

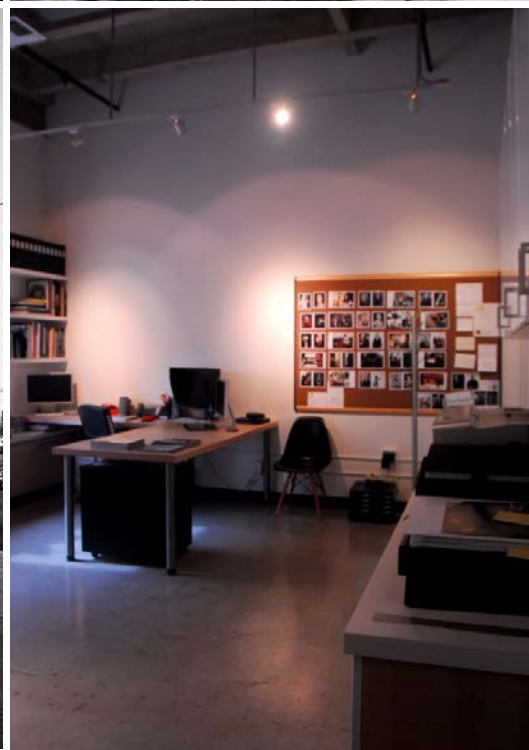


H/X THE HOLLYWOOD
EXCHANGE



STUDIO CAMPUS IN THE HEART OF HOLLYWOOD

6311 ROMAINE STREET, LOS ANGELES, CA 90038





**6311 ROMAINE STREET
LOS ANGELES, CA 90038**

PREMISES

11 Building Studio Campus
± 300 - 200,000+ SF
See Available Suite List
± 5,100 SF Creative Spec Suite - Immediately Available
± 12,000 SF Production & Offices - Immediately Available
± 25,000 SF Creative Office Spec Suites - Available Q1 2021

TERM

1 - 10+ Years

PARKING

4:1,000

FEATURES

- 1920's Art Deco Campus in the Heart of Hollywood
- 183,000 of Existing and Build-to-Suit Creative Office and Production Spaces
- Excellent Sound Stage Availability via BLT Studios (bltstudios.net)
- Poured Concrete and Steel with Soaring Ceilings and Loft Style Suites.
- Flagship 30,000 SF Original Technicolor Building Coming Available
- Suites of 300 SF to 200,000+ to SF to Support Any Creative Venture
- Excellent 4:1,000 Parking
- On-site Amenities like Roof Garden, Outdoor Gathering Spaces
- 24/7 Security

CONTACT

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ENDLESS POSSIBILITIES





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LWLA

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H/X

SUITES 100 & 120

CAN BE COMBINED
VIEW VIRTUAL TOUR

± 12,000 SF OFFICE / PRODUCTION SPACE

- Ground Floor Space
- Five Studios
- Up to 20' Ceilings
- Reception Area
- Private Offices
- Full Kitchen



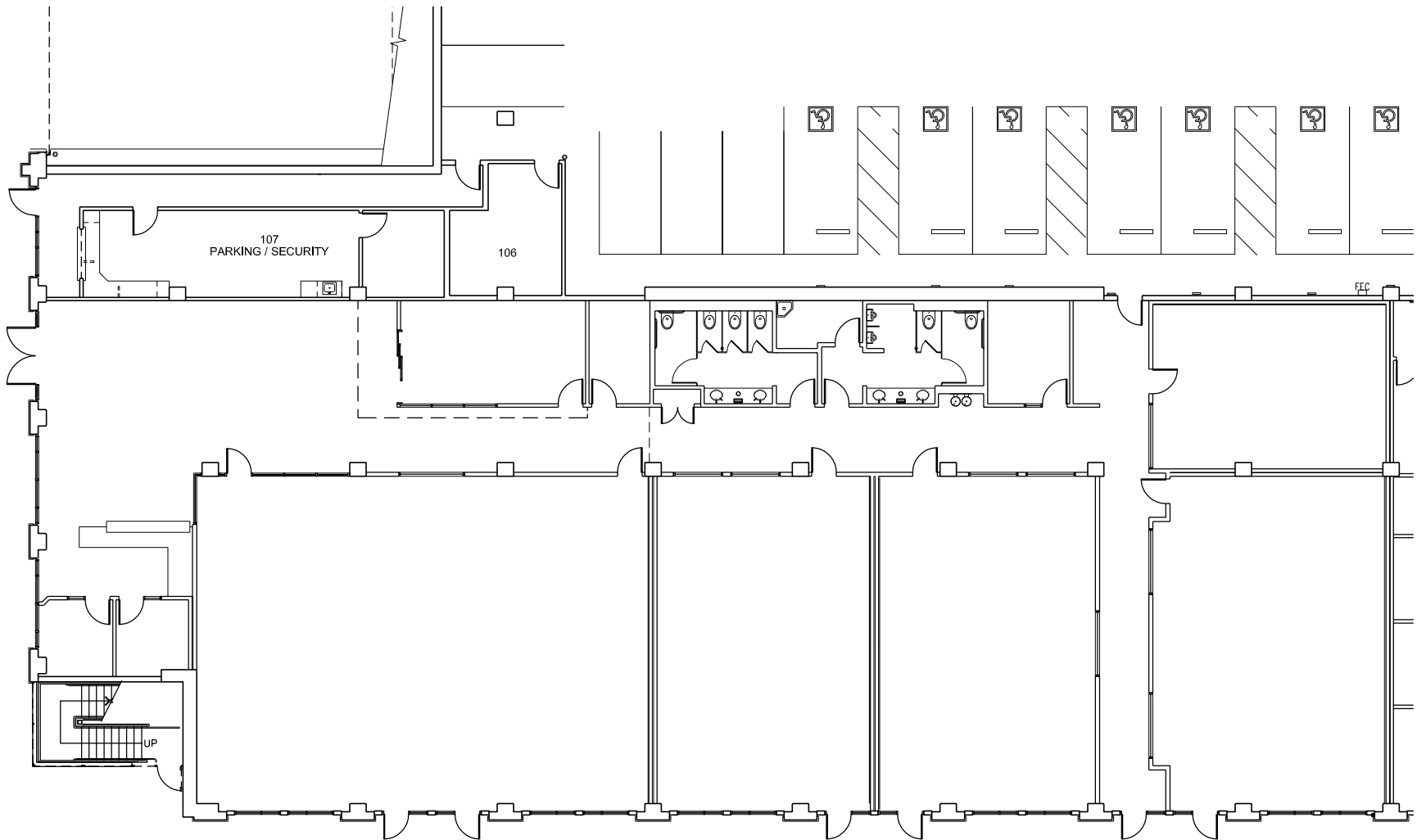
SUITE 100



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SUITE 100 FLOOR PLAN



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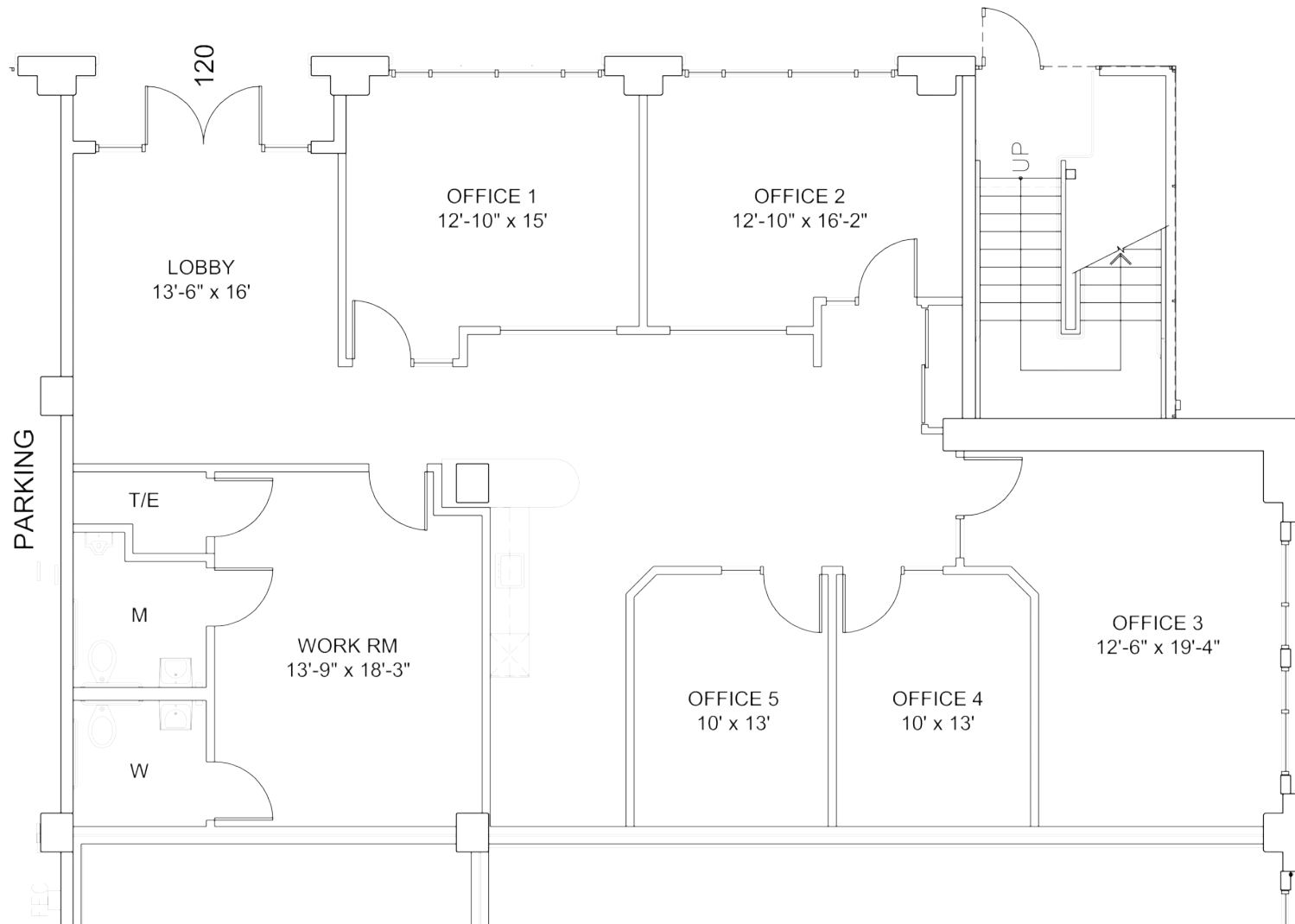
SUITE 120



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SUITE 120 FLOOR PLAN



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SUITE 3200

VIEW VIRTUAL TOUR

± 5,052 SF OFFICE SPACE

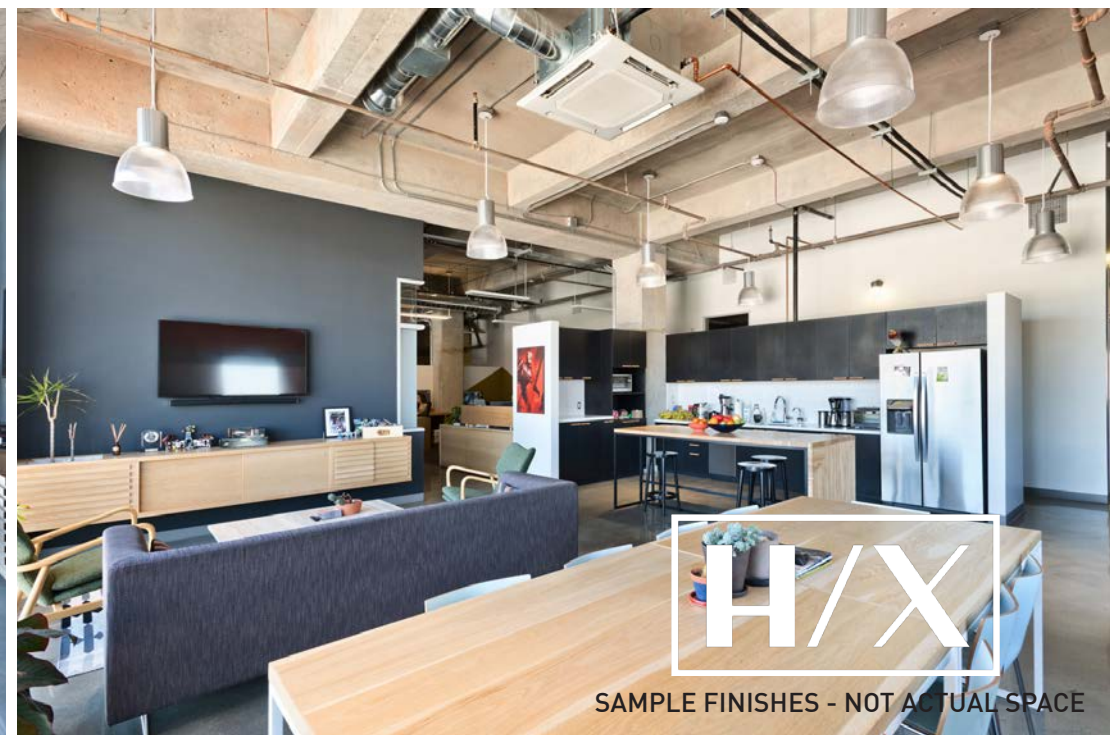
- Polished Concrete Floors
- Exposed Ceilings
- Glass Offices
- Operable Windows
- Full Modern Kitchen
- Exposed Brick
- Large Outdoor Patio



SAMPLE FINISHES - NOT ACTUAL SPACE



SAMPLE FINISHES - NOT ACTUAL SPACE



SAMPLE FINISHES - NOT ACTUAL SPACE

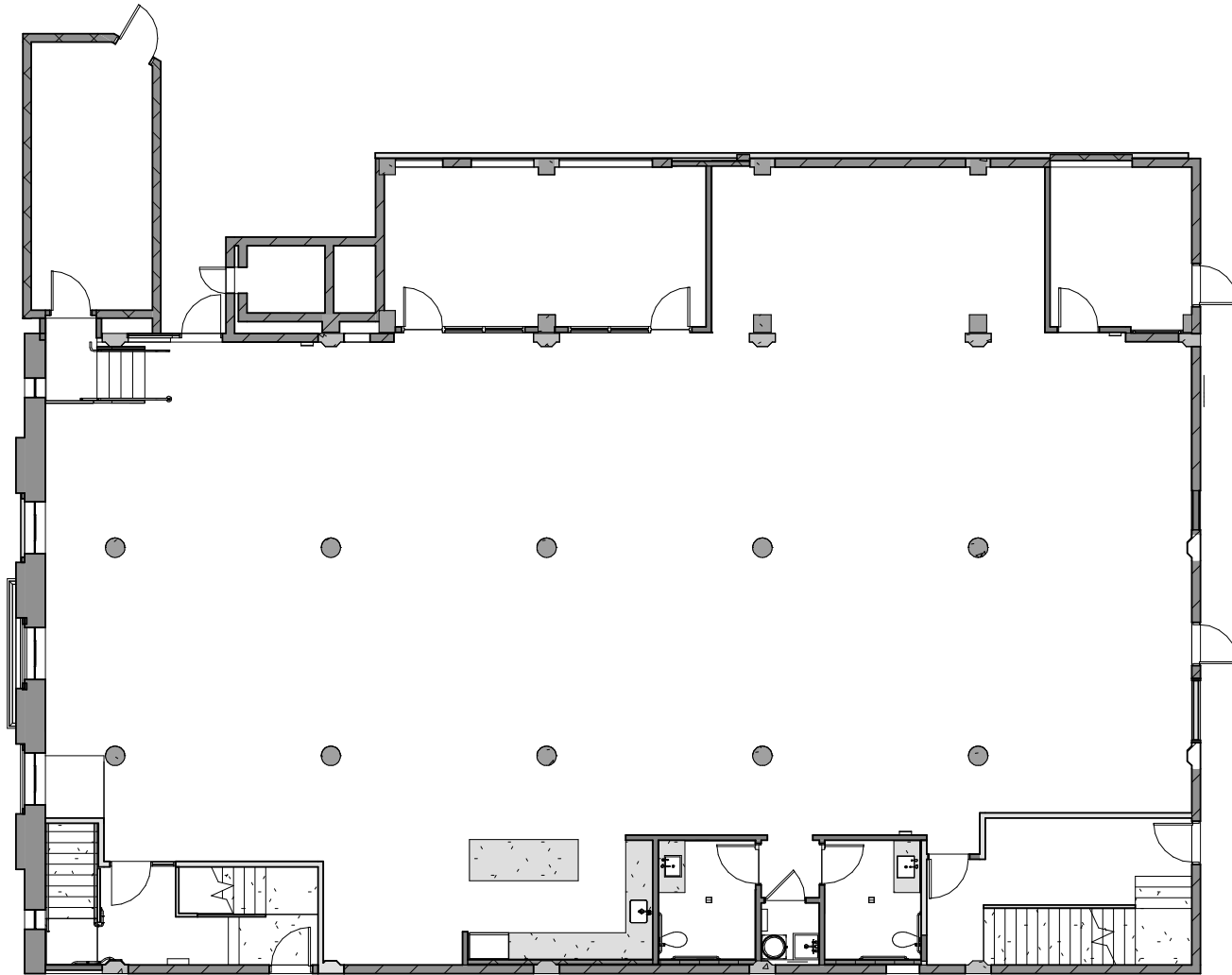
SUITE 3200 RENDERINGS



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SUITE 3200 FLOOR PLAN



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SUITE 4375

VIEW VIRTUAL TOUR

± 5,100 SF OFFICE SPACE

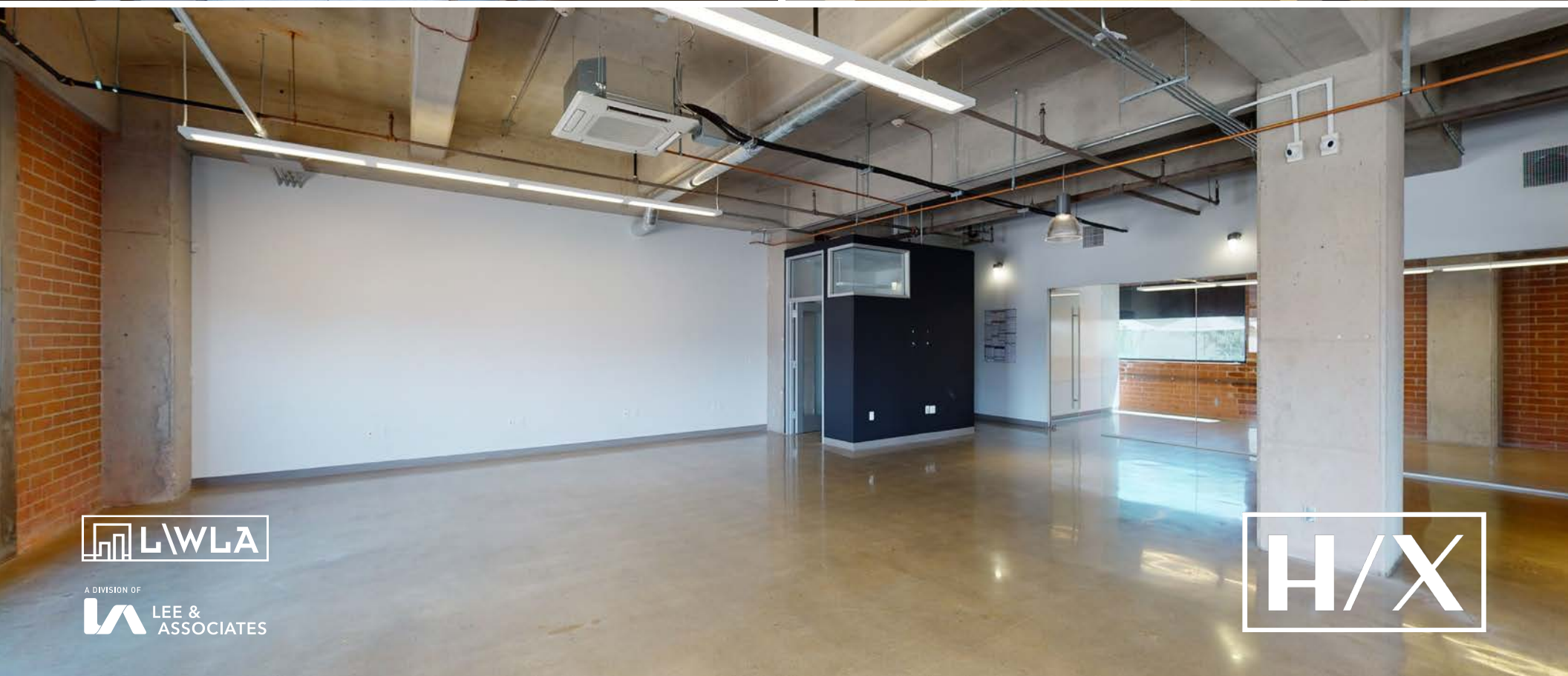
- Polished Concrete Floors
- Exposed Ceilings
- Glass Offices
- Multiple Conference Rooms
- Operable Windows
- Full Modern Kitchen
- Exposed Brick
- Large Outdoor Patio



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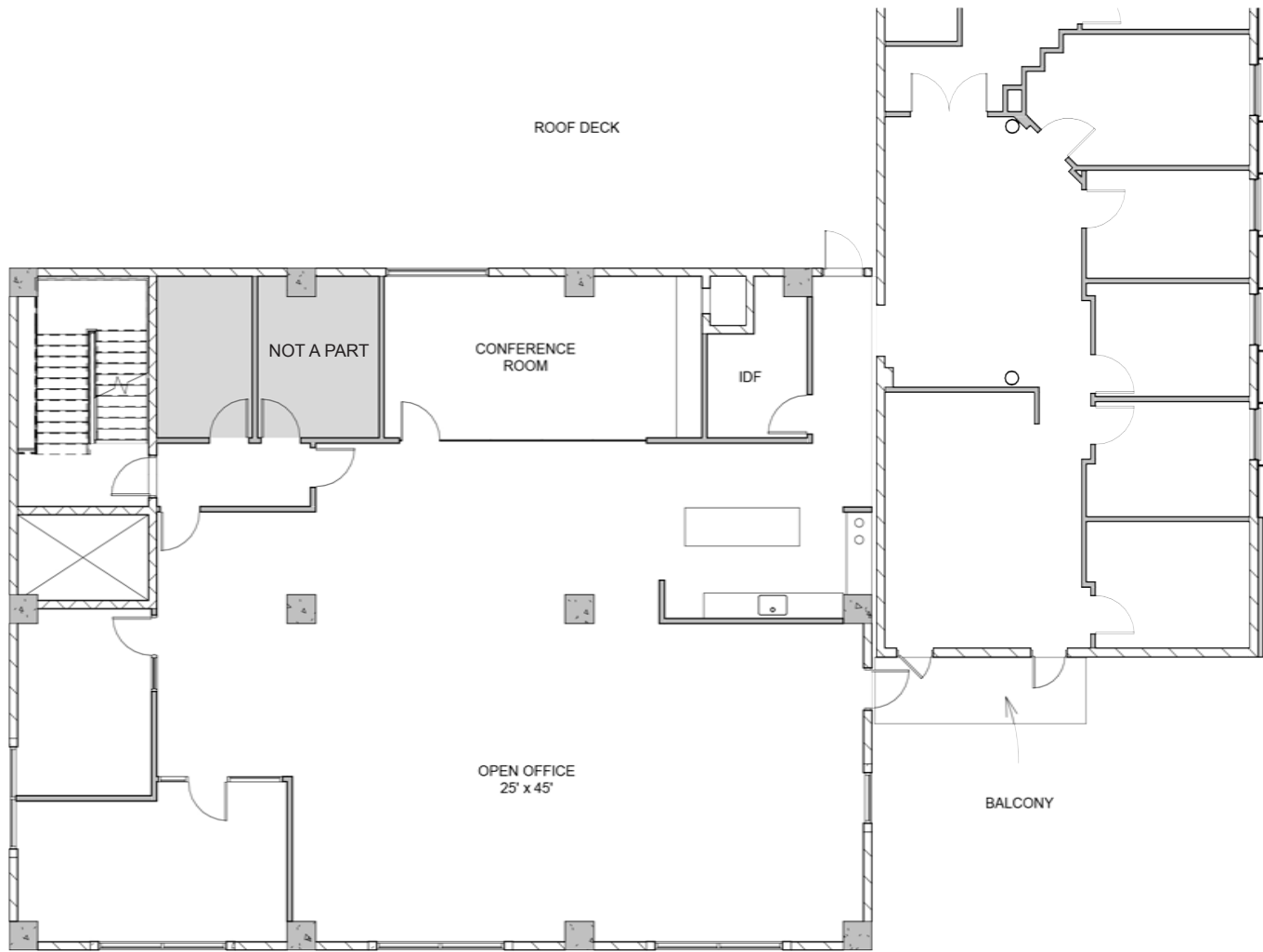
SUITE 4375



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SUITE 4375 FLOOR PLAN



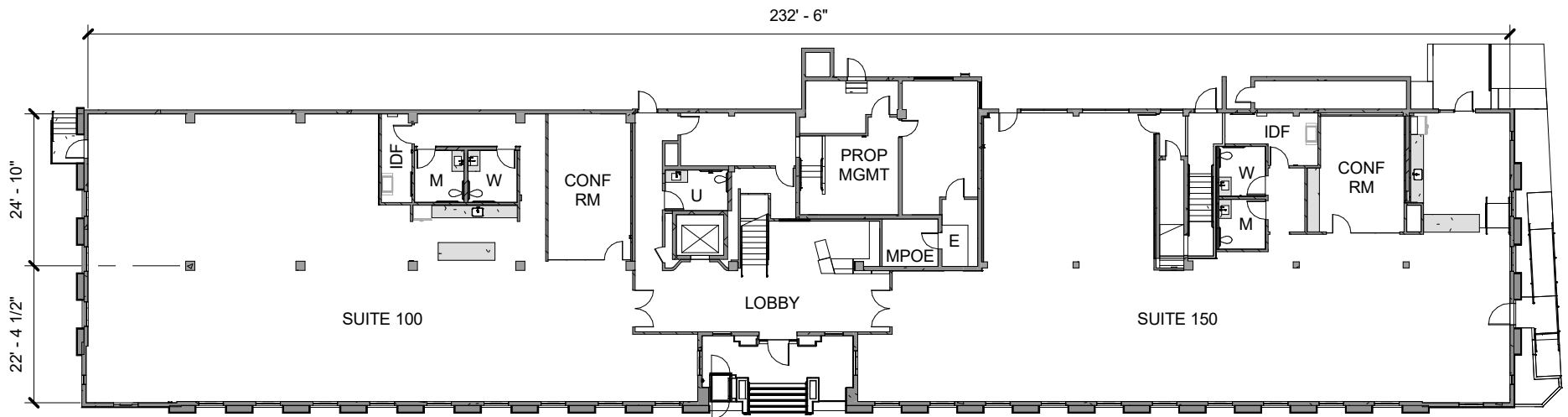
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SUITE 7100 (± 5,591 SF) & SUITE 7150 (± 5,586 SF) FLOOR PLAN



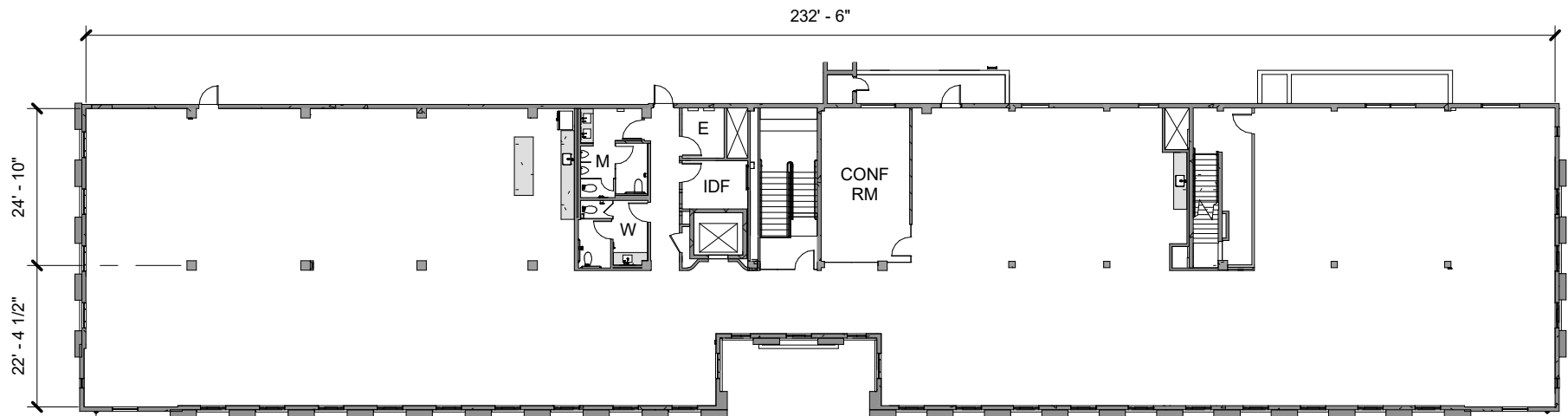
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SUITE 7200 (± 13,000 SF) FLOOR PLAN



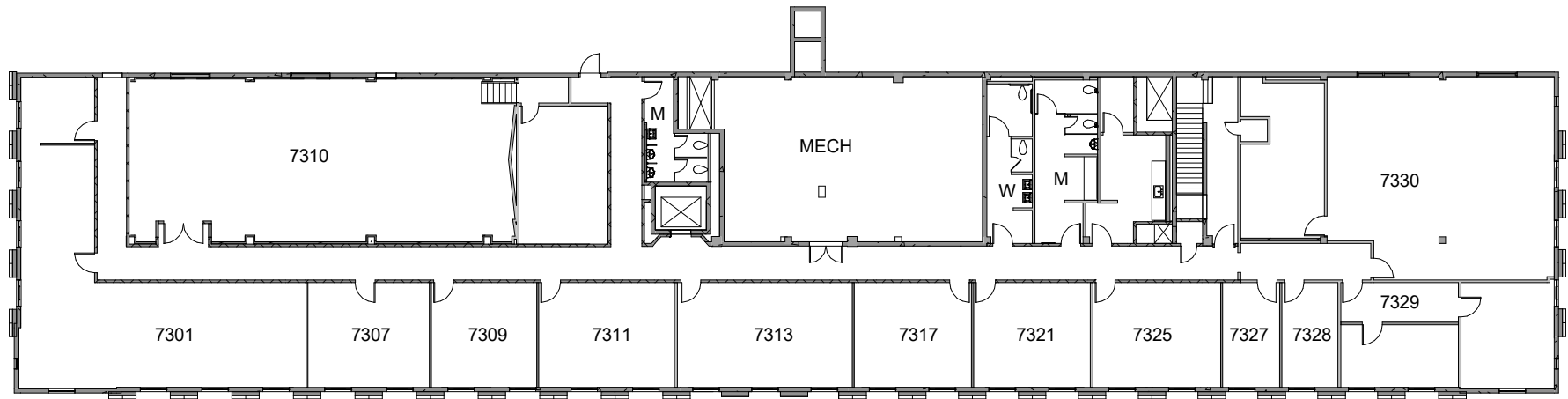
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SUITE 7300 (± 13,000 SF) FLOOR PLAN



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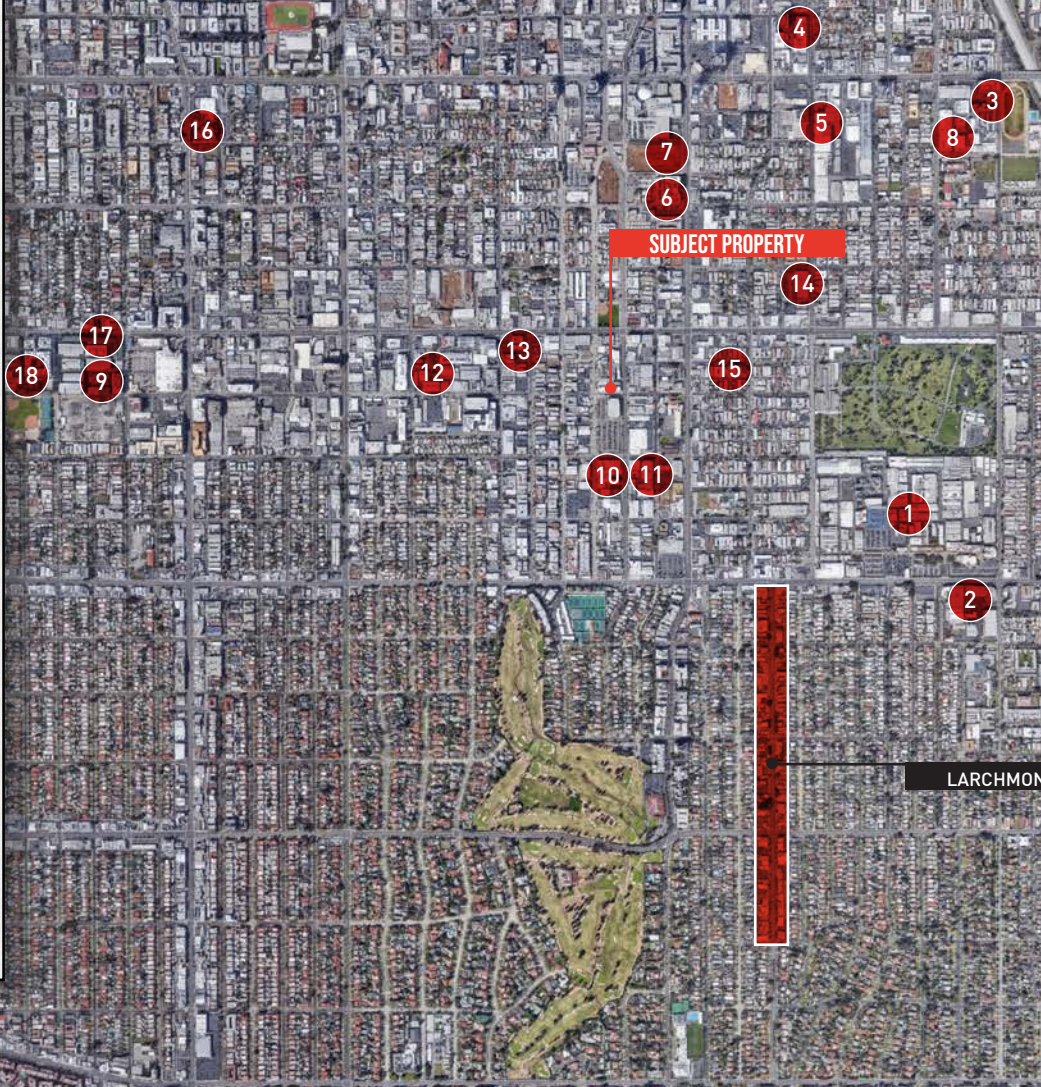
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STUDIOS

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



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AMENITIES

SUBJECT PROPERTY

1. LEMONADE
2. CAFE GRATITUDE
3. COFFEE + FOOD
4. POUR VOUS
5. LUCY'S EL ADOBE CAFE
6. ASTRO BURGER
7. OSTERIA MAMMA
8. MARIO'S PERUVIAN SEAFOOD
9. BRICKS AND SCONES
10. SALT AND STRAW
11. CHIPOTLE
12. PROVIDENCE
13. HUNTER & CHARLIE'S
14. BLACK
15. OSTERIA LA BUCA
16. HOLLYWOOD HISTORIC HOTEL
17. LA FONDA ANTIOQUENA
18. ILOBASQUENO RESTAURANT
19. HONEY AND BACON COFFEE HOUSE
20. BURGERIM
21. LITTLE SAN SALVADOR
22. GOLD-DIGGERS BAR, HOTEL & RECORDING STUDIO
23. PRIME TIME PUB
24. LA DESCARGA



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