

# Exclusive Lease Offering

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## 729 SEWARD STREET, HOLLYWOOD, CALIFORNIA

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a fully renovated 15,120 rsf historic office / studio compound

For Information Contact:

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# Exclusive Lease Offering

729 Seward Street  
hollywood, ca

**ADDRESS:** 729 Seward Street is located one parcel north of Melrose Avenue in the dynamic Hollywood submarket and is conveniently located approximately 1.9 miles to the Santa Monica on/off ramps at the Hollywood (101) freeway.

**DESCRIPTION:** A 15,120 square foot historic gated office/studio complex in move-in condition. Art deco brick exterior with highly improved creative office design by Shubin + Donaldson Architects.

**HISTORY:** Rich history of successful occupants; home of the original Bob Clampett Studios (Looney Tunes), former Klasky Csupo offices, and most recently occupied by Funny or Die.

**AREA:** Seward Street is fast becoming the best street in the prized Hollywood Media District. 729 Seward Street is down the street from newly opened Rao's Restaurant (1006 Seward Street), the famous Italian dining spot in Manhattan (and now Hollywood). Mozza Restaurant and Hatfield's Restaurant are nearby. JH Snyder Co. is about to break ground on a 235,000 square foot creative office campus at 959 Seward Street. Excellent proximity to Paramount Studios, Milk Studios, Hollywood Center Studios, and Wilshire Country Club. The immediate area is dominated by entertainment companies and post production houses.

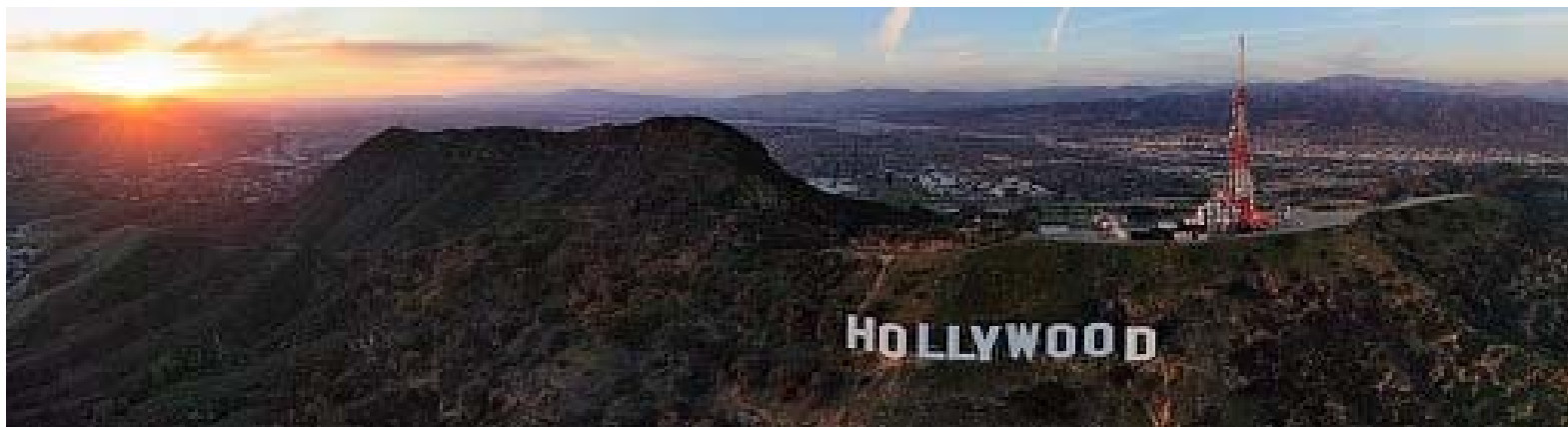
Located within a California State Enterprise Zone through 2021. Tenant will be eligible for hiring credits, use tax credit, and business expense deductions. For more information visit [ewdd.lacity.org/bus\\_sez.html](http://ewdd.lacity.org/bus_sez.html)



street view  
729 Seward



original home of  
looney tunes



entertainment  
capital

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**RENTAL RATES:** \$3.25 per rentable square foot NNN, subject to 3% annual rental increases.

**AVAILABLE:**

Ground Floor:	10,095 rsf
Executive Level:	2,518 rsf
Lower Level:	2,507 rsf
Total Complex:	15,120 rsf

**PARKING:** Fully gated, card key controlled surface parking lot with parking for approximately 35 stalls. There is an additional 4 tandem stalls in the north lot of a total of 39 spaces. Monthly parking charge is \$125 per space. Additional spaces may be obtained with an attendant.

**IMPROVEMENTS:** Executive level (2nd floor) features seven well appointed window offices, two built-in administrative assistant areas, plush breakdown / lounge and unisex restroom. High ceilings with drywall lid finish, wood floors and operable windows. Fully furnished with designer furniture.

Ground level features an open reception area with built-in desk, nine window offices, 13 interior offices, large conference room on window line, open area for five-six persons, large kitchen / lounge with custom built-ins which opens to the adjacent outdoor patio, recording booth, separately air conditioned server room, and green screen room (which could be easily converted into open area for approximately 13-15 persons).

Lower level offers substantial open space for approximately 30 persons. Concrete exposed ceilings with exposed HVAC ducting. Accessed by two sets of stairs and a tubular slide from floor above.

A landscaped private outdoor garden patio is adjacent to main kitchen / lounge. Hardscape portion is set up for seating and tables. Surrounded by large hedges and bamboo for privacy. Built-in fountain and space for portable or built-in BBQ. Excellent space for private outdoor events.

See attached floorplans and list of furniture / equipment that is offered with the lease at no additional charge.



building entry from private lot



main lobby



garden patio

## 2008 RENOVATIONS (\$2.6 MILLION):

- New roof
- All new electrical system
- All new plumbing
- All new HVAC system
- All new bathrooms and kitchens
- All new windows and doors
- Large multi purpose room suitable for filming
- ADA compliance to code
- All new sprinklers, fire and life safety systems
- Comprehensive interior & exterior remodeling
- New landscaping and hardscaping
- All new paint and finishes
- State-of-the-Art Presentation Ready Conference Room

## In addition technical upgrades specific to digital production include the following:

- Custom, secure server room with raised floor & 3 ton dedicated 24 hour air
- Up to 12 X100MB OC-3 Fiber Connections from AT&T
- CAT6 data cabling
- CAT5E voice cabling
- Turn key NEC Phone System
- 4 GB Fiber cabling
- ADT intrusion detection system
- ADT CCTV system
- ADT access control system
- Extensive audio visual cabling throughout building
- Head-end video distribution system to all offices and common areas



kitchen



conference



office

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conference



executive office



lower level open area



executive office



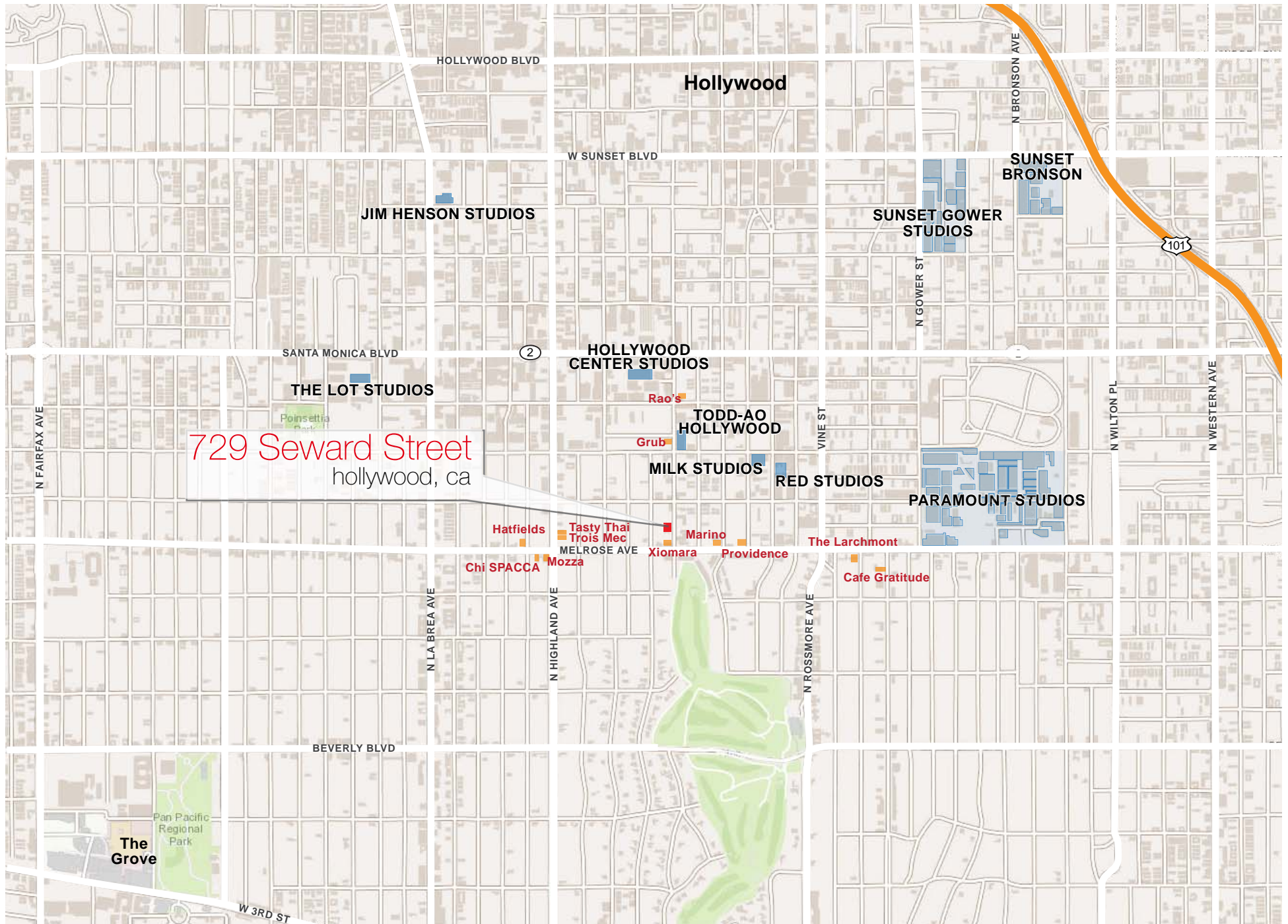
nearby rao's restaurant



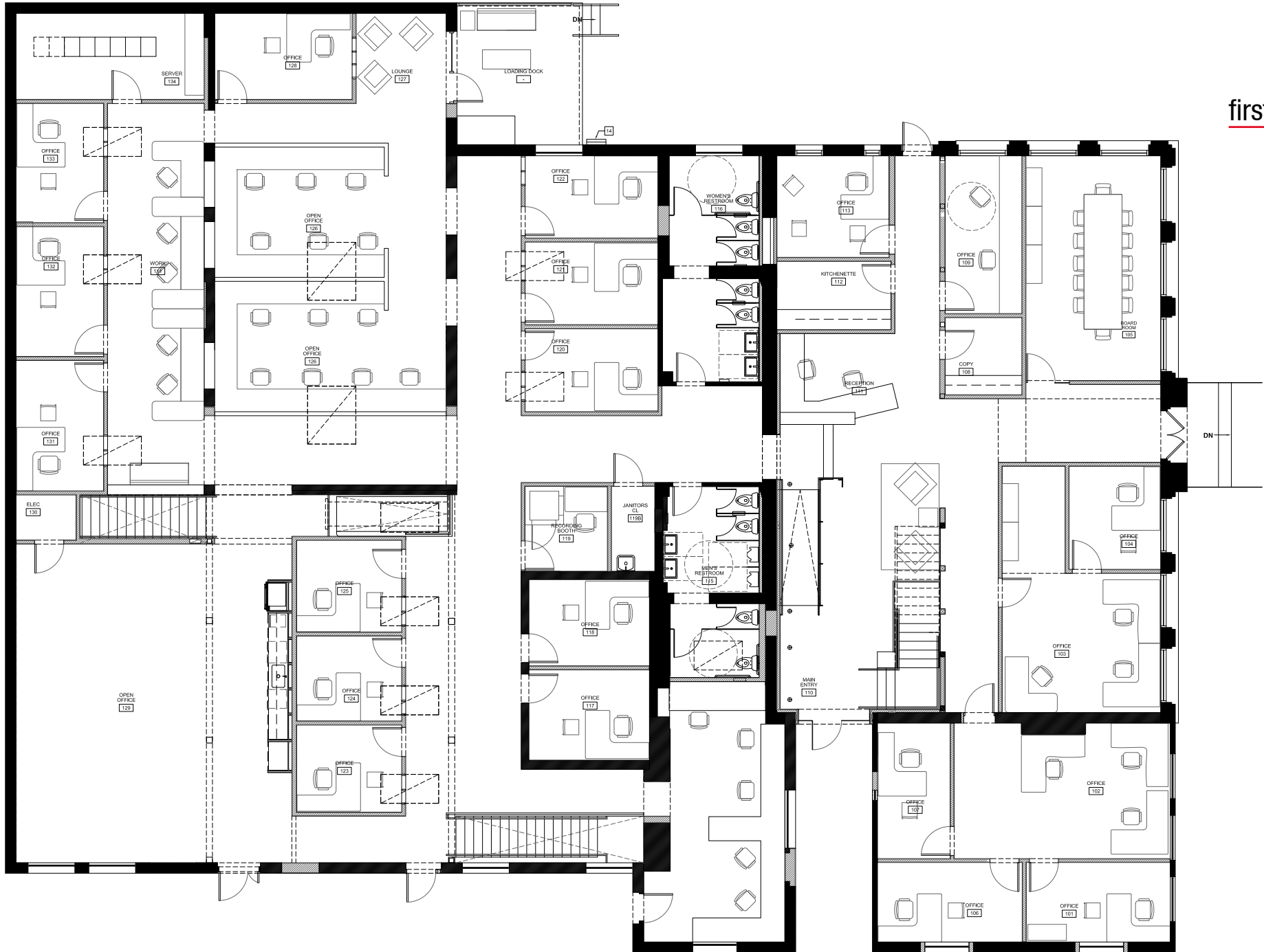
new development at 959 Seward

# Exclusive Lease Offering

# 729 Seward Street hollywood, ca

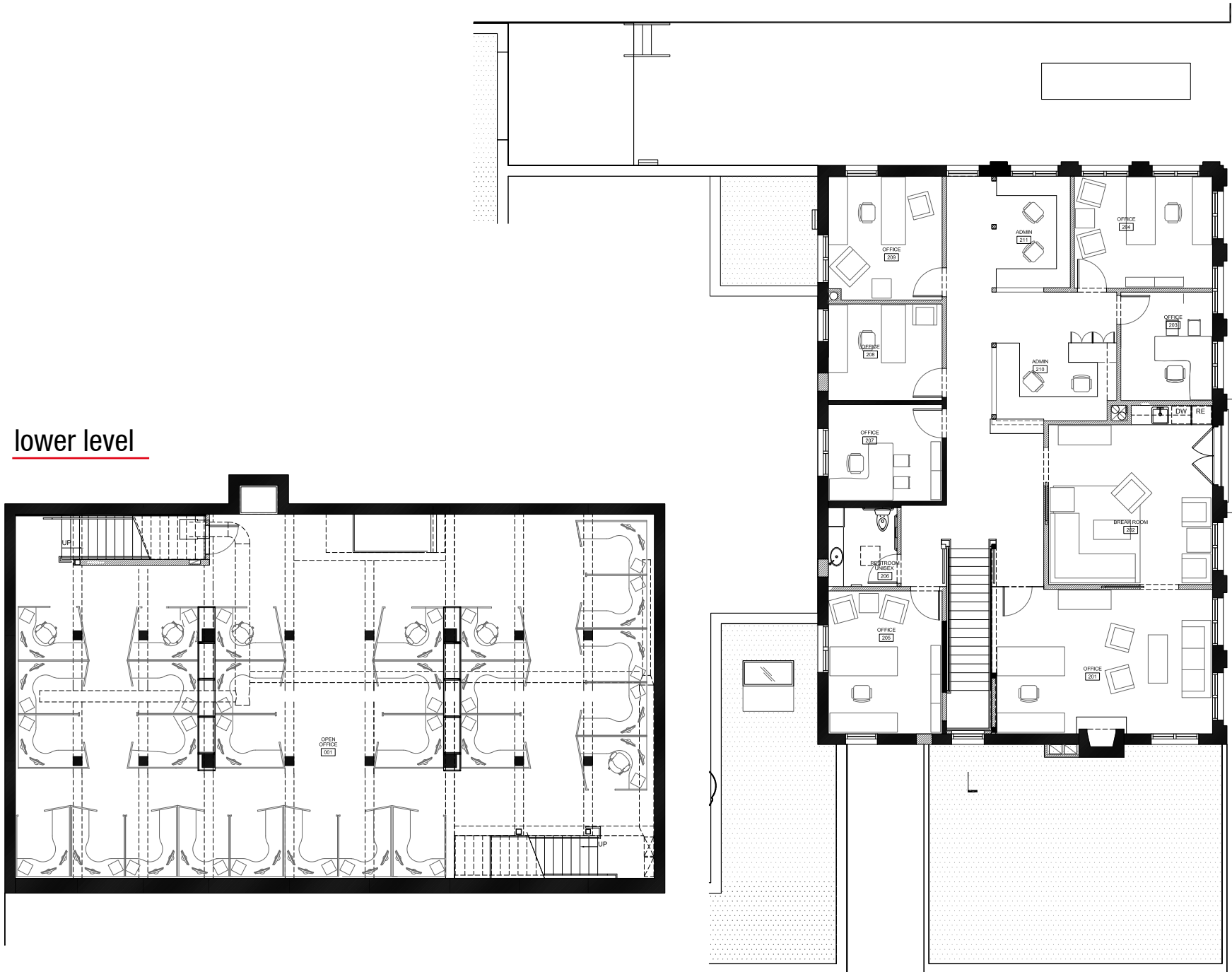


first floor



second floor

lower level





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# 729 Seward Street

hollywood, ca

Item	Cost
Security System	\$45,000.00
ADT Intrusion Detection	
ADT CCTV	
ADT Access Control	
Server Room	\$25,000.00
Cable TV, Voice Data & Fiber throughout Bldg.	\$80,000.00

Furniture & AV Equipment List	Cost
Rolling Bar Stool Tables	\$9,120.00
Bar Stool Chairs	\$1,500.00
Orange Square End Tables	\$1,750.00
Suede End Table	\$500.00
Square End Table	\$500.00
Modular couch (Pieces) 00	\$2,450.00
Circular End Table	\$200.00
Standing Floor Lamp	\$350.00
Credenza	\$2,250.00
Large Coffee Table	\$1,500.00
L Shaped Couch	\$3,500.00
Grey Ottoman	\$750.00
Leather Arm Chair	\$3,000.00
Round End Table	\$450.00
Custom Chrysler Executive Desk	\$65,000.00
Custom Executive Credenza	\$6,000.00
Custom Carpet in Executive Office	\$4,500.00
Custom 3 Drawyer File Cabinet Grey	\$3,000.00
Grey Guest Chairs	\$2,700.00
Glass Table Lamp	\$1,000.00
Bench	\$1,000.00
Custom 3 Drawyer File Cabinet Brown	\$1,500.00
Custom Executive Desk	\$8,500.00
Leather Arm Chair	\$1,000.00
Wood Bench	\$1,000.00
Highback Bench	\$1,750.00
Round End Table	\$450.00
Custom Credenza	\$5,000.00
Custom Conference Room Table	\$30,000.00
Conference Room Chairs	\$3,850.00
Custom Desk Chair	\$850.00
Custom Credenza	\$3,500.00
Ponyhair Guest Chair	\$2,250.00
Glass Coffee Table	\$750.00
Custom Office Desks	\$80,000.00
Custom Office Desks	\$200,000.00
Builtin Desks	\$15,000.00
Builtin Desks	\$38,000.00
Credenza	\$20,400.00
Desk Lamps	\$7,680.00
2 Drawer File Cabinet	\$18,750.00
Aeron Desk Chairs	\$8,550.00
Desk Chairs	\$12,300.00

Furniture & AV Equipment List cont.	Cost
4 Drawer Lateral File Cabinet	\$2,100.00
Bookshelf	\$700.00
CD Shelf	\$250.00
3 Drawer File Cabinet	\$375.00
4 Drawer Vertical File Cabinet	\$750.00
2 Door File Cabinet	\$500.00
2 Door File Cabinet/Lateral File Cabinet	\$550.00
2 Drawer Lateral File Cabinet	\$2,000.00
Rolling Shelves	\$150.00
Wood Bookshelf/Cabinet	\$150.00
White Desk Chairs	\$500.00
Glass End Table	\$250.00
White Leather Lounge	\$850.00
NEC NEAC 2000 IPS Phone System	\$44,879.00
Panasonic Projector	\$4,896.35
Audio Authority Cat5 - HDTV Wallplate	\$3,750.00
Audio Authority Multidriver (1170)	\$9,254.29
Audio Authority Multidriver (1171)	\$3,220.25
Da Lite 106" Motorized Projection Screen	\$2,718.26
Da Lite 119" Motorized Projection Screen	\$5,375.47
Denon DVD Player 1740	\$50.00
Denon DVD Player DVM1845	\$251.53
Denon DVD Player DVM1845	\$251.53
Denon DVD Player DVM1845	\$251.53
Denon DVD Player DVM1845	\$251.53
Denon Reciever AVR 1508	\$325.14
Denon Reciever AVR 1508	\$325.14
Denon Reciever AVR 1908	\$511.46
Denon Reciever AVR 1908	\$511.46
Denon Reciever AVR 1908	\$511.46
Dynex 19" LCD TV	\$500.00
Dynex 32"LCD TV	\$750.00
Extron Video Switcher	\$1,448.36
HD Digital Distribution Amp	\$838.46
JVC CD Player	\$152.35
Key Digital 8 Way Video Switcher	\$1,248.25
Keyspan Digital Video Switcher	\$558.11
Linksys 48 Port Gigabit Network Switch	\$825.00
Linksys 48 Port Gigabit Network Switch	\$1,650.00
Polycom Wireless Conference Room Phone	\$750.00
Samsung 58" Plasma TV	\$3,074.35
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Sim2 Projector	\$15,828.29
Sunfire 8" Subwoofer	\$799.00
Sunfire 8" Subwoofer	\$799.00
Sunfire 8" Subwoofer	\$1,598.00
Zektor Video Matrix Switcher	\$738.28
RTI T2C Remote	\$1,816.10
Linksys GBIC (Copper)	\$15,828.29
Linksys GBIC (Fiber)	\$500.00
Elan Via4 Remote - Wall Mounted	\$794.27
Storage Bins delivered and installed (2)	\$5,000.00

**GRAND TOTAL**  
**\$870,204.21**