LWLA A DIVISION OF LEE & ASSOCIATES

HOLLYWOOD · 90038
SYCAMORE DESIGN DISTRICT

940

North Highland Avenue

LOS ANGELES · CALIFORNIA

FOR LEASE OR SALE

14,036 SF · two-story creative office & showroom
Renovated 2023 · white box · 32 gated spaces

THE PROPERTY

A renovated 1929 standalone on Highland, ready for a single tenant or owner-user.

Two stories. Fourteen thousand square feet. Reinforced concrete, new HVAC, skylights, double-height volumes over a mezzanine, a full-height steel-and-glass curtain wall at the rear.

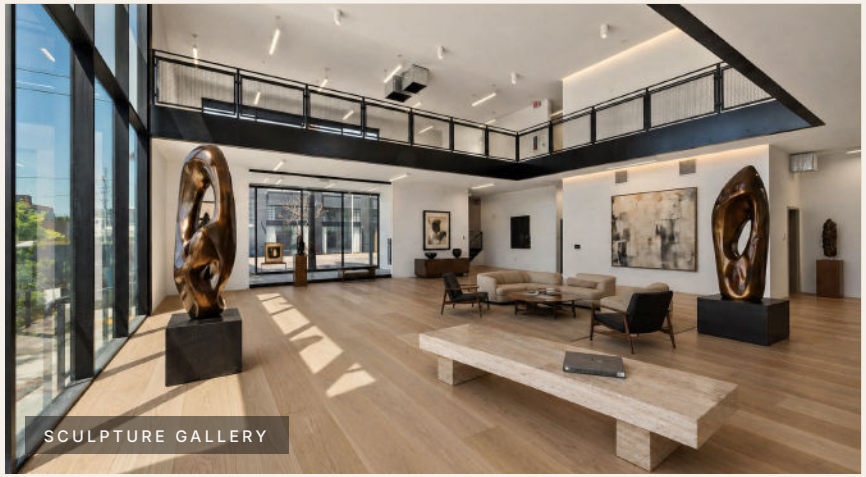
A NOTE ON THE PHOTOGRAPHY

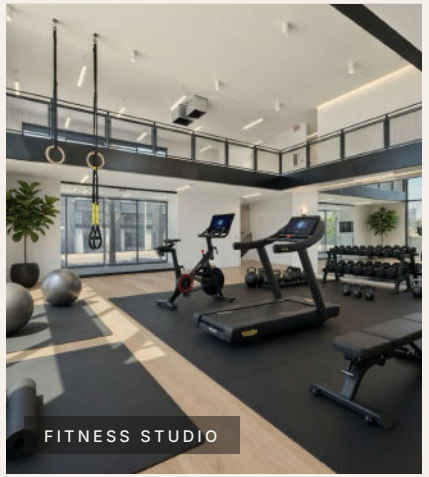
These are the actual interior images. Only the wide-plank European white oak floors have been added as aesthetic inspiration. The building delivers in white-box condition; the next occupant chooses the floor, the furniture, and the rest.

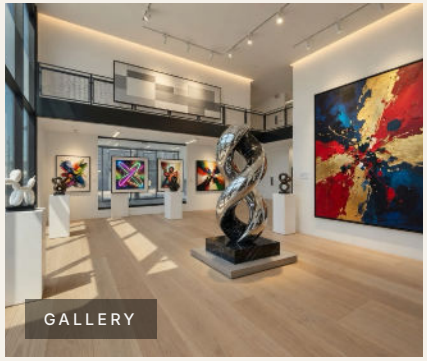
YOUR USE

A building to be finished *your way.*

The room is whatever you make it. A gallery, with paintings on the walls and a sculpture in the volume. A boutique fitness studio, the rower facing the curtain wall. A wellness suite where the light over the mezzanine becomes the brand. A stylist's atelier, racks rolled in front of the front glass. A furniture showroom. A creative office. A working studio for one tenant or one team. The bones decide nothing — the floor, the build, the use, all yours.







↻ SEE YOURSELF HERE

GROUND FLOOR · CENTRAL CORE

Open plate, skylight over the stair, gated parking just beyond the glass.

DETAILS

A clean slate, warmly imagined.

A 1929 Hollywood landmark, renovated in 2023 and delivered in white-box condition. The interiors shown throughout are rendered in wide-plank European white oak — an inspiration, not a prescription.

ADDRESS	940 N Highland Avenue, Hollywood CA 90038
USE	Creative office / showroom
BUILDING SIZE	14,036 RSF · two stories · ~7,018 / floor
LAND AREA	13,504 SF · 0.31 acres
YEAR BUILT	1929 · renovated 2023
CONSTRUCTION	Reinforced concrete
VOLUMES	Double-height front & rear · mezzanine catwalks
DAYLIGHT	Full-height steel-and-glass curtain walls · skylights
HVAC	Self-contained · installed 2023
PARKING	32 gated surface spaces · 2.28 / 1,000
ZONING	LAMR1 · FAR 1.04
WALK SCORE	94 · Walker's Paradise
TRANSIT	Hollywood / Highland Red Line · 0.9 mi
DELIVERY	White box · immediate · tenant chooses finishes

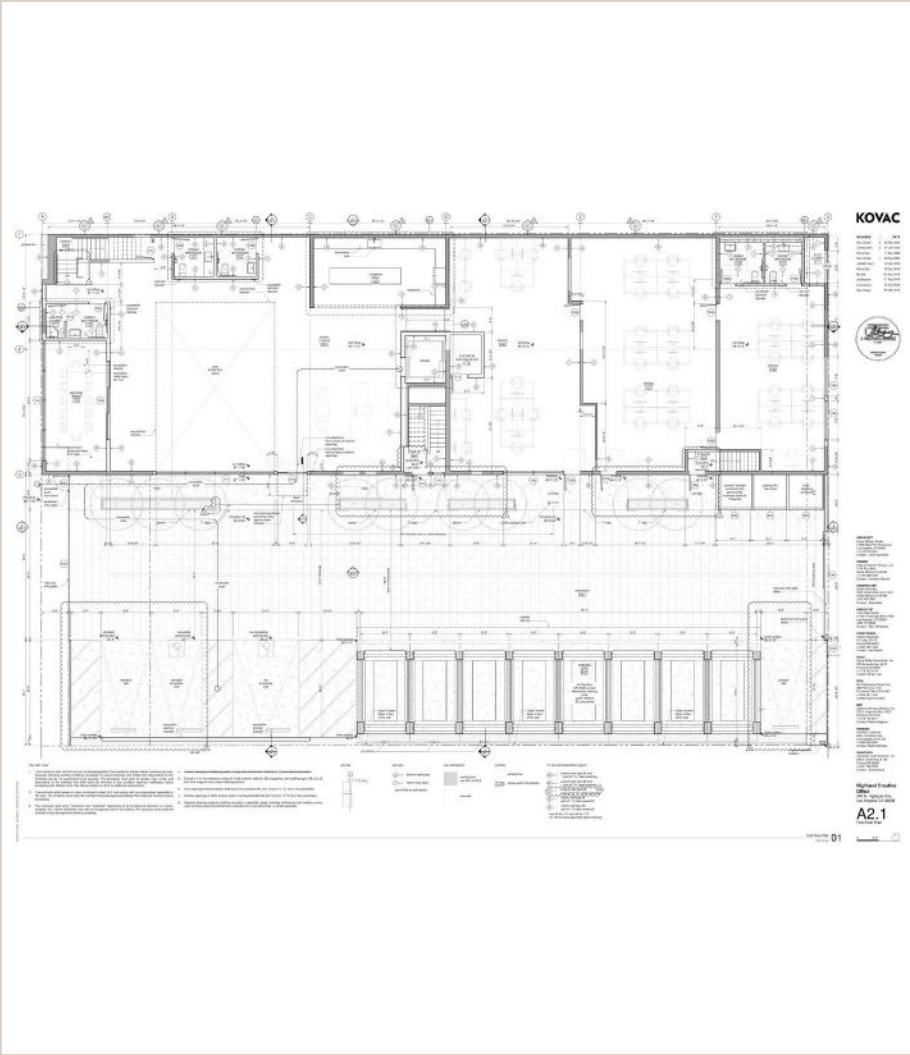
14,036

RENTABLE SQUARE FEET

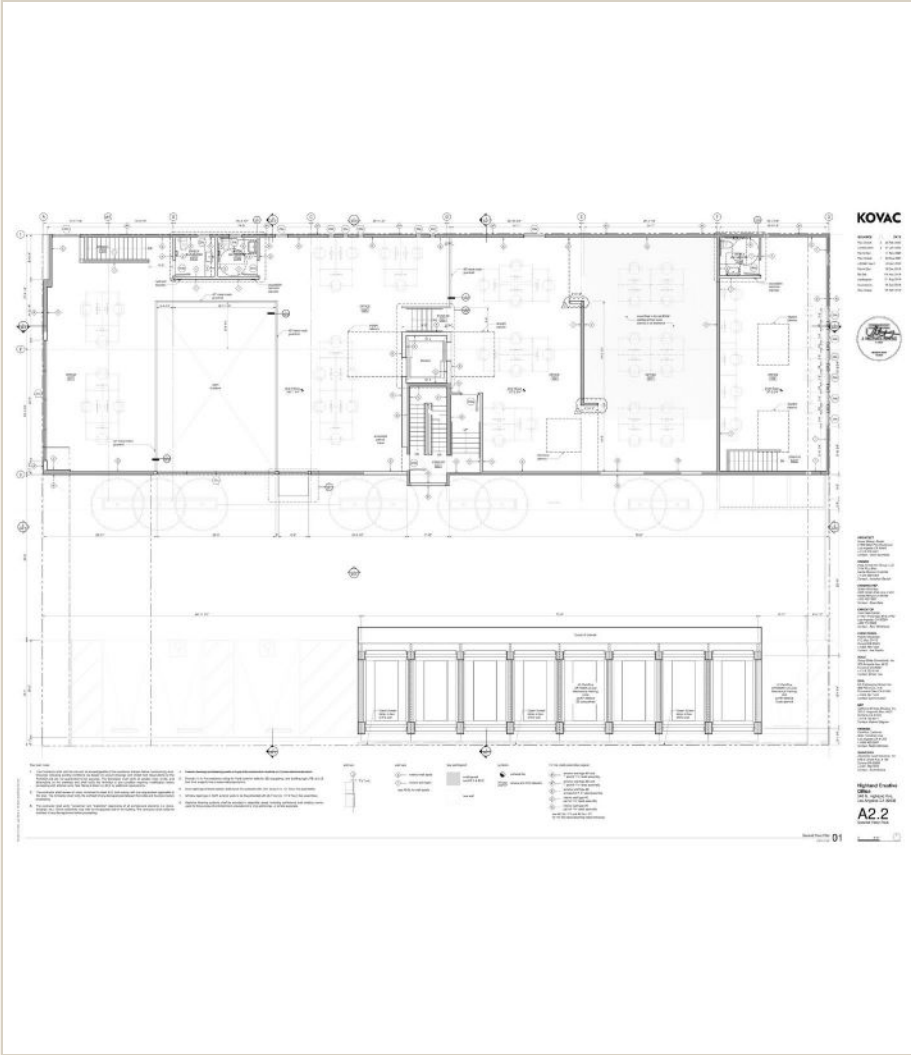
THE PLANS

Two floors, simply drawn.

Ground floor opens at the center — entry lounge, common area, offices east and west. Second floor mirrors the bar, open to the atrium below. Thirty-two mechanical stalls, gated from the alley.



FIRST FLOOR · A2.1



SECOND FLOOR · A2.2

FRONT VOLUME · DOUBLE HEIGHT

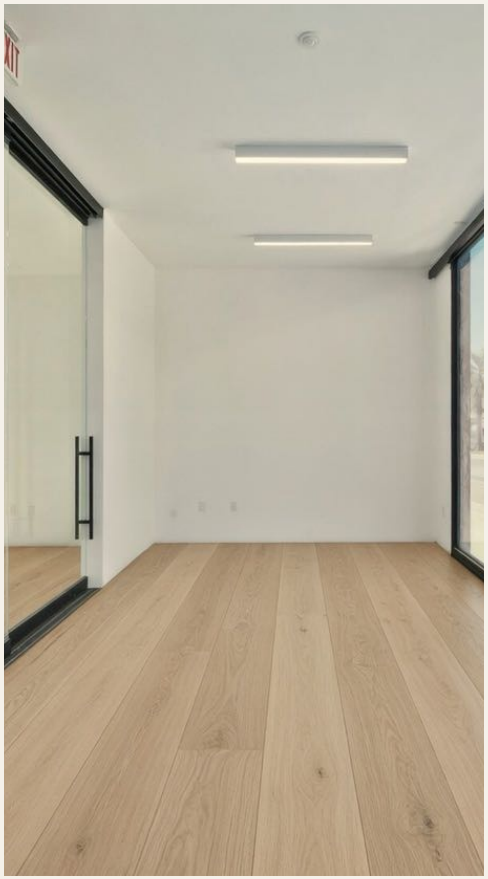
Full-height curtain wall, mezzanine overlook above.

MEZZANINE · REAR CURTAIN WALL

Paired catwalks framing the rear glazing.

SECOND FLOOR · MEZZANINE PLATE

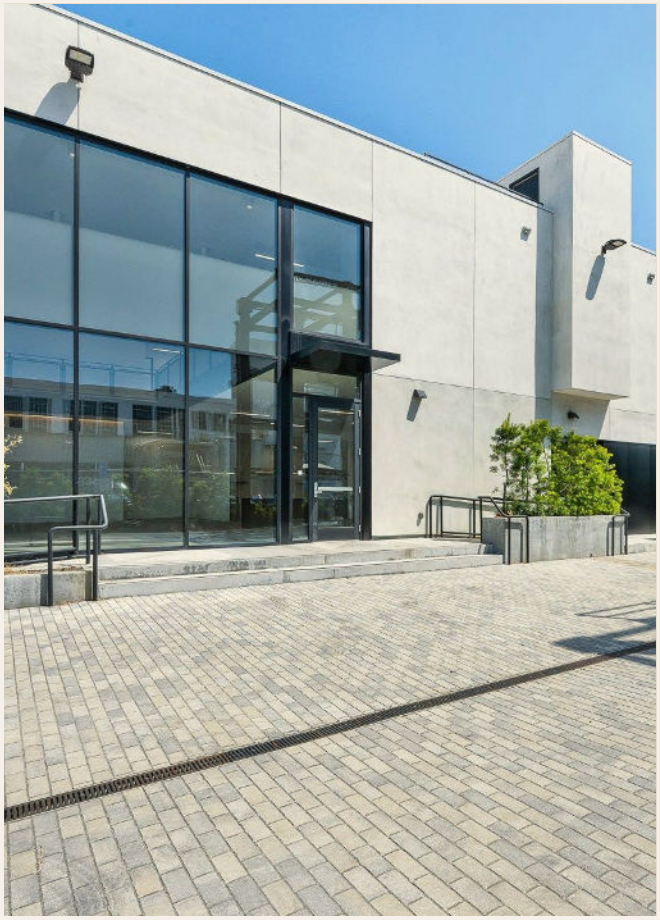
Wide planks (rendered), mesh rail, daylight reaching the core.

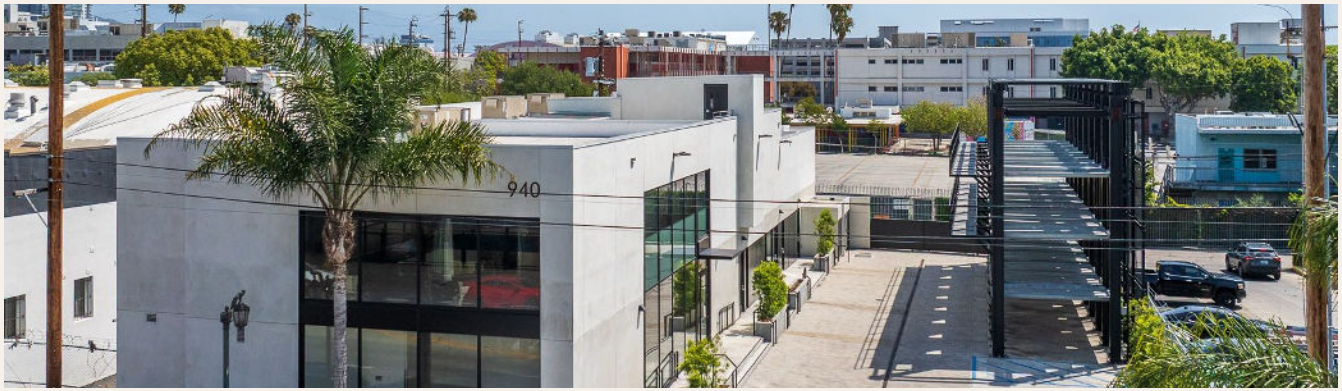

EXIT

PLACE & LIGHT

Standalone on Highland.

Concrete facade, paver drive, private gate, thirty-two spaces. A quiet block between Romaine and Willoughby.





THE CORRIDOR

The Sycamore Design District.

The blocks around Highland, Romaine, and Sycamore have quietly become one of Los Angeles's most considered design districts. **Holly Hunt** took 941 N Highland as its LA flagship — 9,056 SF of Johnston Marklee ground-floor showroom.

940 sits directly across the street.

ON THE BLOCK

Holly Hunt
Apparatus
Ralph Pucci
Jeffrey Deitch
Regen Projects
Tanya Bonakdar
Galerie Ground
Kohn Gallery

A five-minute walk, a five-minute drive.

The corner of Romaine and Highland is wired into Hollywood's day-to-day rhythm — coffee in the morning, lunch that holds up, dinner that doesn't need a reservation (most nights), and anywhere else you need to be before 7.

COFFEE & BREAKFAST

Go Get Em Tiger	0.4 mi
Verve Coffee	0.6 mi
Blue Bottle	0.7 mi
Alfred Tea Room	0.8 mi
Republique (bakery)	1.5 mi

DINING

Jon & Vinny's	0.9 mi
Osteria Mozza	0.5 mi
Musso & Frank Grill	0.8 mi
Animal	1.1 mi
Providence	1.2 mi
Canter's Deli	1.4 mi

HOTELS & CLUBS

Sunset Tower	1.6 mi
Chateau Marmont	1.5 mi
The Roosevelt	0.9 mi
Thompson Hollywood	1.0 mi
Soho House	2.5 mi

CULTURE & FITNESS

TCL Chinese Theatre	0.9 mi
Hollywood Bowl	1.8 mi
Egyptian Theatre	0.9 mi
Equinox Hollywood	0.9 mi
Barry's Bootcamp	1.0 mi
Runyon Canyon trail	1.3 mi

Walk Score 94 (Walker's Paradise). Transit Score 61 — Hollywood / Highland Red Line station is a 0.9-mile walk from the front door.

PROVENANCE

1929

Built as the **Hollywood Cat & Dog Hospital**, operated by Dr. Alexander Moxley. For more than five decades the facade was a neighborhood landmark of Golden Age Hollywood.

Its most enduring footnote: the building's facade was the inspiration for **Pluto's Palace** at Walt Disney World — a quiet tribute to a property that had already earned iconic status.

The 2023 renovation respected the original bones and stripped the interior back to a contemporary white box — reinforced concrete, new glazing, new HVAC. What remains is provenance on a corridor writing its next chapter.

PROVENANCE

THE OFFERING

Offered for lease or sale.

Available in either direction. The building delivers in white-box condition, with the interiors throughout this brochure rendered in wide-plank European white oak for tone — the next occupant chooses the actual flooring, furniture, and finishes.

FOR LEASE

$3.75

per SF / month · modified gross · full building

TERM	3 – 10 years
ESCALATIONS	3% annually
DELIVERY	White box · tenant-selected finishes
PARKING	Included · 32 gated spaces

FOR SALE

$8,500,000

$605 per SF · 14,036 SF on 0.31 acres

IMPROVEMENT	14,036 SF standalone creative office
LAND	13,504 SF · 0.31 acres
CONDITION	Renovated 2023 · white box · 100% vacant
DELIVERY	Immediate

Interior photography throughout this brochure is rendered in wide-plank European white oak as a tonal inspiration. The building delivers white-box; the tenant or owner-user selects the actual flooring and furniture. MG = Modified Gross. Landlord covers property tax, insurance, and common-area maintenance; tenant pays janitorial and utilities directly. Final terms subject to landlord approval.

YOUR TEAM

To tour or to talk.

The listing is held exclusively by Lee & Associates – Los Angeles West, Inc. Brad McCoy and Keith Fielding represent ownership on a dual-mandate basis for lease or sale.

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