

SYCAMORE

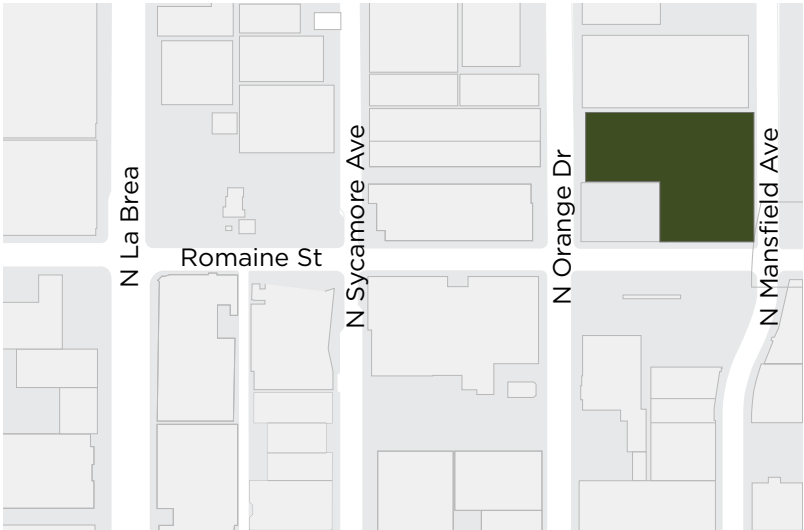


1010 N ORANGE DR

**2 Production Stages
and Creative Office
Space in the Heart
of Hollywood**



FEATURED PROPERTY



1010 N ORANGE DR

PROPERTY HIGHLIGHTS

1010 N ORANGE DR 60,802 SF of flexible space available conveniently located in Hollywood, CA. A collaborative environment where you and your team can create your best work.

Q4 2026 Occupancy

—

2 Production stages

12,002 SF

8,000 SF

—

Creative office space

(above the production studio)

Suite 200: 4,300 SF

Suite 300: 15,800 SF

Suite 400: 16,400 SF

Suite 500: 12,300 SF

—

3:1,000 Parking ratio

\$200/stall/month

265 parking spaces

High-profile location perfect for media, entertainment, technology and other businesses

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Close proximity (2 miles) to the 101 Freeway

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Clear heights

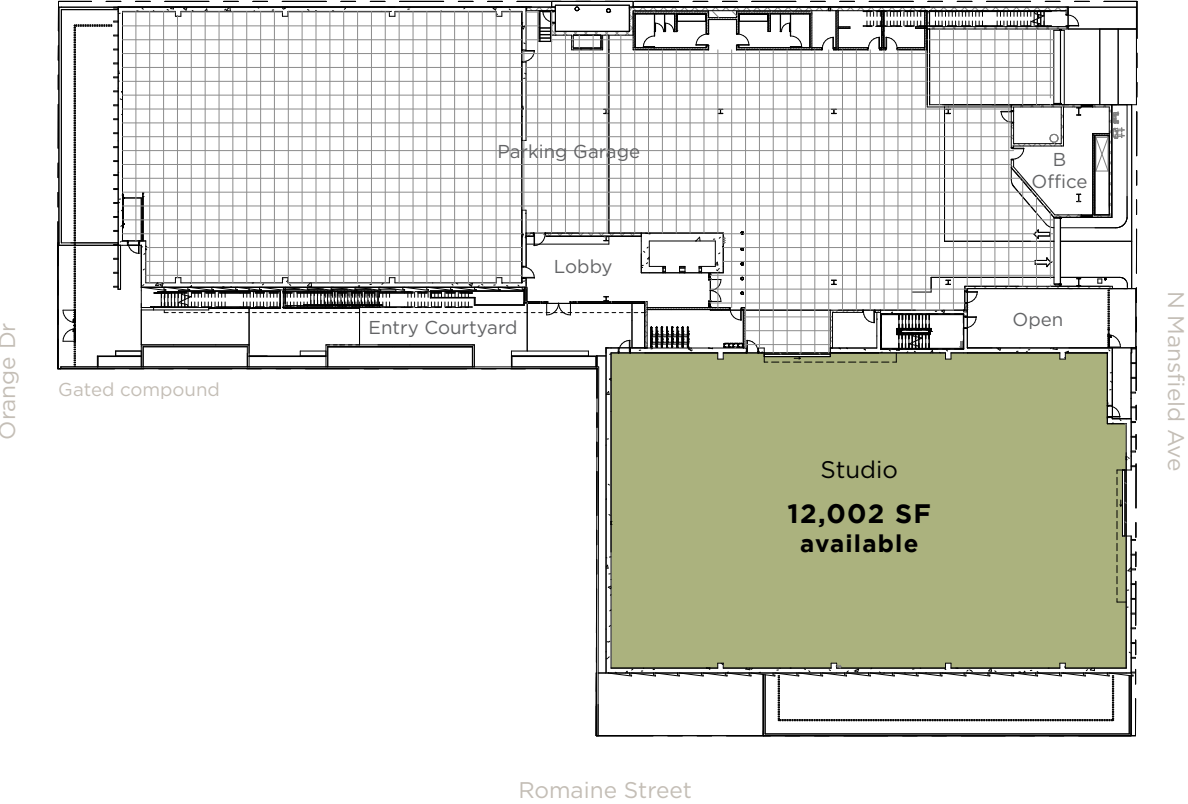
Studio: 35’

Office floors: 14’

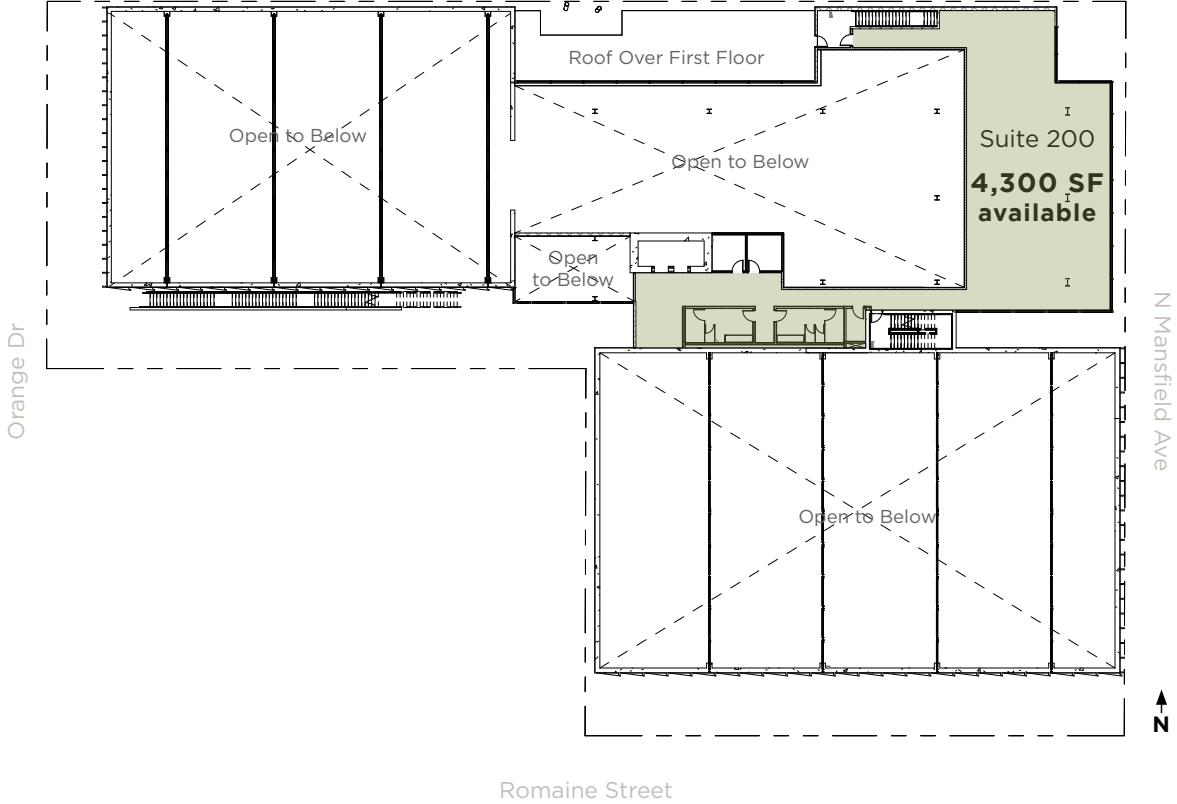


BUILDING SITE PLAN
1010 N ORANGE DR

First Floor



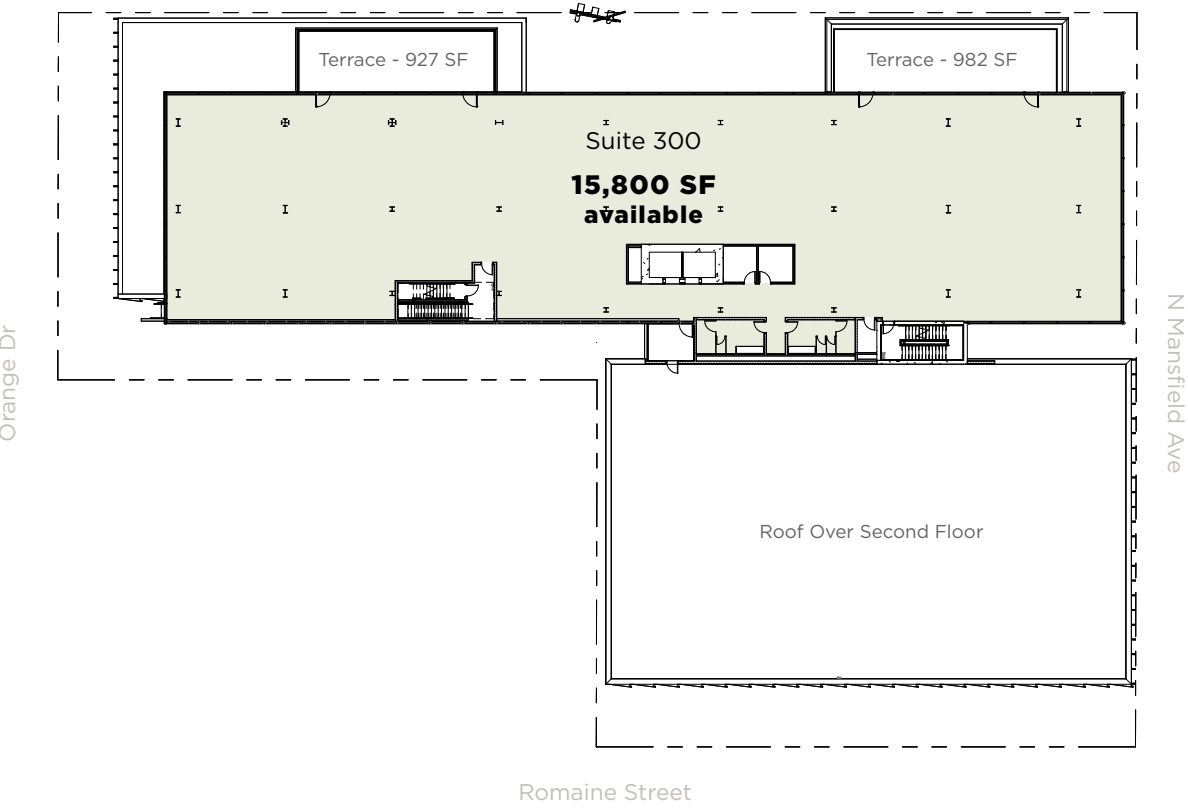
Second Floor



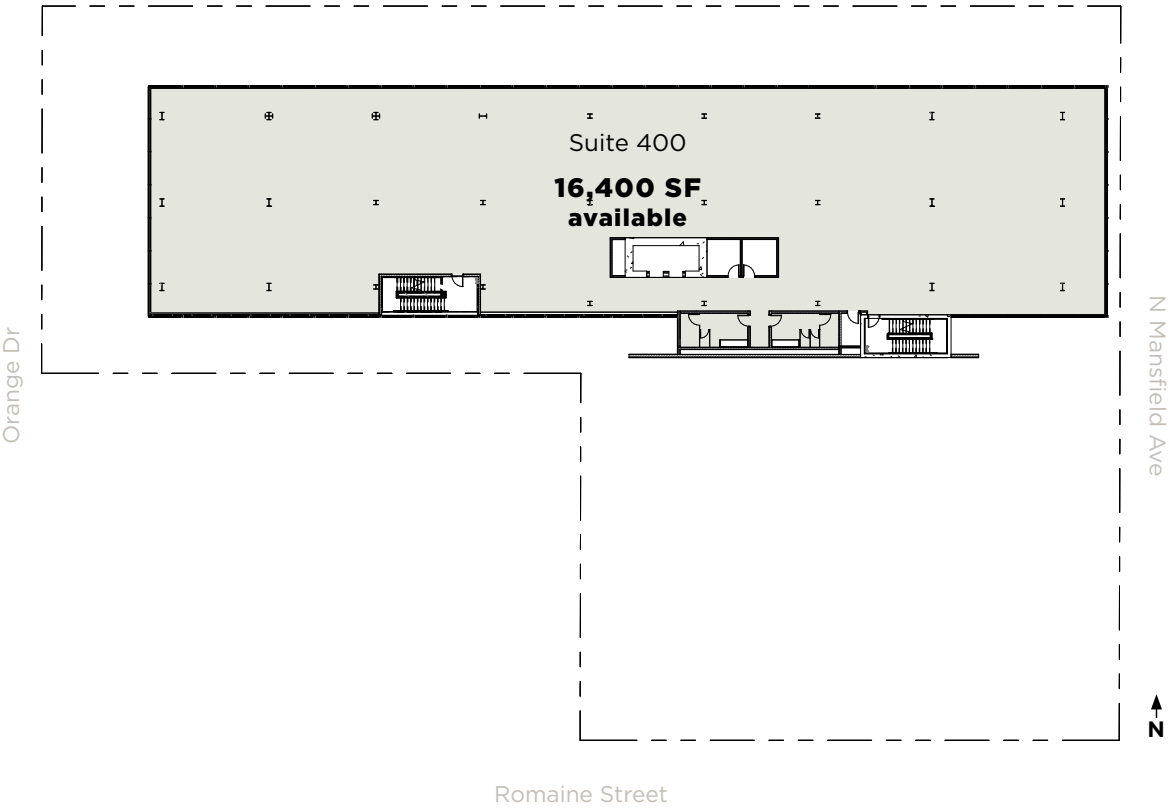
The property features underground parking with approximately 240 below grade spaces, plus an additional 25 parking spaces on the first floor.

BUILDING SITE PLAN
1010 N ORANGE DR

Third Floor



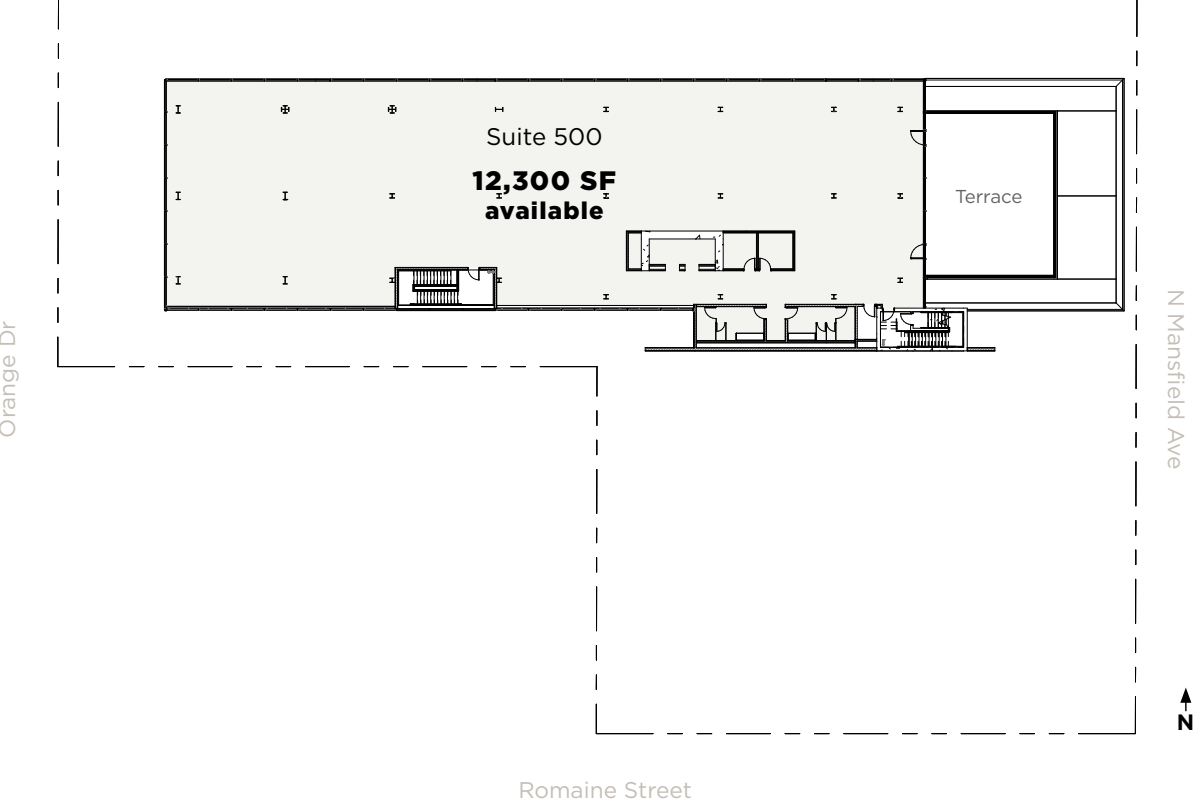
Fourth Floor



The building will also feature 3,500 SF of balconies and patios across multiple floors.

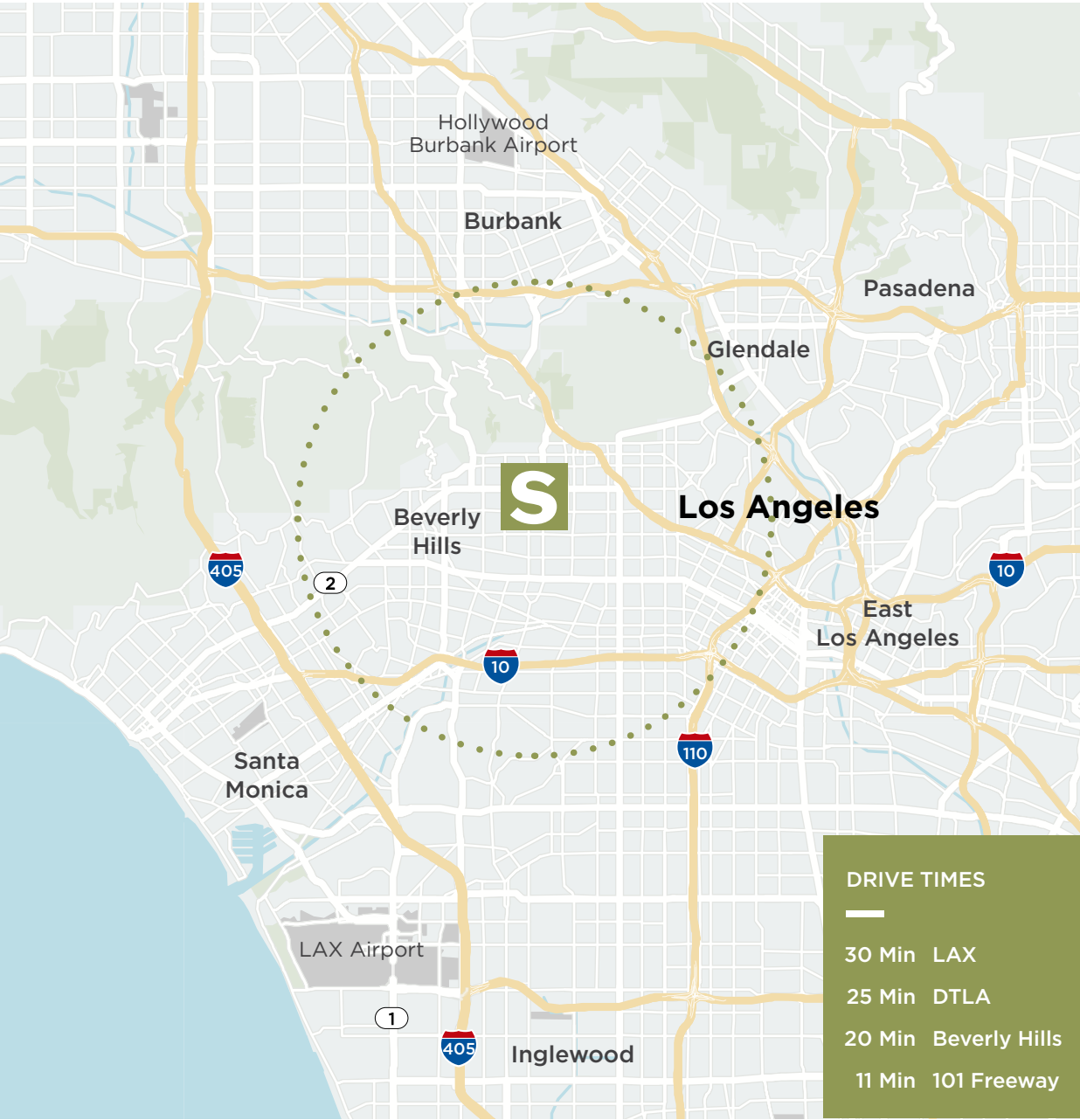
BUILDING SITE PLAN
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Fifth Floor

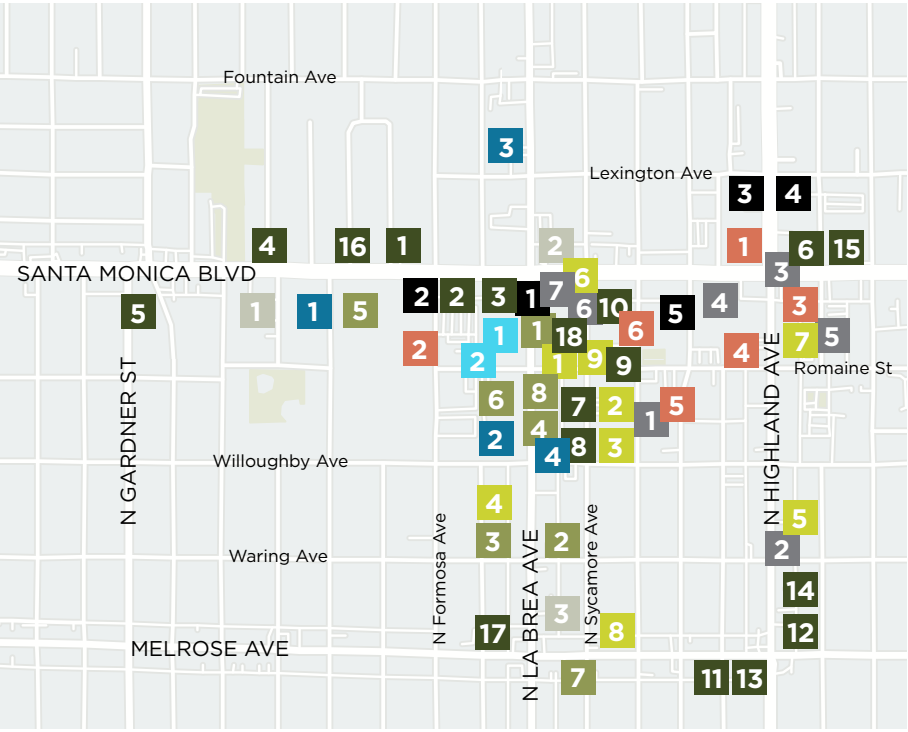




LOCATION



AMENITIES/NEARBY OFFICES



CORPORATE

- 1 BuzzFeed
- 2 Ticketmaster
- 3 AETHER Apparel
- 4 John Varvatos LA Office
- 5 Chrome Hearts
- 6 Kaiser Permanente

PRODUCTION/MUSIC

- 1 SiriusXM/Pandora
- 2 The Lot Studios
- 3 Vertigo Entertainment
Siren Studios
- 4 Occidental
- 5 Entertainment

GROCERY

- 1 Trader Joe's
- 2 Sprouts Farmers Market
- 3 Ralph's
- 4 Sightglass Market

SPECIALTY RETAIL

- 1 Just One Eye
- 2 SUPERVINYL
- 3 RetroSpecs & Co
- 4 Rick Owens
- 5 Blackman Cruz
- 6 Tropics
- 7 JF Chen
- 8 Galerie Half
- 9 Ex Nihilo

BIG BOX RETAIL

- 1 Target
- 2 Best Buy

RESTAURANTS

- 1 Jones
- 2 Formosa Cafe
- 3 Mendocino Farms
- 4 Harlowe
- 5 Breakfast by Salt's Cure
- 6 Crown of India
- 7 Tartine
- 8 Sightglass
- 9 Gigi's
- 10 Mizlala
- 11 Chi Spacca
- 12 Petit Trois
- 13 Osteria Mozza
- 14 The Cat & Fiddle
- 15 Liberation Coffee House
- 16 Le Pho WeHo
- 17 Pink's Hot Dogs
- 18 Mr. T

ART

- 1 Jeffrey Deitch
- 2 Various Small Fires
- 3 Regen Projects
- 4 Bridge Projects
- 5 Tanya Bonakdar
- 6 Lisson Gallery
- 7 Carpetner's Workshop Gallery

FITNESS/WELLNESS

- 1 Pause West Hollywood
- 2 Ultra Body Fitness
- 3 Pylo Fitness
- 4 TruFusion West Hollywood
- 5 Club Pilates
- 6 Burke Williams
- 7 Orangetheory Fitness
- 8 HEIMAT

BANKS

- 1 Wells Fargo Bank
- 2 Chase Bank
- 3 U.S. Bank



SYCAMORE

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