

8523
W SUNSET BLVD

YOUR NAME HERE

Beauty Bar
MEDICAL CLINIC

LA CLOTHES

For Lease

WISARA
Wellness Spa

310.694.9841

NEWLY RENOVATED BOUTIQUE OFFICE/RETAIL
BUILDING LOCATED ON THE ICONIC SUNSET BLVD

CBRE

HIGHLIGHTS

- Recently Renovated Office/Retail Space Suitable for a Variety of Uses
- Ample Natural Light Throughout with Operable Windows on Both Sides of the Space and Several Skylights
- Views of Beverly Hills and Miracle Mile
- Features Large Open Work Areas, Numerous Private Offices/Meeting Rooms, Kitchenettes, And Private Restrooms
- Prominent Building-Front Signage Along the Highly Visible and Iconic Sunset Blvd
- Daily Car Count: ±49,277 cars per day



BASCIS

AVAILABILITIES

1,774 SF

SUITE A

1,427 SF

SUITE B

3,201 SF

COMBINED

\$4.00 NNN (\$0.30 NETS)

ASKING RATE

14+ SECURED

PARKING SPACES

NEGOTIABLE

TERM

IMMEDIATE

OCCUPANCY

1,774 SF

SUITE A

1,427 SF

SUITE B

3,201 SF

COMBINED

 SUITE A

 SUITE B



SUTIE A: 1,774 SF



*Suite A can be combined with Suite B

SUTIE A: 1,774 SF



*Suite A can be combined with Suite B

SUTIE A: 1,774 SF



*Suite A can be combined with Suite B

SUTIE B: 1,427 SF



*Suite B can be combined with Suite A

SUTIE B: 1,427 SF



*Suite B can be combined with Suite A

SUTIE B: 1,427 SF



*Suite B can be combined with Suite A



EQUINOX

CHIN CHIN



DRYBAR



sweetgreen
SUNLIFE



SOULCYCLE

STARBUCKS



8519
W SUNSET BLVD

W SUNSET BLVD

AREA AMENITIES





ROUND 1

THE COMEDY STORE

1 HOTEL
west hollywood

KATANA

CASA MADERA

Madeo

aka.

8519
W SUNSET BLVD

KITH

TESSE

RUMBLE

AREA AMENITIES

W SUNSET BLVD



WEST HOLLYWOOD

127,505

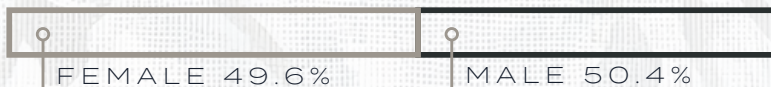
TOTAL HOUSEHOLDS

\$158k

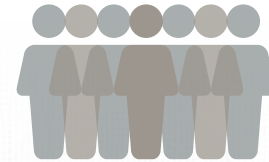
AVERAGE HOUSEHOLD INCOME

\$1.4M

MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS

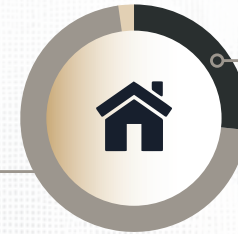


97,667 RESIDENTS



40.3 MEDIAN AGE

63.4% OWN



26.6% RENT



86.6% WHITE COLLAR WORKERS



24.4% GRADUATE OR PROFESSIONAL DEGREE

8523

W SUNSET BLVD

±1,427 SF - ±1,774 SF AVAILABLE

FOR LEASE

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CBRE