

7235 SANTA MONICA BLVD.

WEST HOLLYWOOD, CA



FOR LEASE

3,168 SF FREESTANDING OFFICE/FLEX OR MEDICAL BUILDING

**AVISON
YOUNG**

PROPERTY DETAILS



7235 SANTA MONICA BLVD.
WEST HOLLYWOOD

AT THE CENTER OF IT ALL



Gated, secure parking
lot for 14 cars



Great high ceilings and
creative layout



Prime West Hollywood
location



Numerous windows
provide abundant
natural light



Boasting exceptional
demographics

- Freestanding building with great visibility along Santa Monica Boulevard
- Beautiful high-ceiling, creative layout
- Space could be used for medical, office or flex uses
- Ideal for urgent/primary care, physical therapy, Chiropractic, and other medical uses
- Conveniently located on major thoroughfare with easy ingress/egress
- Multiple amenities nearby, including coffee shops and lunch spots

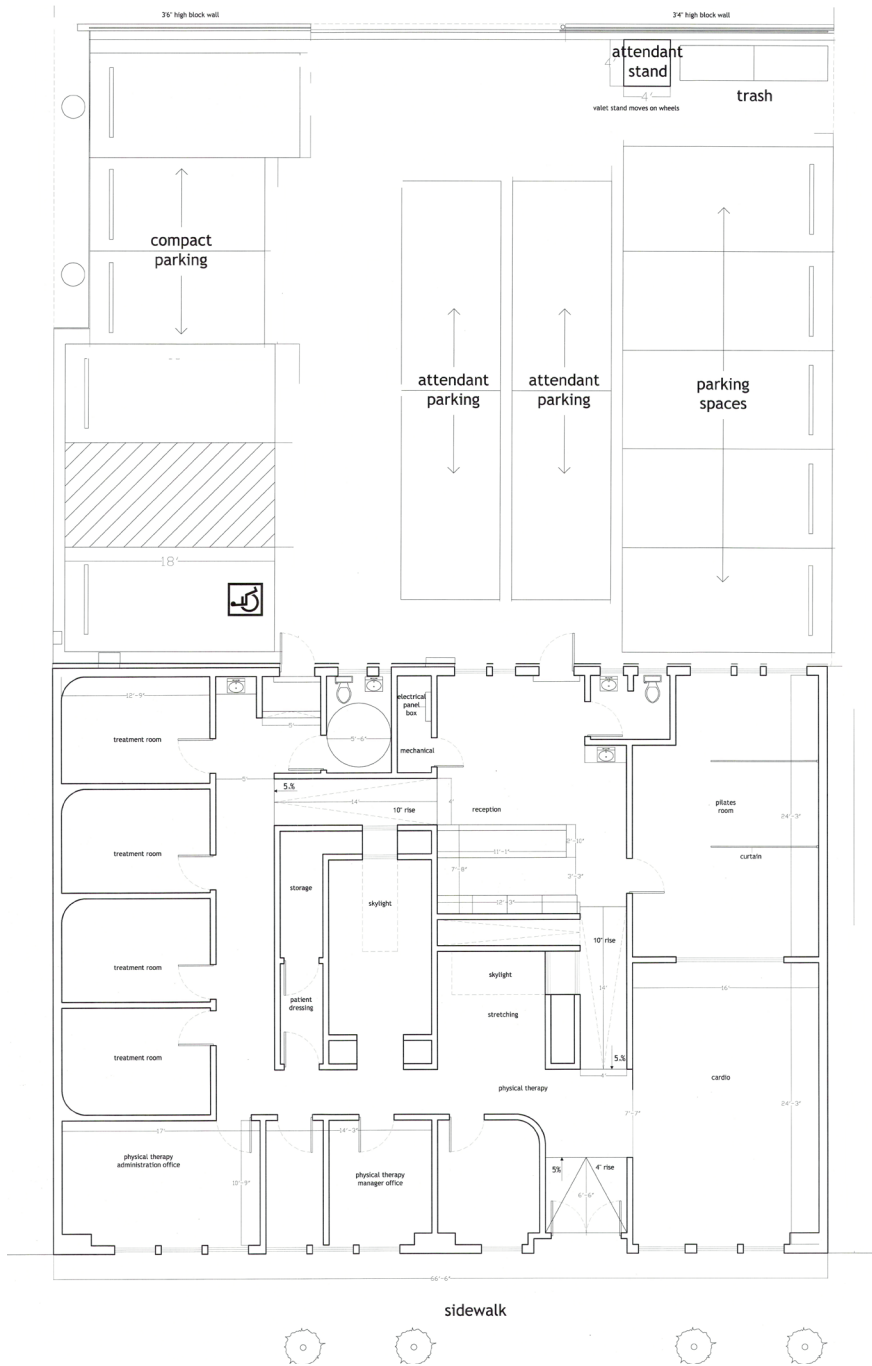
AVAILABLE:	Entire Building 3,168 RSF
LEASE TERM:	Negotiable
LEASE RATE:	\$3.95 per RSF, NNN
PARKING:	14 spaces in gated secure rear lot



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PROPERTY PLANS & PHOTOS

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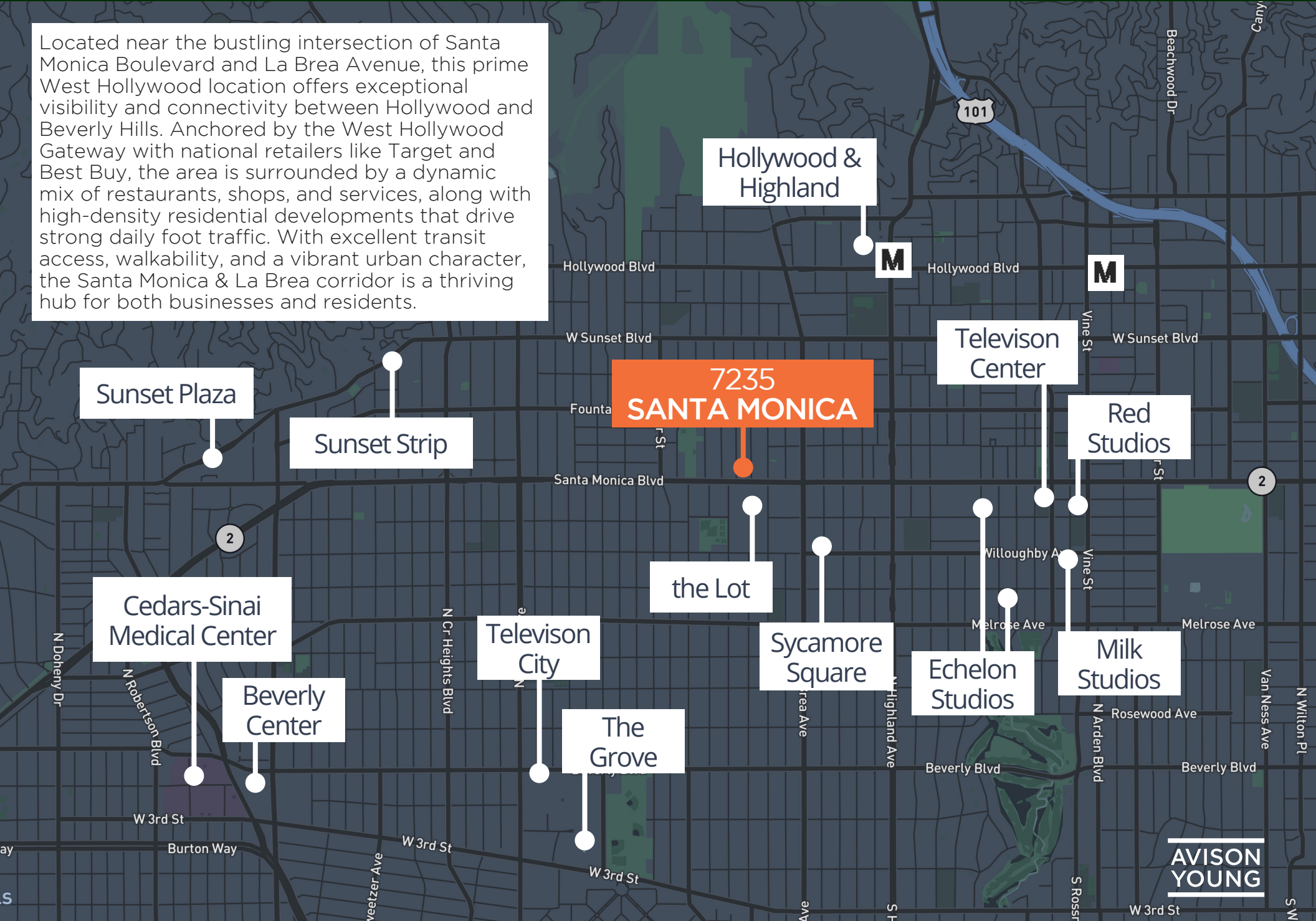


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LOCATION

7235 SANTA MONICA BLVD. WEST HOLLYWOOD

Located near the bustling intersection of Santa Monica Boulevard and La Brea Avenue, this prime West Hollywood location offers exceptional visibility and connectivity between Hollywood and Beverly Hills. Anchored by the West Hollywood Gateway with national retailers like Target and Best Buy, the area is surrounded by a dynamic mix of restaurants, shops, and services, along with high-density residential developments that drive strong daily foot traffic. With excellent transit access, walkability, and a vibrant urban character, the Santa Monica & La Brea corridor is a thriving hub for both businesses and residents.



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