



# 743 SEWARD STREET

*Incredible Newly  
Constructed Office  
Space for Lease*

HOLLYWOOD, CA 90038

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*Completed in 2021 by Plus Development and designed by Plus Design, 743 Seward Street is an impeccable office building that emphasizes open design, simplicity, material expression and the careful integration of all building systems.*



**IDEAL  
LOCATION ON  
SEWARD ST**



**CREATIVE  
SPACE  
OPPORTUNITY**



**SECURED &  
CONTROLLED  
ACCESS**



**SECURED IN-  
SITE RESERVED  
PARKING**



**OUTDOOR  
PATIO &  
EVENT SPACE**



**NEARBY  
NUMEROUS  
ATTRACTIONS**

Fully built out space immediately available

Concrete architecture with steel framed windows

Direct access elevators to all parking and office levels

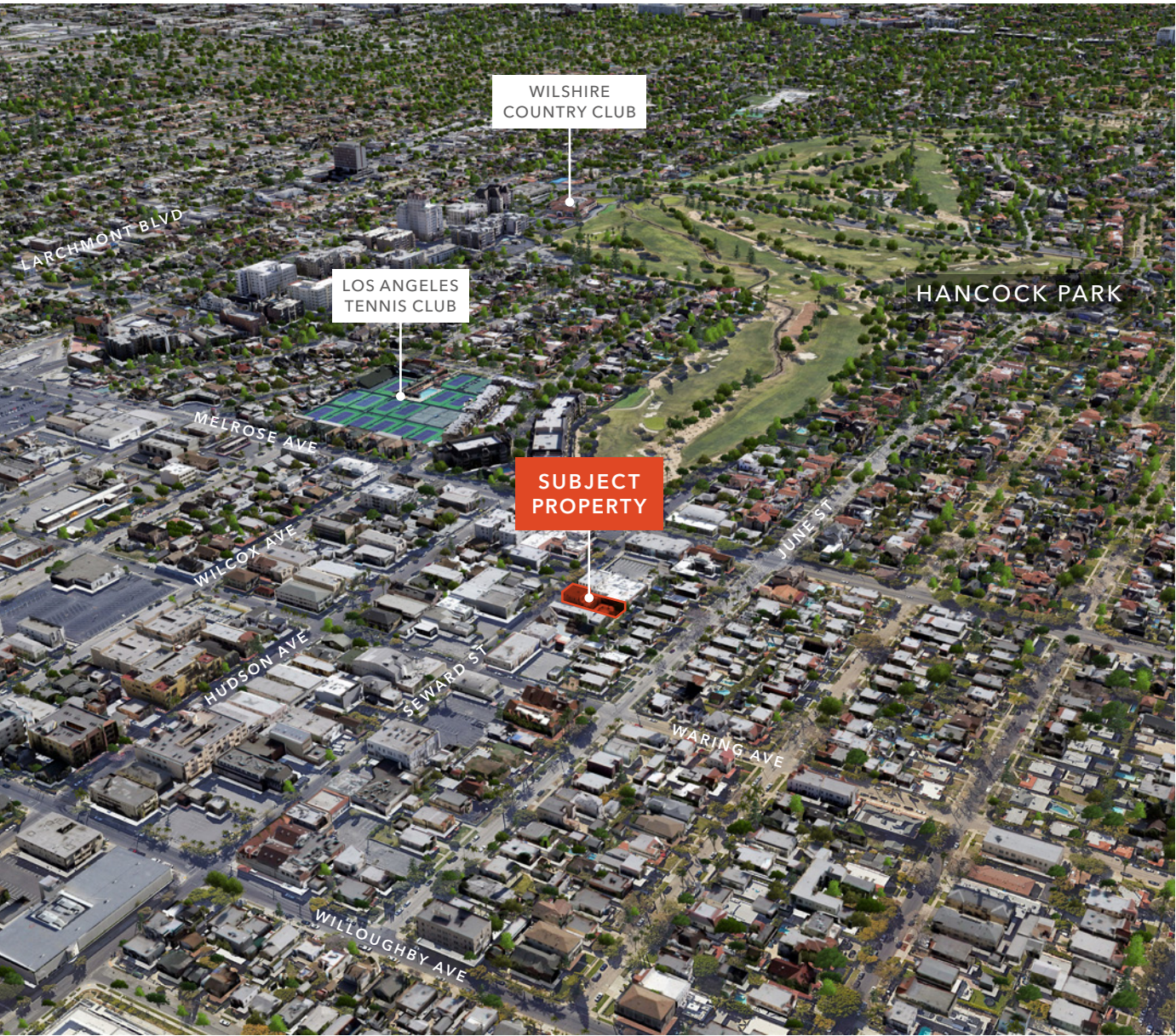
Neighboring surface parking lot coming soon

Private outdoor 1,500 SF patio on the 3rd floor

Excellent proximity to retail, residential projects, restaurants and civic centers

Outdoor terraces with sweeping views of the Hollywood sign and Griffith Observatory







# FIRST FLOOR PLAN



## LEGEND

- 01 Open office with 11-foot ceilings
- 02 Key card access at all entry points
- 03 Restrooms with shower
- 04 Large Kitchen with gas and water hook-ups
- 05 Dedicated electrical panel
- 06 Large mechanical room
- 07 Open office with 17-foot ceilings
- 08 125-foot steel-framed windows surrounding historic oak tree
- 09 Storage space

4,882 RSF

AVAILABLE

\$4.25 FSG

LEASE RATE (SF/MO)

NOW

AVAILABLE





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*Exclusively leased by*

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