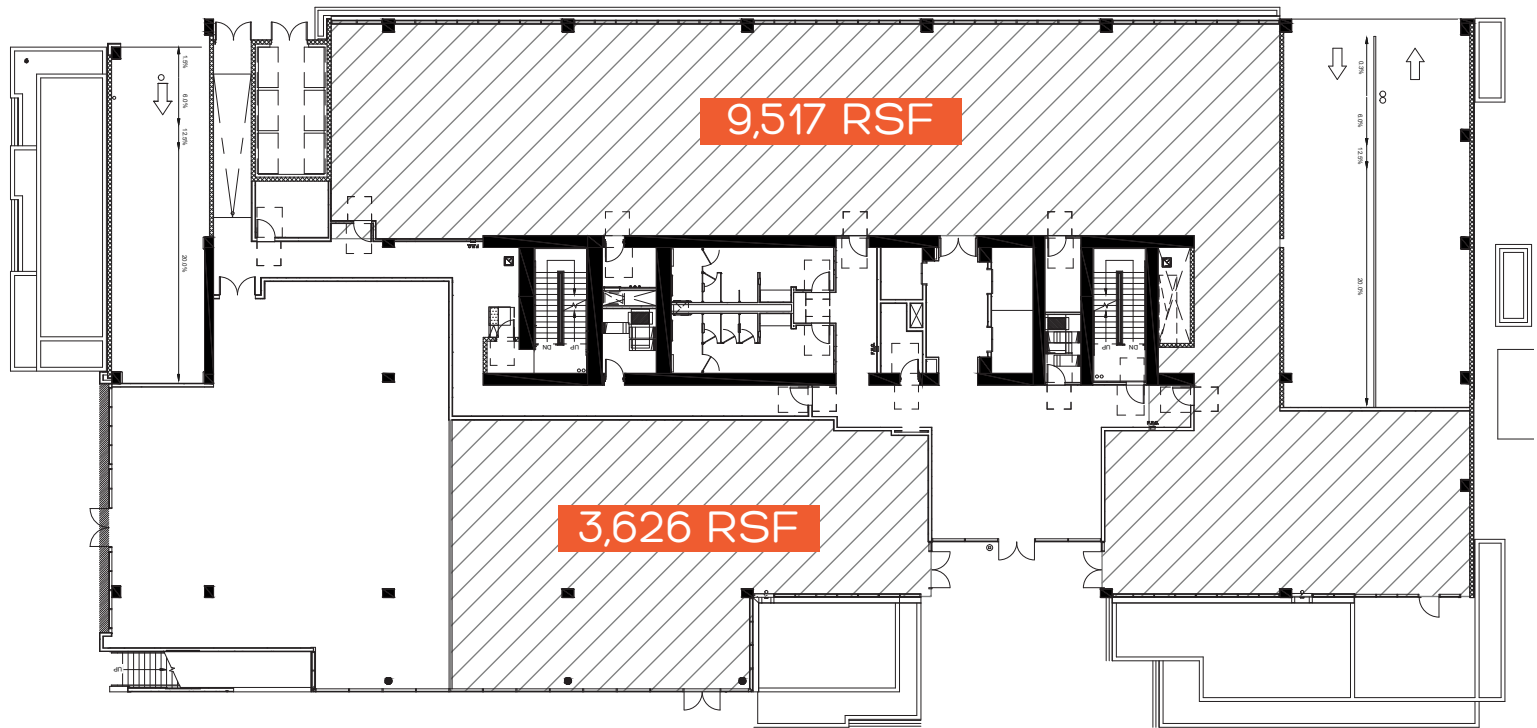
new creative office
space capturing the
studio lifestyle at the
center of the city

now available for small
requirements

88% leased

1041 North Formosa Avenue
West Hollywood, CA 90046

www.TheLotLA.com



@ the lot

FORMOSA
WEST



THE LEGACY



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 OWN and Showtime are currently carrying on the 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.



SITE PLAN

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

FORMOSA WEST

@the lot



SANTA MONICA BOULEVARD

POINSETTIA PLACE



FORMOSA AVENUE

PROPERTY HIGHLIGHTS

13,854 RSF on ground floor

LEED-Gold rating

Secured subterranean parking and studio gate access

Private patio available

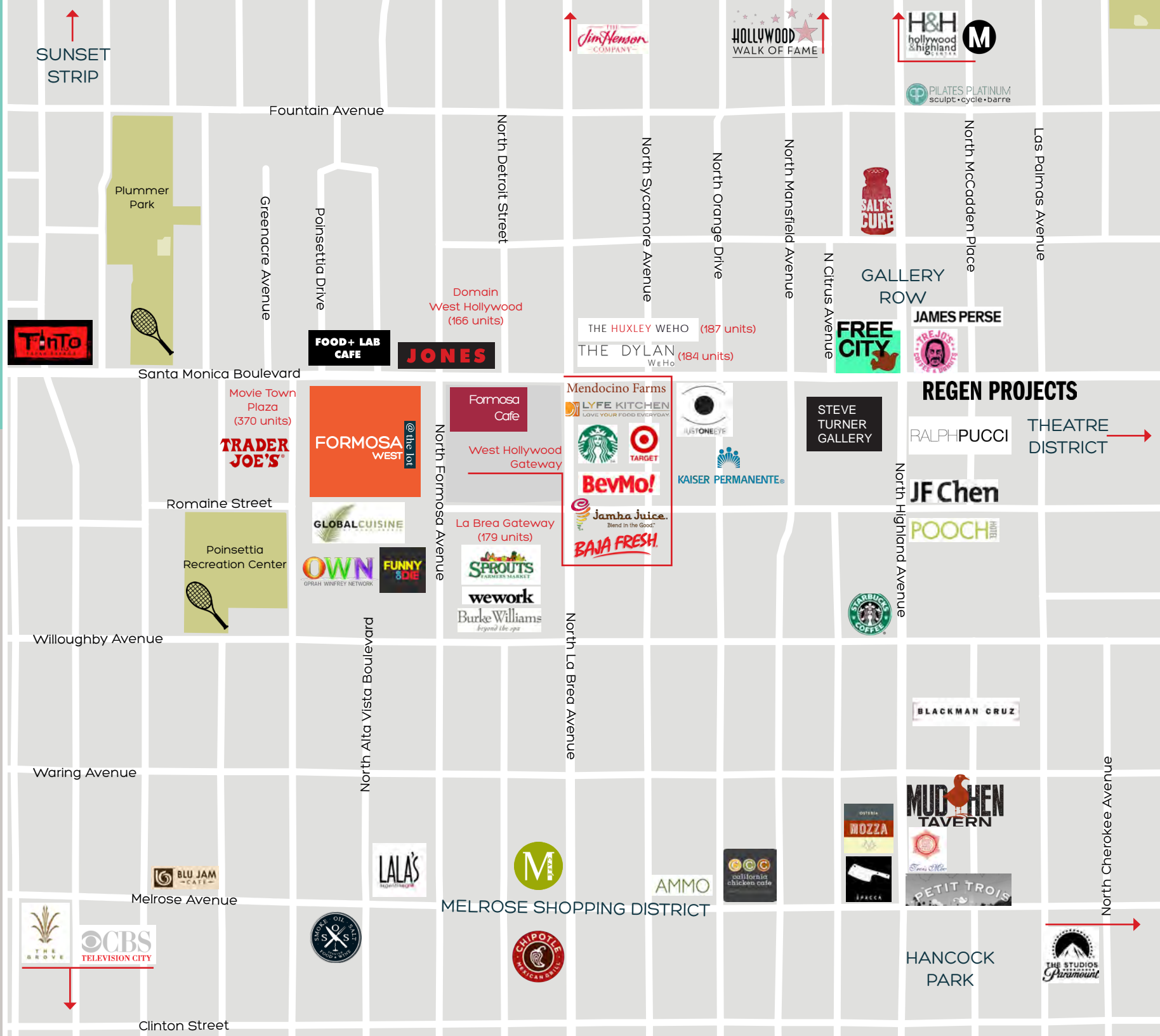
14' ground floor ceiling height

On-site catering and cafe

@ the lot

FORMOSA WEST

AMENITIES



SUNSET STRIP

Fountain Avenue

Plummer Park

Greenacre Avenue

Poinsettia Drive

North Detroit Street

North Sycamore Avenue

North Orange Drive

North Mansfield Avenue

N Citrus Avenue

North McCadden Place

Las Palms Avenue



FOOD+ LAB CAFE

JONES

Domain West Hollywood (166 units)

THE HUXLEY WEHO (187 units)

THE DYLAN WeHo (184 units)



JAMES PERSE



GALLERY ROW



Santa Monica Boulevard

Movie Town Plaza (370 units)

TRADER JOE'S



@ the lot

North Formosa Avenue

Formosa Cafe

West Hollywood Gateway

Mendocino Farms



BAJA FRESH



STEVE TURNER GALLERY

REGEN PROJECTS

RALPH PUCCI

THEATRE DISTRICT

JF Chen

POOCH

Romaine Street



La Brea Gateway (179 units)



Burke Williams

North La Brea Avenue

Willoughby Avenue

North Alta Vista Boulevard



BLACKMAN CRUZ

Waring Avenue



AMMO



MUD HEN TAVERN



Melrose Avenue

MELROSE SHOPPING DISTRICT



HANCOCK PARK



Clinton Street

North Cherokee Avenue

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 \$18.8 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 22-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.

HOLLYWOOD

CIM is locally best known for investing in the adaptive reuse ordinance that incentivized revitalization efforts and encouraged the redevelopment of existing buildings in the area. CIM attracted major office tenants to the Hollywood market such as TV Guide, j2 Global Communications, and Trailer Park while improving the landscape with destinations such as Lucky Strike, the Dolby Theatre and events such as the Academy Awards at Hollywood & Highland. Through its many strategic acquisitions, CIM has been able to attract the tenants that have transformed the area into one of the top shopping, dining and entertainment destination for millions of local customers and tourists who visit every year.



Two California Plaza, Los Angeles



370 L'Enfant Promenade, Washington DC



11 Madison Avenue, New York



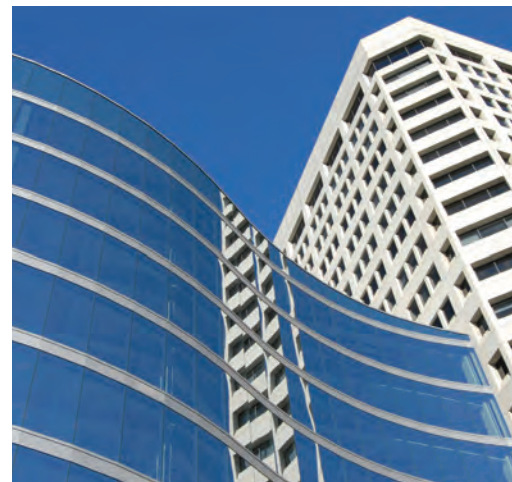
7083 Hollywood Boulevard, Los Angeles



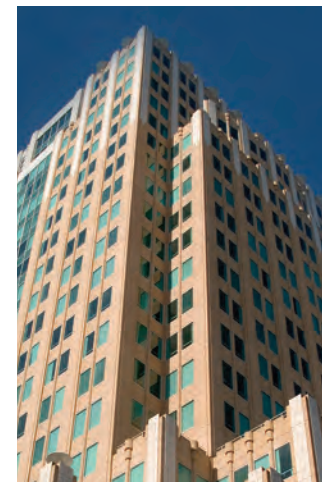
Hollywood & Highland Center, Los Angeles



Pennfield, Austin



21 Center, Oakland



Park Tower - 980 9th St, Sacramento



THE GOTHAM GROUP

TENANTS





FORMOSA WEST

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West Hollywood, CA 90046
www.TheLotLA.com

- On-site amenities, parking and outdoor space
- Secured environment
- Private patio available
- 14' clear height on ground floor

MAKING MOVIES AND TELEVISION LONG BEFORE HASHTAGS

EXCLUSIVE AGENTS



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