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6350 LAUREL CANYON BLVD,
NORTH HOLLYWOOD, CA 91606

FOR LEASE

BROKER BONUS FOR DEALS COMPLETED IN 2026

\$2.00/SF for 3 to 4 year leases

\$5.00/SF for +5 year leases

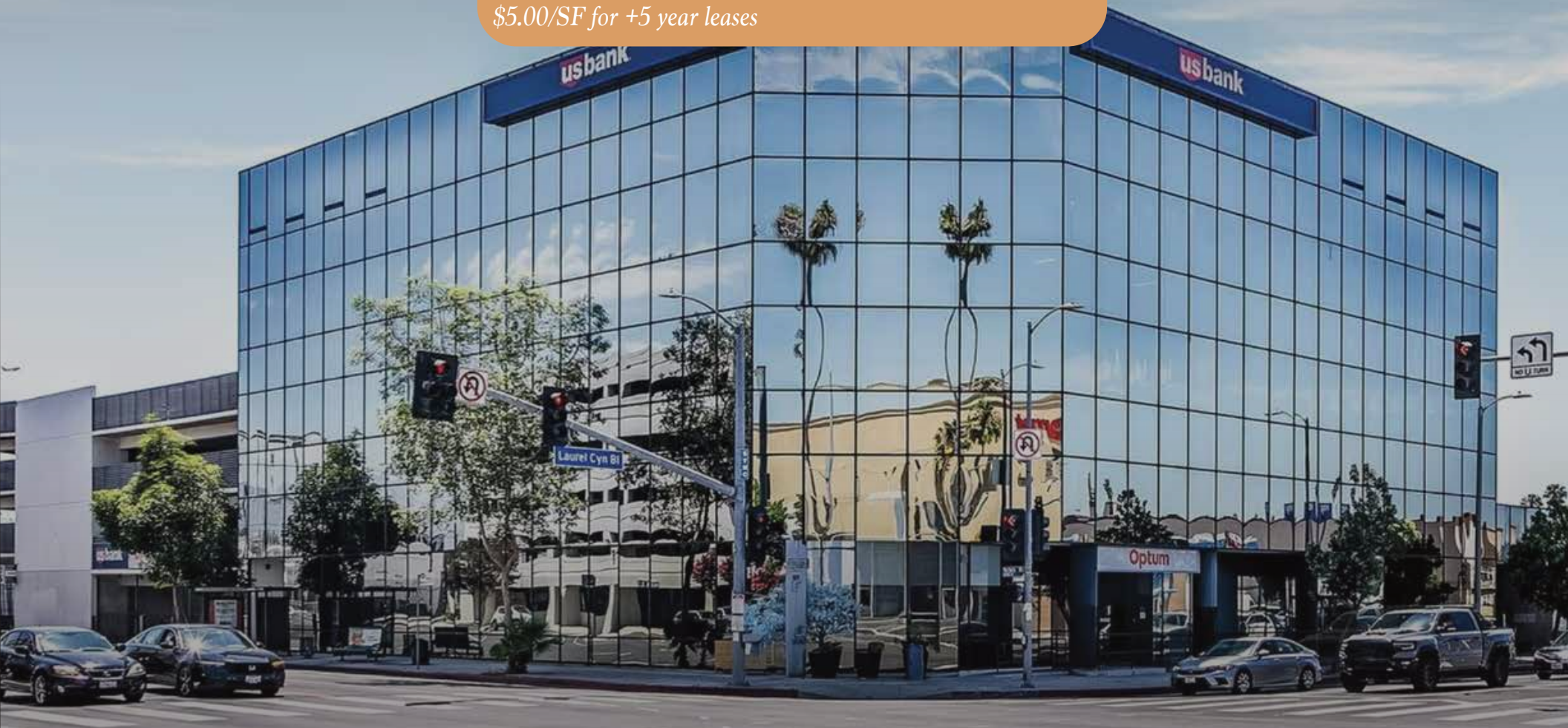




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OFFERING SUMMARY

 \$2.00 FSG

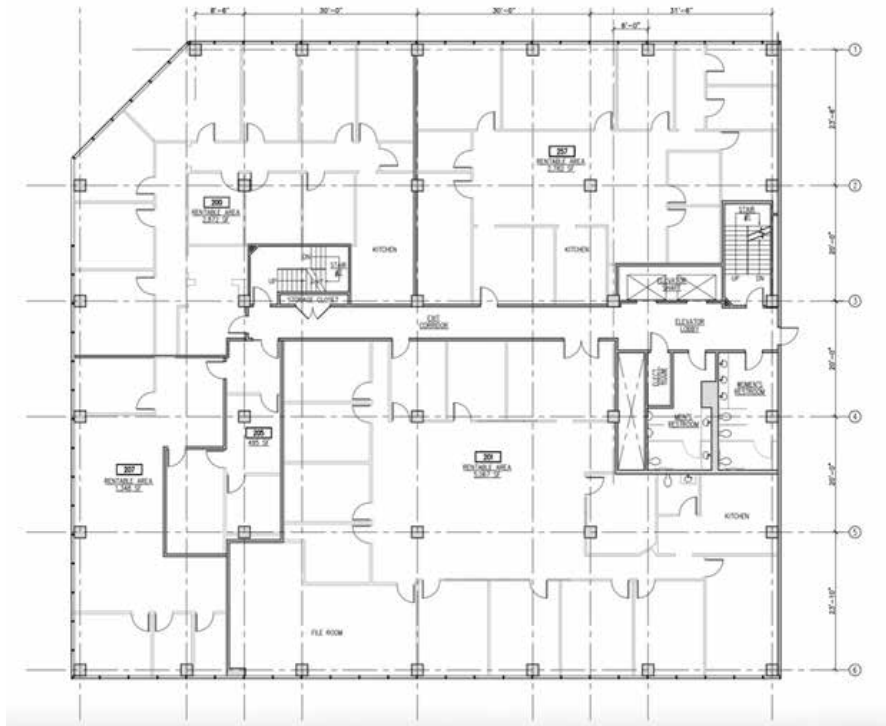
Offers will receive a response within 48 hours of submission.

PROPERTY DESCRIPTION

PROPERTY ADDRESS	6350 LAUREL CANYON BLVD.
CITY, STATE, ZIP	NORTH HOLLYWOOD, CA 91606
BUILDING TYPE	OFFICE
BUILDING SIZE	52,900 SF
PARKING	32 SURFACE PARKING SPACES 110 COVERED PARKING SPACES



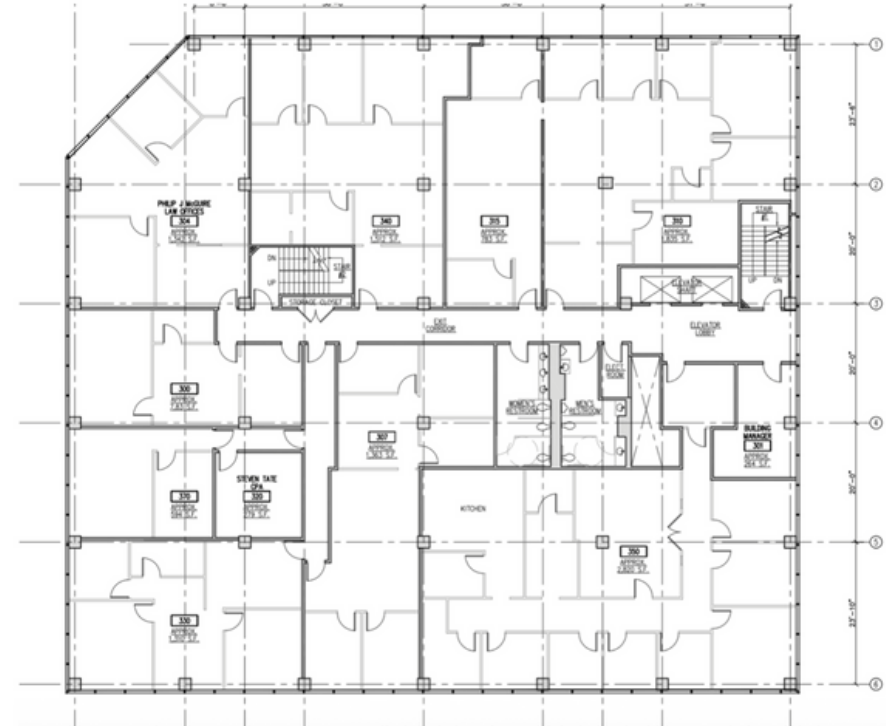
OFFERING SUMMARY



2nd Floor

Suite 200: 2,973 SF

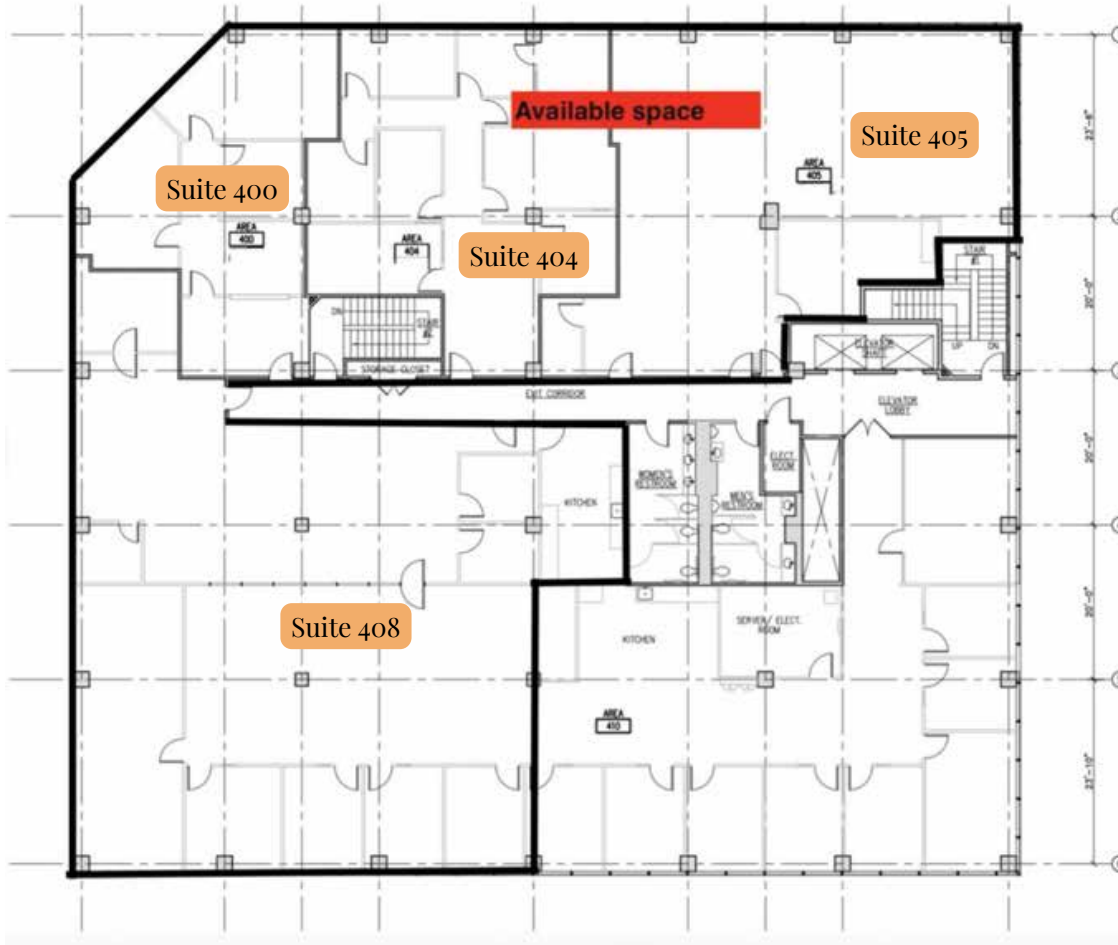
Suite 201: 3,666 SF



3rd Floor

Suite 310: 1,847 RSF

OFFERING SUMMARY



4th Floor

Suite 400: 1,214 RSF

Suite 405: 2,408 RSF

Suite 408: 4,552 RSF

PROPERTY HIGHLIGHTS

- \$1M+ in recent upgrades, including a fully modernized HVAC system and a brand-new roof (completed early 2025).
- New professional management and leasing teams bringing improved service, energy, and a tenant-first experience.
- Strong tenant confidence, with anchor tenant US Bank fully renovating its suite—a clear signal of long-term commitment.
- Optum continues to thrive on the ground floor, reinforcing the building's stability and tenant mix.
- Ideal for tenants seeking a high-performing, well-managed property backed by forward-thinking ownership and a strong community.

LOBBY RENOVATIONS COMING SOON
ENHANCING YOUR BUILDING EXPERIENCE

EXCITING UPGRADES AHEAD
OWNERSHIP HAS RETAINED AN ARCHITECT TO REDESIGN & UPGRADE THE ELEVATOR LOBBIES

TARGETED FLOORS
4th FLOOR
3rd FLOOR
2nd FLOOR

*On-Site Security
Monday through Friday
11:00am to 8:00pm*

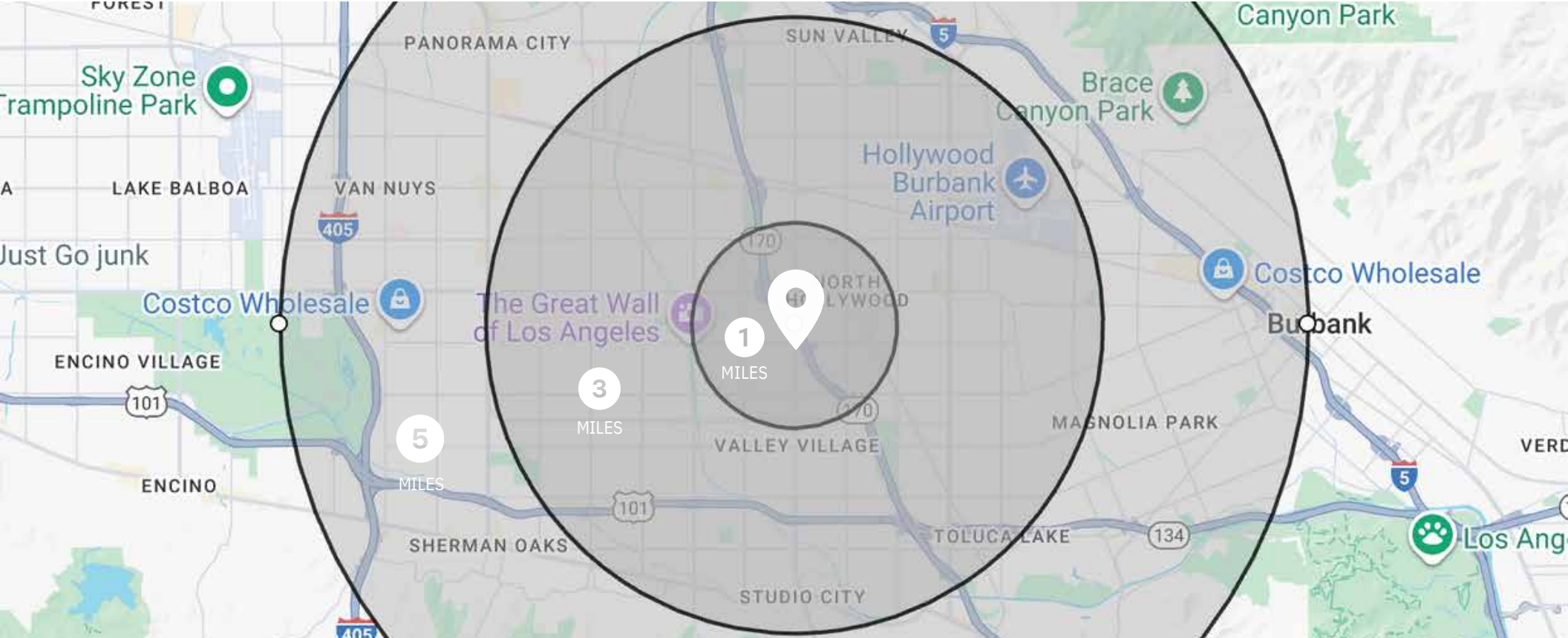
ELEVATOR LOBBY RENOVATIONS
TRANSFORMED SPACE
SIGNIFICANTLY ENHANCE:
BUILDING APPEARANCE & TENANT EXPERIENCE

STAY TUNED FOR UPDATES!

The infographic features a central illustration of an architect at a desk with a laptop and blueprints. To the right is a vertical diagram of a building with three floors (2nd, 3rd, 4th) showing renovation work. Below this is a security guard standing in a hallway. At the bottom, a modern lobby scene shows people interacting. The entire graphic is framed with decorative lines and icons like gears, a pencil, and a thumbs up.

PROPERTY PICTURES





POPULATION

1 MILE: 39,393 PEOPLE
 3 MILES: 309,485 PEOPLE
 5 MILES: 679,503 PEOPLE

HOUSEHOLDS

1 MILE: 14,089
 3 MILES: 113,897
 5 MILES: 242,793

MEDIAN HOUSEHOLD INCOME

1 MILE: \$57,448
 3 MILES: \$68,884
 5 MILES: \$74,227

REGIONAL MAP



Hollywood Freeway






LISTED BY:

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