

# RARE HOLLYWOOD FREESTANDING BUILDING | FOR SALE



870 VINE STREET  
LOS ANGELES, CA 90038



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LOS ANGELES, CA 90038**

**PREMISES** ± 14,809 SF | 2 Story Office / Flex Building Caddy Corner to New Netflix Campus

**PRICE** \$9,260,000 (625 per SF)

**BUILT** 1982

**PARKING** Gated 2/1000+- or approx 40 spaces with valet

**LOT SIZE** 16,671 sf (Buyer to confirm)

**ZONING** C2

**APN** 5534-030-025

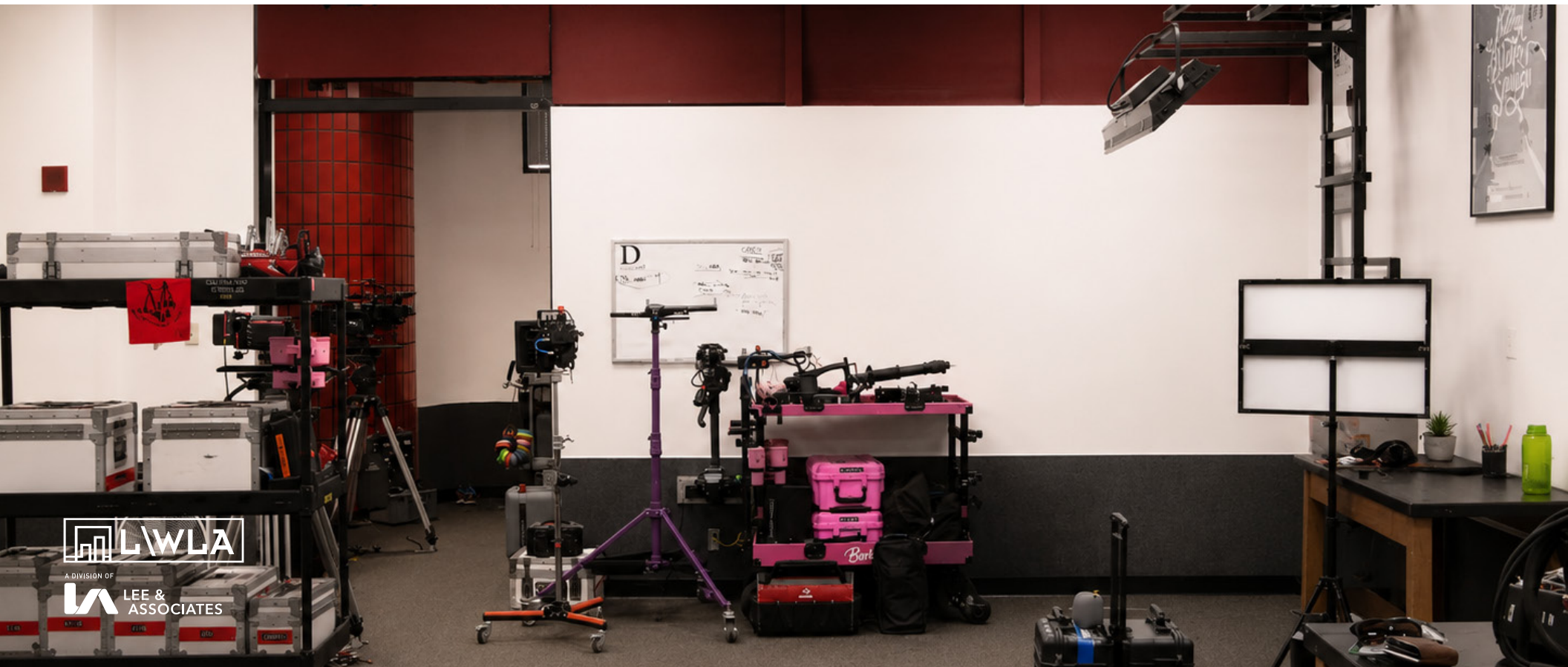
- FEATURES**
- Single or Multi-Tenant Property
  - Excellent Owner User or Investment opportunity for general office, production, or post-production uses
  - Mixture of Private Offices and Open Bull Pen
  - Security Bank Vault With Door
  - Roll up Door
  - Signage Rights With City Permit
  - Heart of Hollywood Production Studios
  - Two-story with elevator and stairs. The 2nd floor can have a separate entrance
  - Operable windows



1508 17th Street, Santa Monica, CA 90404  
310.899.2700 | [www.leewestla.com](http://www.leewestla.com) | DRE 01222000

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.





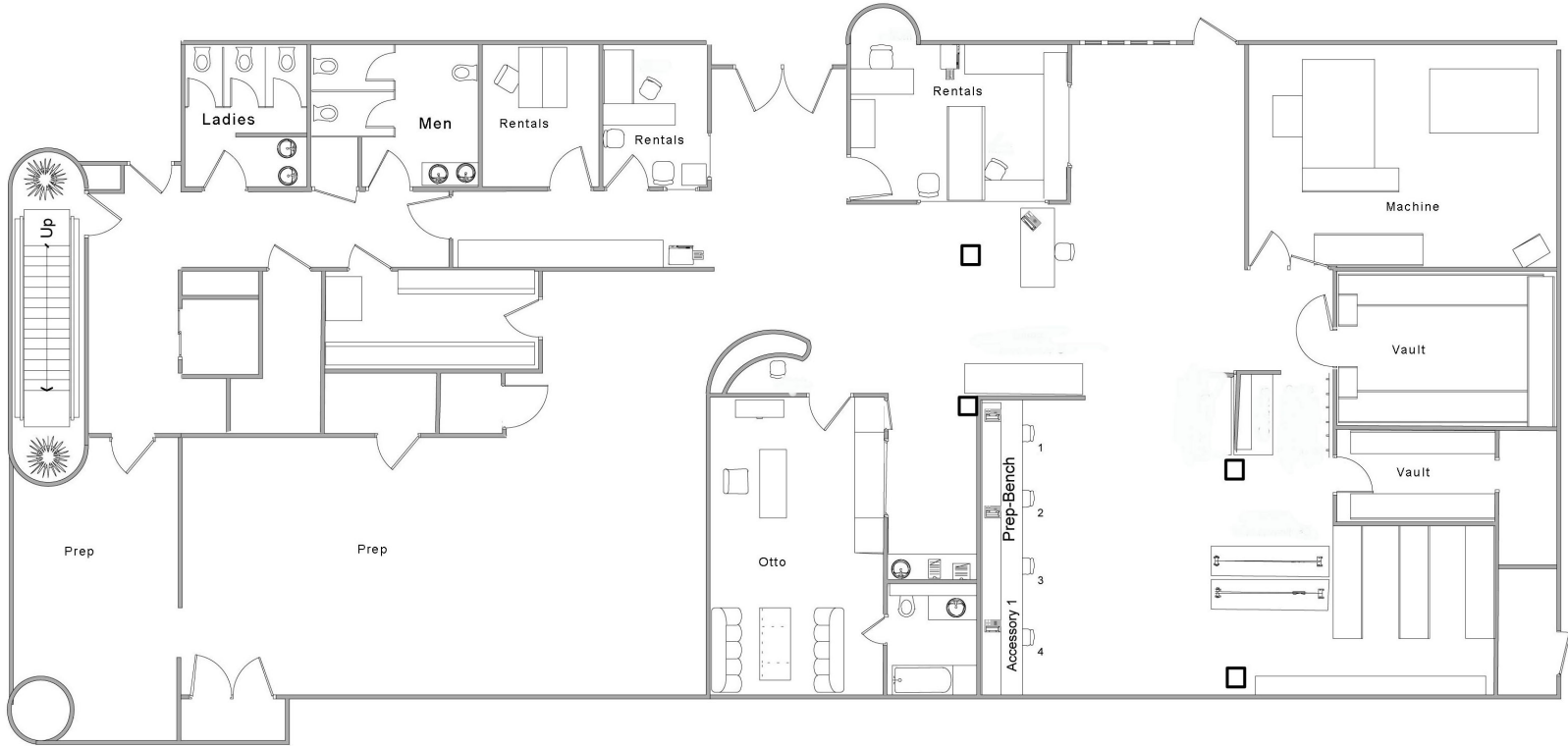


 LWLA

A DIVISION OF  
 LEE & ASSOCIATES

# FLOOR PLAN | FIRST FLOOR

1st Floor



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# FLOOR PLAN | SECOND FLOOR

## 2nd Floor



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# STUDIOS

1. PARAMOUNT STUDIOS
2. RALEIGH STUDIOS
3. NETFLIX
4. VIACOM
5. SUNSET GOWER STUDIOS
6. ACADEMY OF MOTION PICTUR  
ARTS AND SCIENCES
7. NETFLIX @ ACADEMY ON VINE
8. SUNSET BRONSON STUDIOS
9. FUNNY OR DIE
10. TELEVISION CENTER
11. MILK STUDIOS
12. RED STUDIOS
13. SUNSET LAS PALMAS STUDIOS
14. LINE 204 STUDIOS
15. HOLLYWOOD PRODUCTION  
CENTER
16. JIM HENSON COMPANY
17. THE LOT STUDIOS
18. QUIXOTE STUDIOS
19. NETFLIX @ 817 VINE



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