



COMMERCIAL
ASSET GROUP

6601-6613

W. SUNSET BLVD
LOS ANGELES, CA 90026

PROPERTY VIDEO



1-11

SMALL OFFICE SPACES IN
CORNER SUNSET BOULEVARD
MIXED USE PROPERTY FOR LEASE

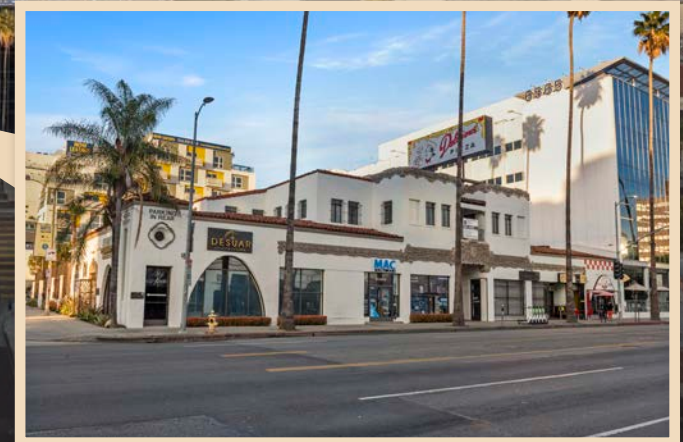
PROPERTY HIGHLIGHTS

- Historic building with amazing character
- Small manageable office spaces
- All offices have been remodeled with hardwood floors, operable windows, exposed brick, and new LED lighting
- Located in an unbelievable dense market with multi-family units (both new and old construction) surrounding the property
- Thousands of new units in development within the market
- Dedicated secure parking lot with 3/1000 parking

OFFICE

SUITE	SIZE (±)	RENT
SUITE 1	400 SF	\$2,300
SUITE 2	175 SF	\$1,000
SUITE 3	320 SF	\$2,000
SUITE 4	80 SF	\$1,000
SUITE 5	186 SF	\$1,500
SUITE 6	500 SF	\$2,750
SUITE 11	335 SF	\$2,300

ALL PRICING IS ON FULL SERVICE GROSS BASIS

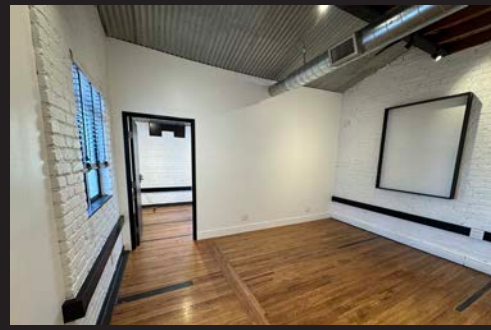


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OFFICE SITE PLAN



INTERIOR PHOTOS



UNIT 1

- Only available unit with a private office within the unit
- Corner unit with operable windows on multiple walls
- Very cool metal ceiling throughout unit
- Hardwood floors, exposed brick and a built in dry erase board

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UNIT 2

- Real hardwood floors
- Small space
- Operable windows
- Built in dry erase board

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UNIT 3

- Only unit with kitchenette
- Grey tile floors
- Multiple sky lights
- Exposed brick

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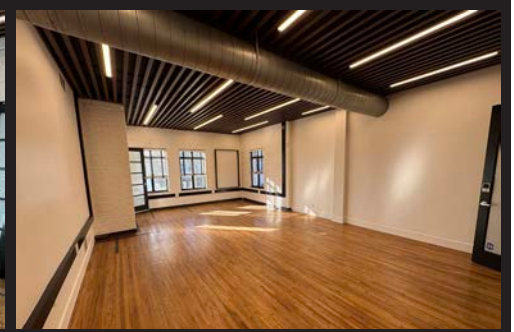
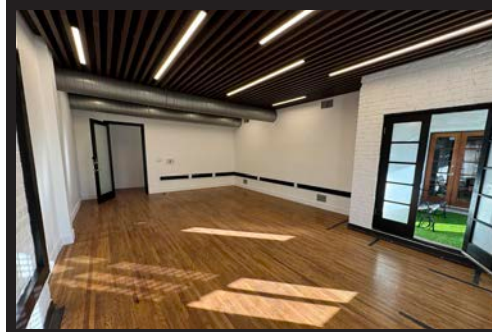
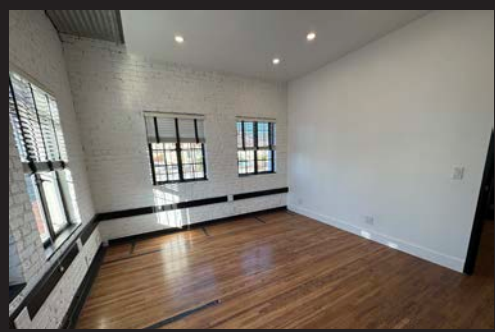
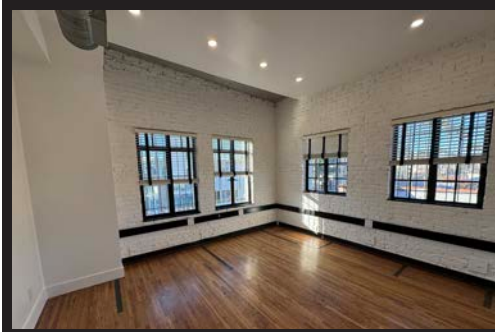
UNIT 4

- Smallest unit
- Meant for 1 or 2 people
- Exposed brick
- Hardwood floors

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INTERIOR PHOTOS



UNIT 5

- Corner unit with multiple operable windows
- Views of Sunset Blvd
- Hardwood floors & exposed brick

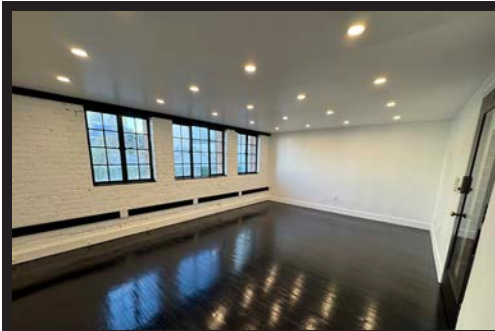
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UNIT 6

- Largest available unit
- Shared outdoor patio
- Views of Sunset Blvd
- Beautifully detailed ceiling
- Hardwood floors, exposed brick and built in dry erase board

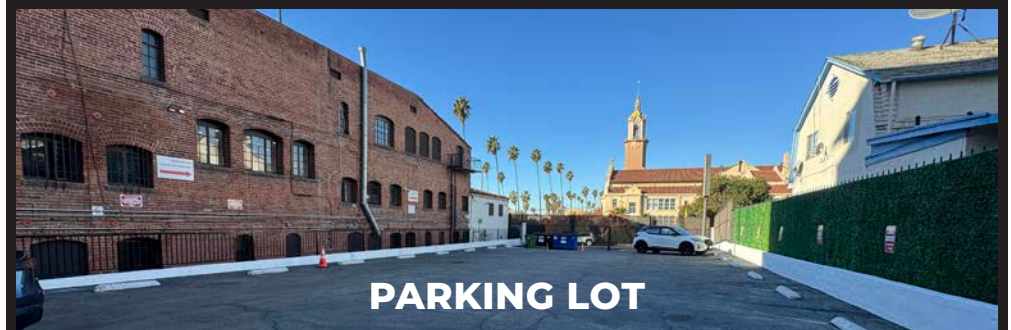
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UNIT 11

- Only unit with dedicated HVAC
- On the mezzanine level so no shared walls
- Multiple operable windows
- Dark hardwood floors

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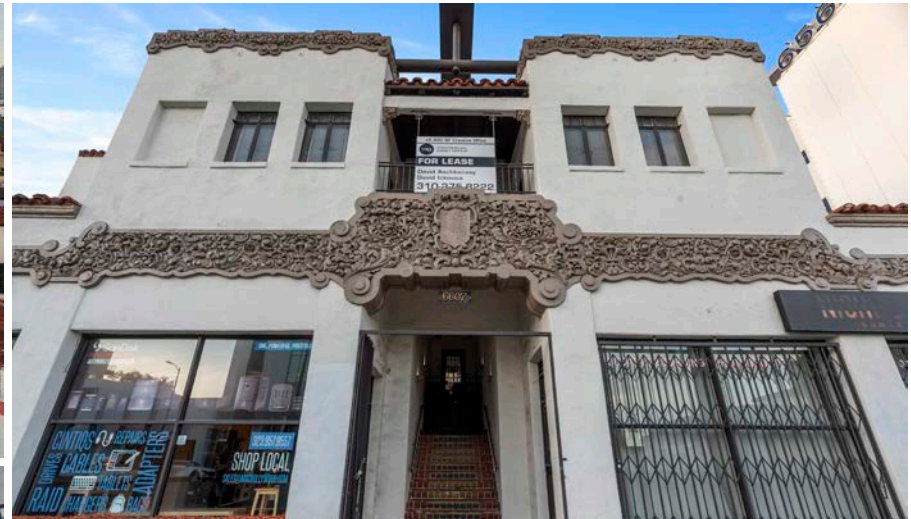
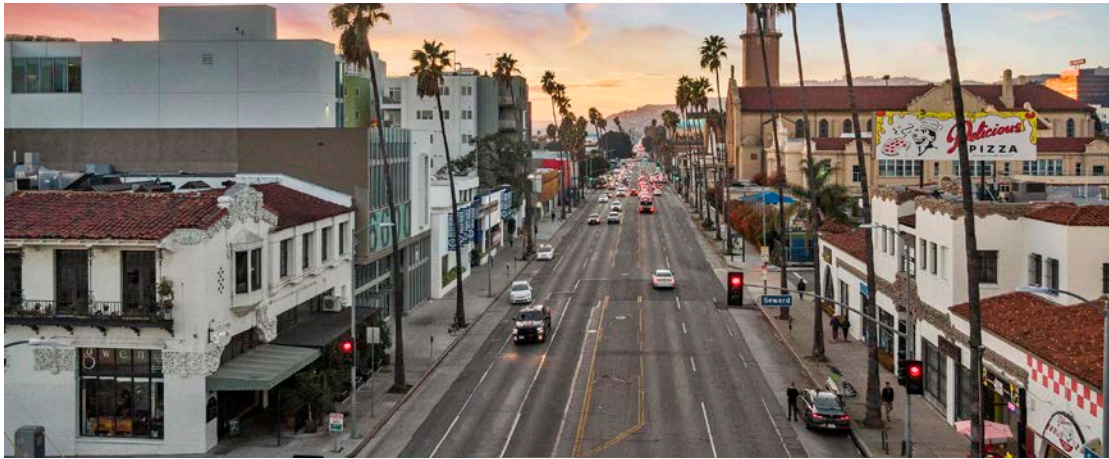


PARKING LOT

PARKING



ADDITIONAL EXTERIOR PHOTOS



AERIAL

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HOLLYWOOD

2021 DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
POPULATION	68,496	182,977	376,771
MEDIAN HOME VALUE	\$946,831	\$1,040,514	\$1,036,618
AVERAGE INCOME	\$83,304	\$97,809	\$93,085



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