



SEWARD HOUSE

729 & 733
SEWARD STREET

FOR LEASE
OR SALE
+/- 25,500 RSF

729 & 733 SEWARD ST
HOLLYWOOD, CA 90038

DEVELOPED BY
BARDAS
INVESTMENT GROUP



AVAILABLE SPACE

729 Seward | 18,500 RSF

733 Seward | 7,000 RSF

Total | 25,500 RSF

LEASE TERMS

Rent Inquire

Term 5–10 years

Occupancy Available Now

PARKING

42 Parking Spaces

KEY FEATURES

+/- 25,500 RSF of Creative Space

Two Hollywood Bungalow Buildings

Screening Rooms

Designer Finishes by Jeremiah Brent

Private Outdoor Space

Private Parking Lot

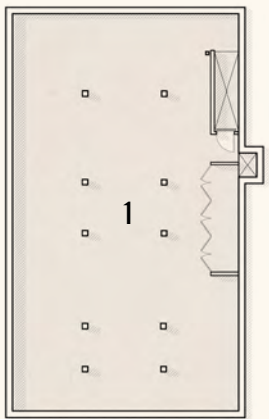
SEWARD HOUSE is Hollywood's original dream factory. Its iconic Art Deco architecture has inspired generations of innovators across industries. For decades, this storied space has been home to visionaries turning ideas into reality. Inside, state-of-the-art facilities seamlessly support the creative process, from initial concept to final masterpiece.

GROUND FLOOR PLAN

- 1 Reception
- 2 Lounge
- 3 Private Outdoor Space
- 4 Restrooms
- 5 Screening Room
- 6 Conference Room
- 7 Private Office
- 8 Edit Bay
- 9 Pantry
- 10 Flexible Open Space
- 11 Private Parking

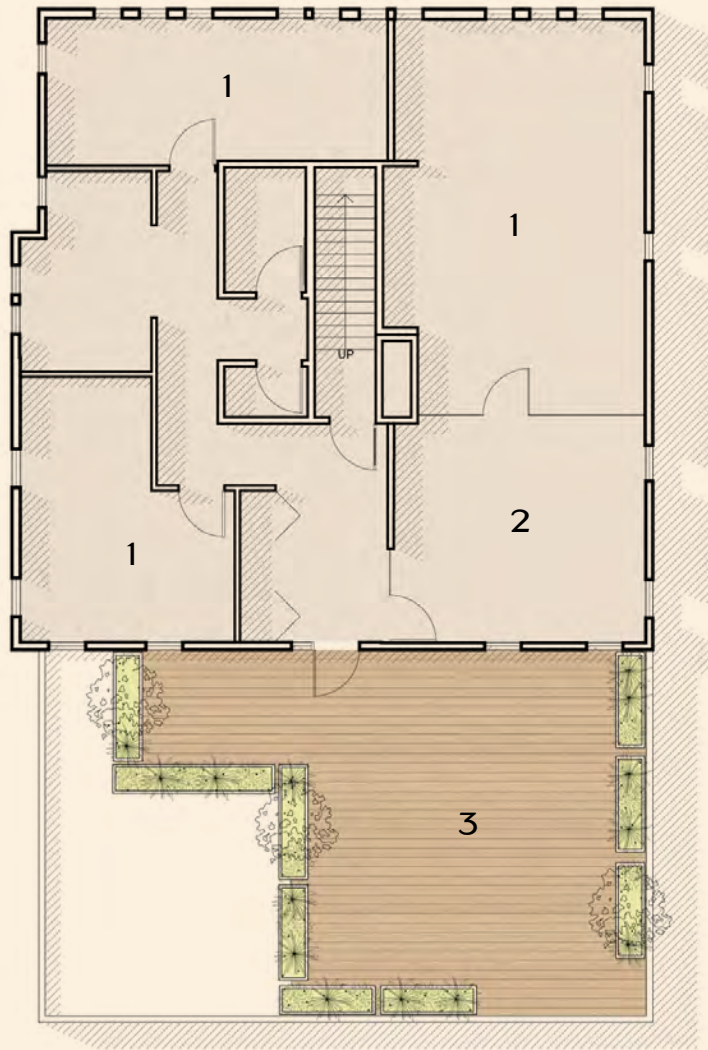
BASEMENT

- 1 Flexible Open Space

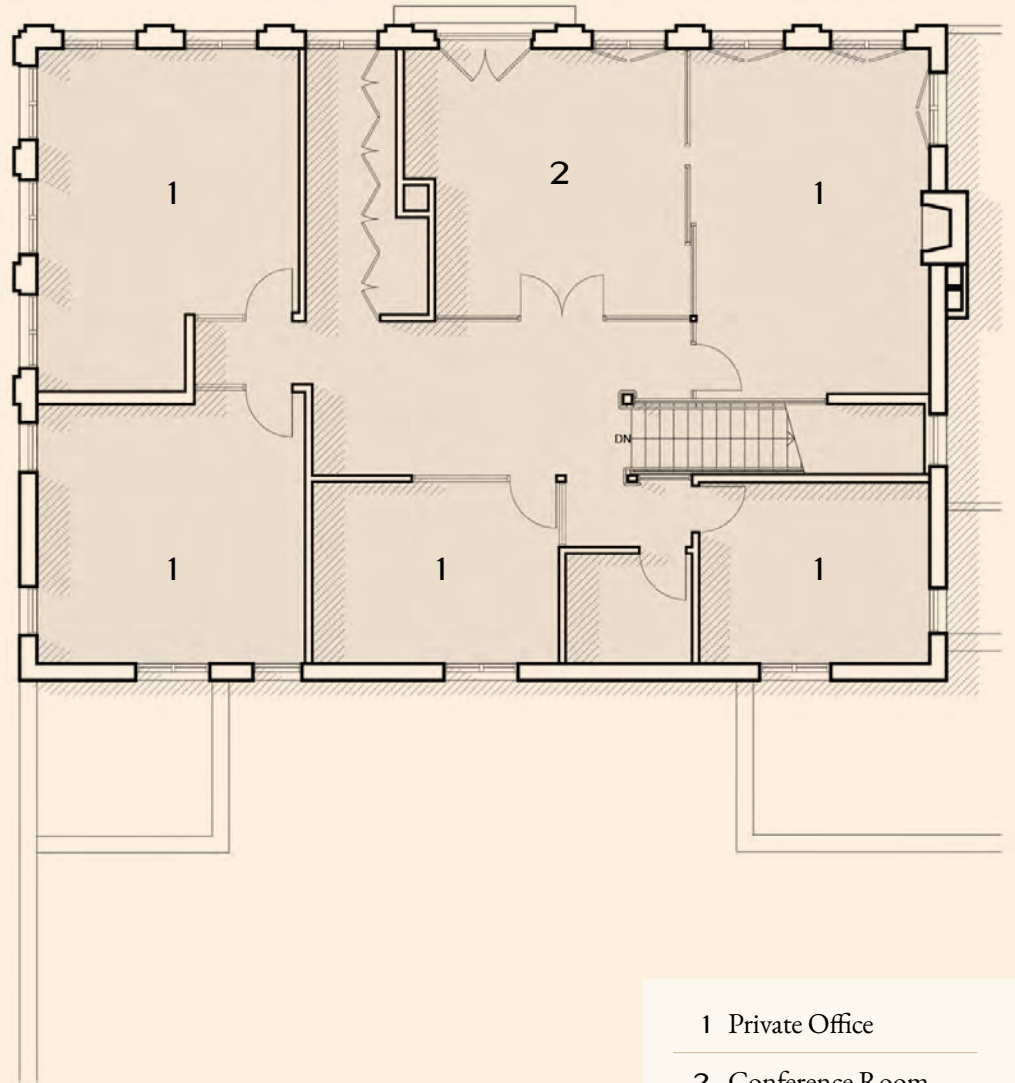


SECOND FLOOR PLAN

733 SEWARD STREET



729 SEWARD STREET



- 1 Private Office
- 2 Conference Room
- 3 Private Outdoor Space

THE BUILDING





Situated perfectly in a community of, by, and for Creators, Seward House is the icon for iconoclasts.

The unique complex offers a home like no other, seamlessly blending communal and hospitality spaces to nurture a thriving creative culture. Seward House provides a range of premium individual spaces, thoughtfully designed to give creators the freedom to bring their best ideas to life.

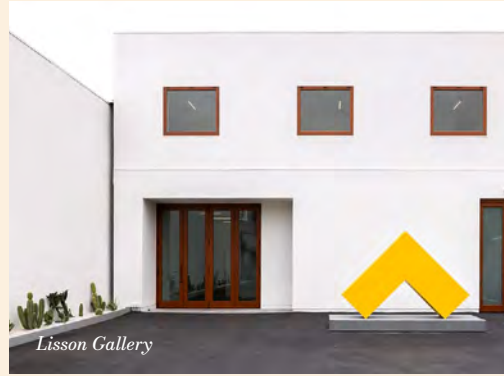




Gigi's



Jaque Marie Mage



Lisson Gallery



Sightglass



Regen Projects



Ralph Pucci



The Benjamin



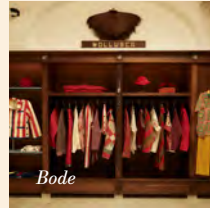
Jeffrey Deitch



Apparatus



Tartine



Bode



Chrome Hearts



Stereoscope Coffee

NEIGHBORHOOD

Hollywood's Media District is a vibrant enclave that captures the essence of Los Angeles' creative frontier. Famed for its unique blend of historical charm and modern innovation, the neighborhood boasts a dynamic array of production studios, cutting-edge galleries, trendy cafés and eateries, as well as boutique showrooms. Its proximity to Hollywood's iconic landmarks and world-class amenities makes it a thriving hub for boundary-pushing creatives and industry professionals alike. The Hollywood Media District stands as one of LA's most sought after destinations, where visionaries come to inspire, collaborate, and redefine the future of creative expression.



HOLLYWOOD HILLS

Hollywood Blvd

Sunset Blvd

101

Fairfax Ave

WEST HOLLYWOOD

Highland Ave

La Brea Ave

HOLLYWOOD MEDIA DISTRICT

Cahuenga Blvd

Santa Monica Blvd

MELROSE HILL

SEWARD HOUSE

Melrose Ave

Larchmont Blvd

HANCOCK PARK



ECHELON[™]
MANAGEMENT GROUP

ECHELON is the Branded Design expression of BARDAS Investment Group. Through its exclusive ECHELON Management Group, BARDAS delivers a fully realized development beyond the scope of many of its peers. ECHELON properties are uniquely designed, programmed, and managed from concept through delivery. ECHELON Management Group strives to deliver the highest tenant satisfaction and most engaging programming in the industry.

DEVELOPED BY
BARDAS
INVESTMENT GROUP

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NEWMARK
PACIFIC

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