



# 1145 SEWARD STREET

## FOR LEASE – FULLY RENOVATED BOW TRUSS BUILDING



### JARED SWEDELSON

Vice President  
d: 818-742-1632  
m: 818-644-7597  
jswedelson@naicapital.com  
Cal DRE Lic #02105146

### NAI CAPITAL - WEST LA

11550 Santa Monica Blvd., Suite 1550  
Los Angeles, CA 90025  
d: 310-806-6100  
f: 310-806-6101  
www.naicapital.com



# Property Details



## Lease Rate

~~2.05/SF NNN~~  
**\$2.25/SF NNN**  
(Years 1-3 only)

## Available

±12,740 SF

## Parking

4 spaces on-site +  
100 spaces  
off-site mtm

## Space Features

- 12'-20' bow truss ceilings
- 2 roll up doors (12'x10')
- 1,600 amps of power
- 2 restrooms and kitchen
- Exposed brick walls, polished concrete floors, skylights
- Office build out can be constructed by lessor upon request



# Property Details



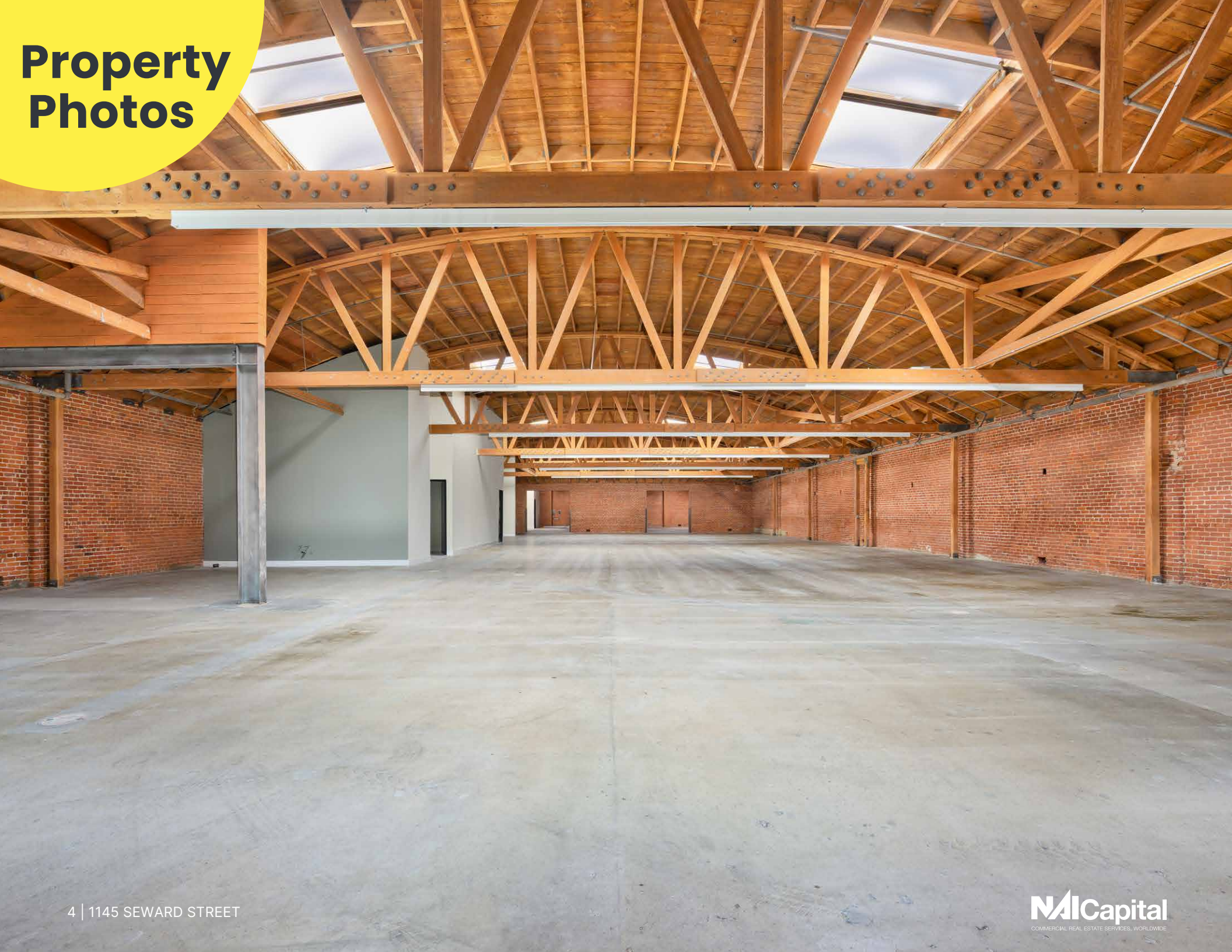
## Property Description

Previously home to renowned street artist Mr. Brainwash, this 12,740 SF creative warehouse sits in the heart of the Hollywood Media District. Surrounded by leading entertainment, design, and creative companies, 1145 Seward Street presents a rare opportunity to secure a space in one of Los Angeles' most sought-after creative hubs—directly across from the prestigious Marian Goodman Gallery. Since its days as an art studio, the property has undergone a multi-million-dollar

renovation, seamlessly blending industrial charm with modern upgrades. Enhancements include a new roof, HVAC system, skylights, restrooms, and kitchen. The space also features 12'-20' bow truss ceilings, exposed brick walls, polished concrete floors, two roll-up doors, and 1600 amps of heavy power. This is a prime opportunity to establish a presence in a dynamic and historically significant creative enclave.

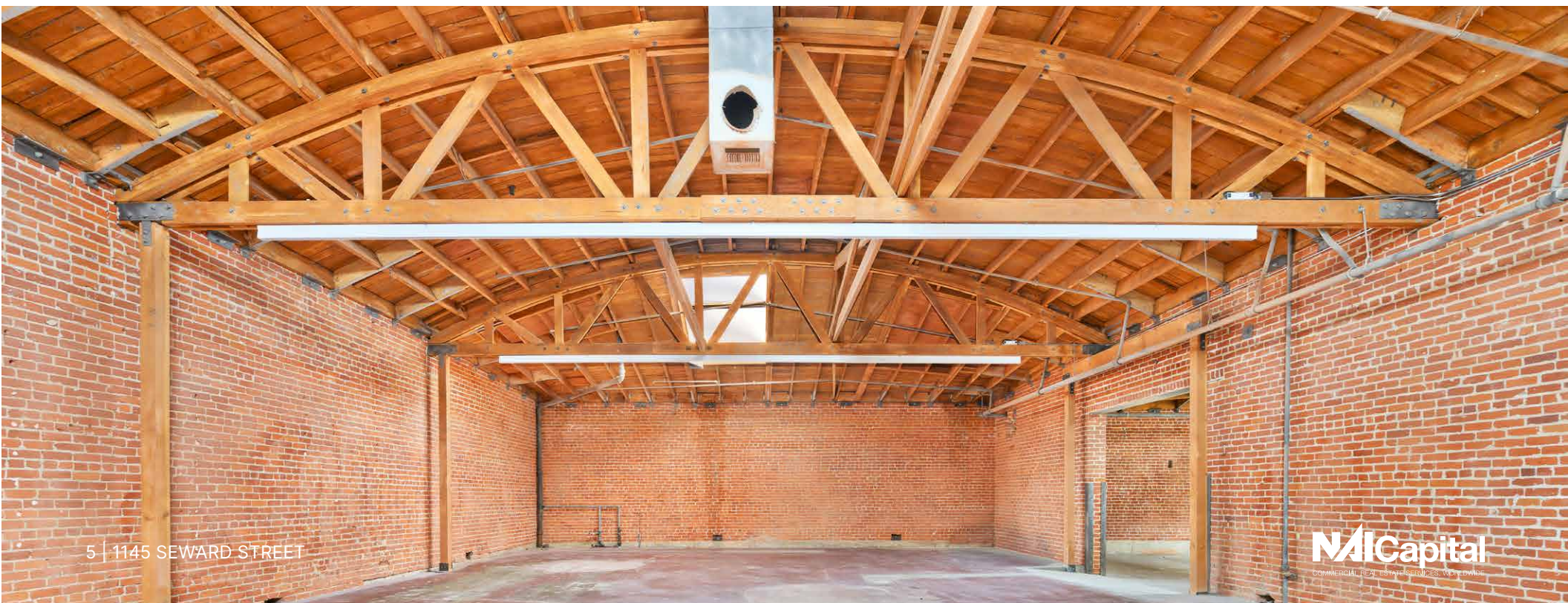


# Property Photos





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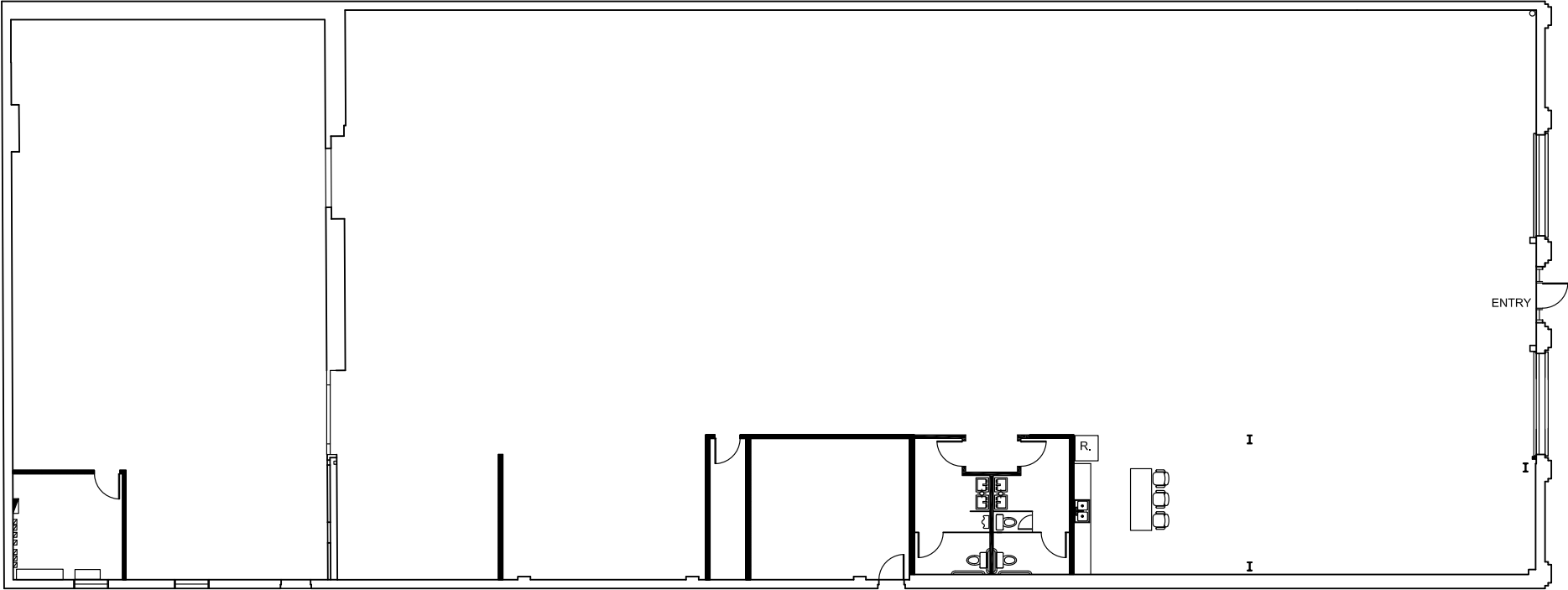




# Property Photos



# Floor Plan





# Retail Map

WALK  
SCORE  
94

TRANSIT  
SCORE  
66

BIKE  
SCORE  
76

HOLLYWOOD

SIGHT  
GLASS  
SERIES  
X  
IACQUES MARIE MAG  
LOS ANGELES  
TARTINE  
HEIMAT.

APPARATUS  
RALPH PUCCI

Sunset  
Studios

REGEN  
PROJECTS

SANTA MONICA BLVD

SITE

MARIAN  
GOODMAN  
GALLERY

SEWARD ST

Jeffrey Deitch  
BEYONCÉ  
MIZ LA LA  
Sebastian Gladstone  
SONY  
LISSON GALLERY

TESLA

titmouse

LEXINGTON AVE







# Contact Info

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