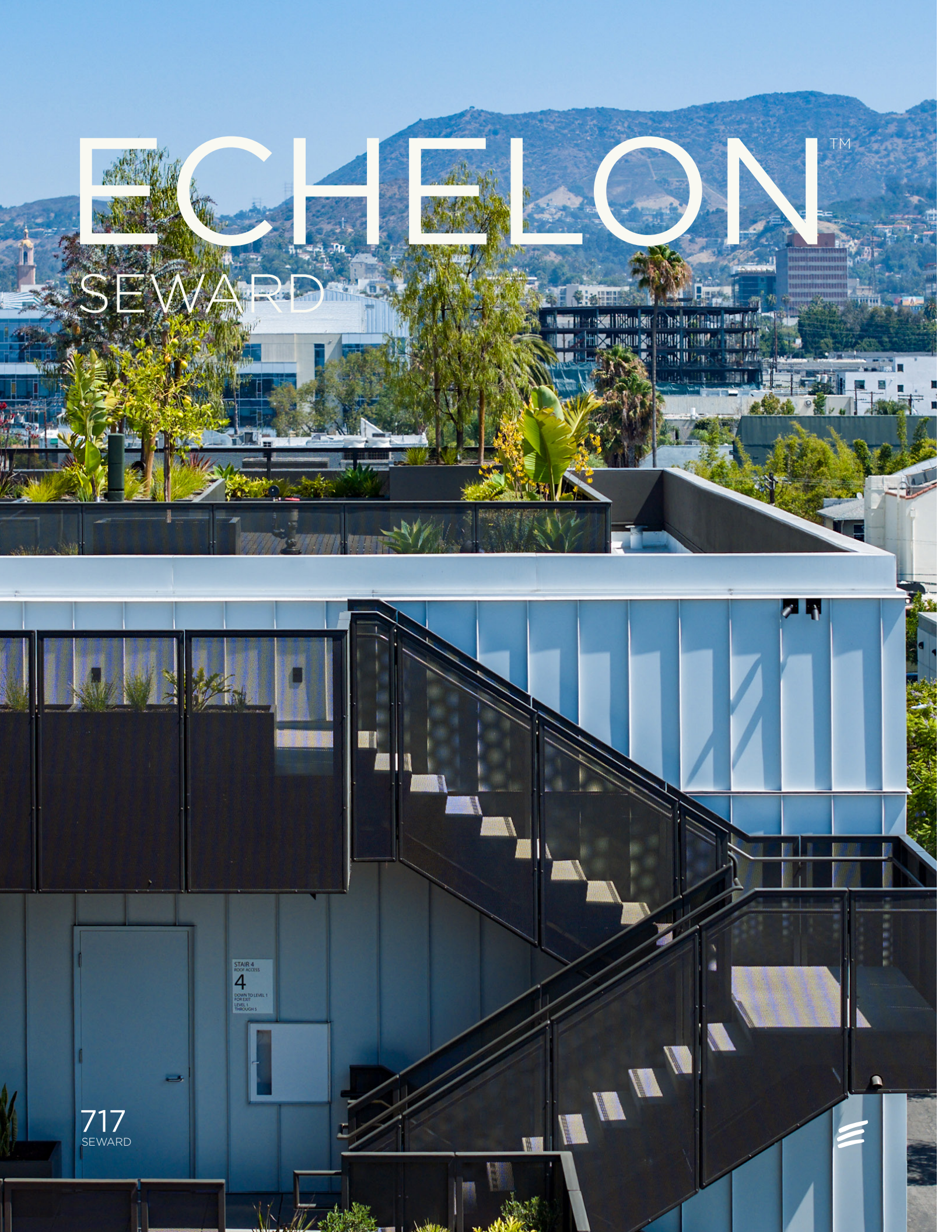

ECHELON™
SEWARD
STAIR 4
ROOF ACCESS
4
DOWN TO LEVEL 1
FOR EXIT
LEVEL 1
THROUGH 5
717
SEWARD

DISTINCT *by* NATURE, UNIFIED *by* INTENT.

Tucked into the heart of the Hollywood Media District, ECHELON Seward is more than a collection of creative spaces—it's a living, breathing community shaped by care, purpose, and a belief in the power of design. Across four architecturally distinct buildings, every detail has been crafted to support both the work and the rhythm of daily life.

At ECHELON, we believe the places you inhabit should move with you, not against you. That's why we've embraced a hospitality-driven approach—where beautiful spaces, intuitive amenities, and thoughtful service converge to create an environment that feels less like a workplace and more like a destination.

Here, creativity isn't just accommodated—it's celebrated. From private courtyards and rooftop gardens to gallery-like interiors and curated lounges, ECHELON Seward is built for those who see their work as an extension of their lifestyle. We are proud to offer more than a space—we offer a setting where ideas can thrive, connections can grow, and every day feels a little more meaningful.

Words
Nicolas Zuniga

Photography
Stephen Kent Johnson
Here and Now

Renderings
Luxigon



729 Seward St
Conference room & private office.

the SPACE

Located in the Hollywood Media District at Melrose and Seward, the remaining 72,792 SF at 717 Seward represents the final leasing opportunity within ECHELON Seward. Just blocks from Larchmont Village, the building offers large-scale, production-ready creative space designed for media, fashion, and design-driven teams, with hospitality-led interiors and robust infrastructure throughout.

Total Area
72,792 SF

Lease Rate
Inquire for Details

Term
5-10 Years

Parking
2.5/1,000 SF

Address	*Space*	*Area*	*Availability*
717 SEWARD	1st Level	10,634 SF	Immediate
	2nd Level	22,994 SF	
	3rd Level	21,070 SF	
	Penthouse	18,094 SF	
	Total	**72,792 SF**	

ECHELON™
SEWARD

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717 Seward St
'Cloud Illusion'
Art Installation x Astrid Krogh's.

717 SEWARD

717 Seward is a four-story creative flagship built from the ground up for media, production, and design teams. With architecture by Otherworks, it features expansive floorplates, panoramic outdoor space, and future-ready infrastructure—setting a new benchmark for how creative work gets done in Hollywood.



HOLLYWOOD, CALIFORNIA
323.401.8815
echelonmg.com



717 Seward St

Facing Page:
A private, elevated terrace extends the workplace outdoors, providing a refreshing setting for team huddles, one-on-ones, or casual breaks—framed by meticulous landscaping and views of the Hollywood Sign and hills.

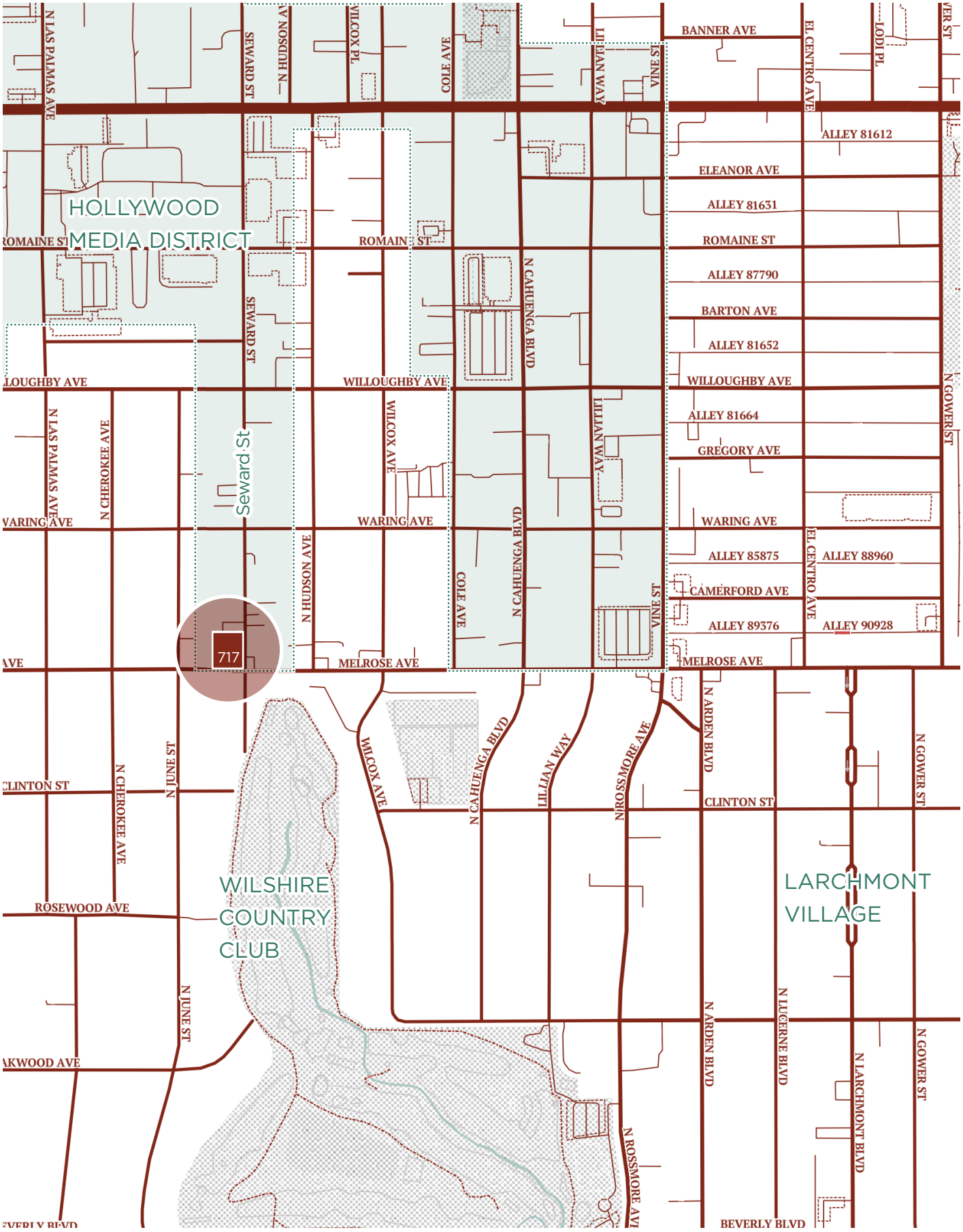
Right:
Generous in scale and thoughtfully landscaped, this expansive 3rd floor terrace is designed to support both work and pause. Planted zones soften the architecture and create natural gathering pockets, while wide circulation areas accommodate everything from informal meetings to outdoor events. Bathed in light and oriented to open views, the terrace functions as an extension of the workspace—flexible, usable, and distinctly Californian.

Bottom:
A seamless extension of the interior, the terrace offers elevated neighborhood views framed by mature palms and the Hollywood Hills beyond. Oversized custom sliding doors fully retract to blur the line between inside and out, creating a flexible setting for open-air meetings, casual work, or moments of pause. Designed to bring light, air, and California living directly into the workspace.



HOLLYWOOD
Media District

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 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.



ECHELON SEWARD HOLLYWOOD CALIFORNIA 323 461 8815 pg. 11 echelonmg.com ECHELON SEWARD

ECHELON™
NEIGHBORHOOD GUIDE

Hollywood is a neighborhood where creativity and culture are woven into the fabric of daily life. Situated at the intersection of legacy and innovation, it's a place where production studios sit alongside independent galleries, and long-standing institutions share the block with emerging concepts. From early morning coffee to late-night dinners, the area offers a mix of local favorites and design-forward destinations that reflect its evolving character.

This guide highlights a selection of nearby spots—places to gather, recharge, and explore—each contributing to the rhythm and creative energy of the Hollywood Media District.



Morning Workout & Cup of Coffee

Begin the day with a reset at Heimat, the members-only wellness club blending sleek design with top-tier equipment and serene studio spaces. After your workout, head to Dayglow—a local favorite for rare roasts and inventive drinks. Try the seasonal tonics or their signature "Totoro" for a bold, bright start.



Breakfast

Just a few blocks away, Tartine offers a menu of beautifully made pastries and savory plates. Order the country bread with soft scrambled eggs and trout roe, or their lemon poppy tea cake with a side of strong drip coffee. Sit outside and catch the early sun with the quiet buzz of the neighborhood waking up around you.



Lunch Time

By midday, settle into Kali, a refined yet relaxed spot just off Melrose known for its seasonal California cuisine. Chef Kevin Meehan's Michelin-starred menu features thoughtful dishes like dry-aged beef tartare and the standout black barley risotto. With minimalist interiors and soft natural light, it's an ideal setting for a quiet, beautifully executed lunch.



Art Stroll & Shopping

Fuel your afternoon with inspiration. Start at Regen Projects, where cutting-edge contemporary exhibitions rotate regularly. Just a short walk away, Jeffrey Deitch showcases immersive, provocative works from global and emerging artists. Then visit Lisson Gallery, a serene, minimalist space known for thoughtful curation. Looking to bring home something special—or simply admire exquisite design? Stop by Ralph Pucci for sculptural lighting and statement furniture, then head to Apparatus, where lighting and objects are displayed like collectible art in a gallery-like setting.



Dinner & Cocktails

As the day winds down, choose your evening destination: Osteria Mozza, Nancy Silverton's celebrated Italian restaurant known for its mozzarella bar and refined yet inviting atmosphere—ideal for a lingering dinner—or The Benjamin, a stylish neighborhood spot with a polished but relaxed vibe, perfect for shared plates and a strong Negroni.

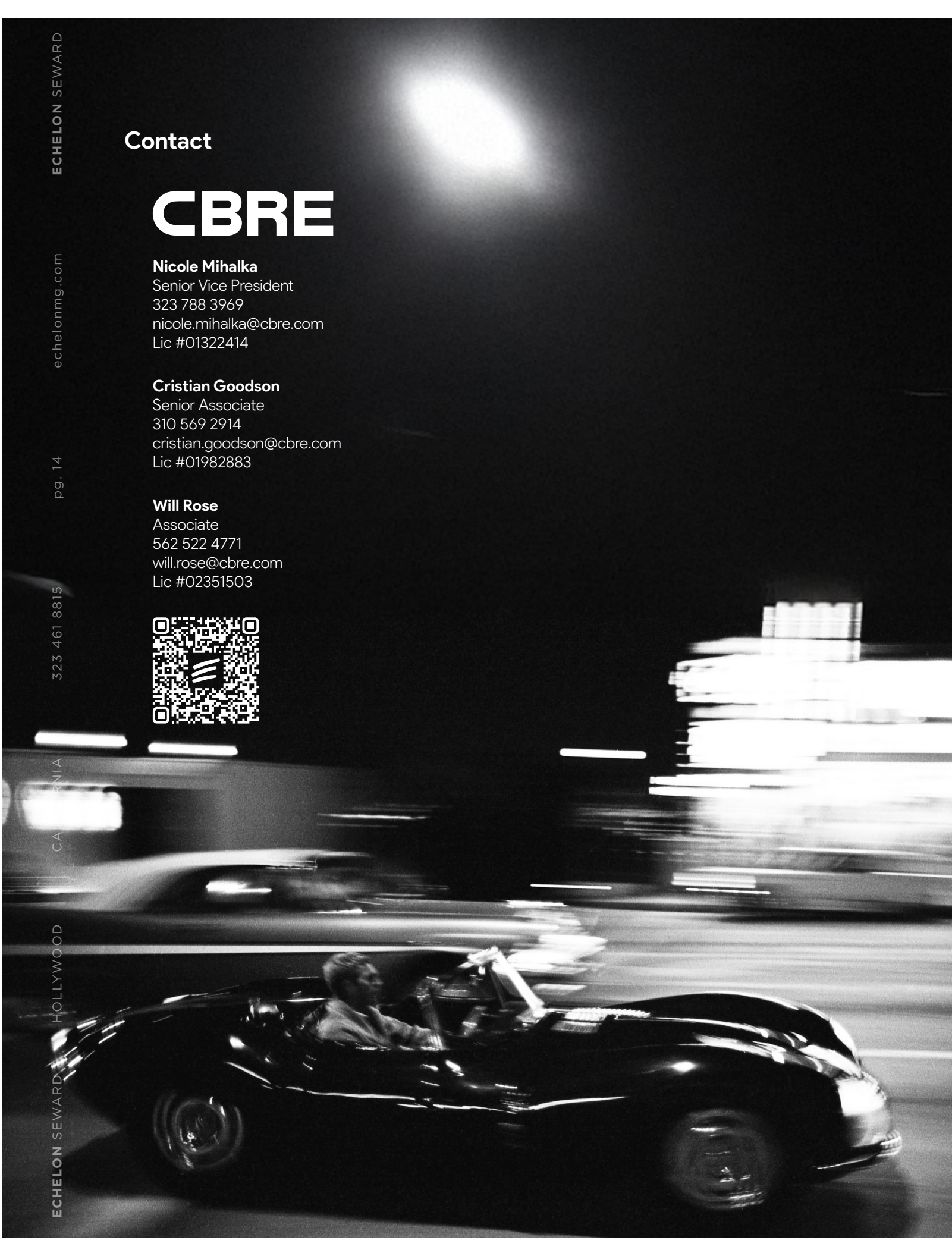
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