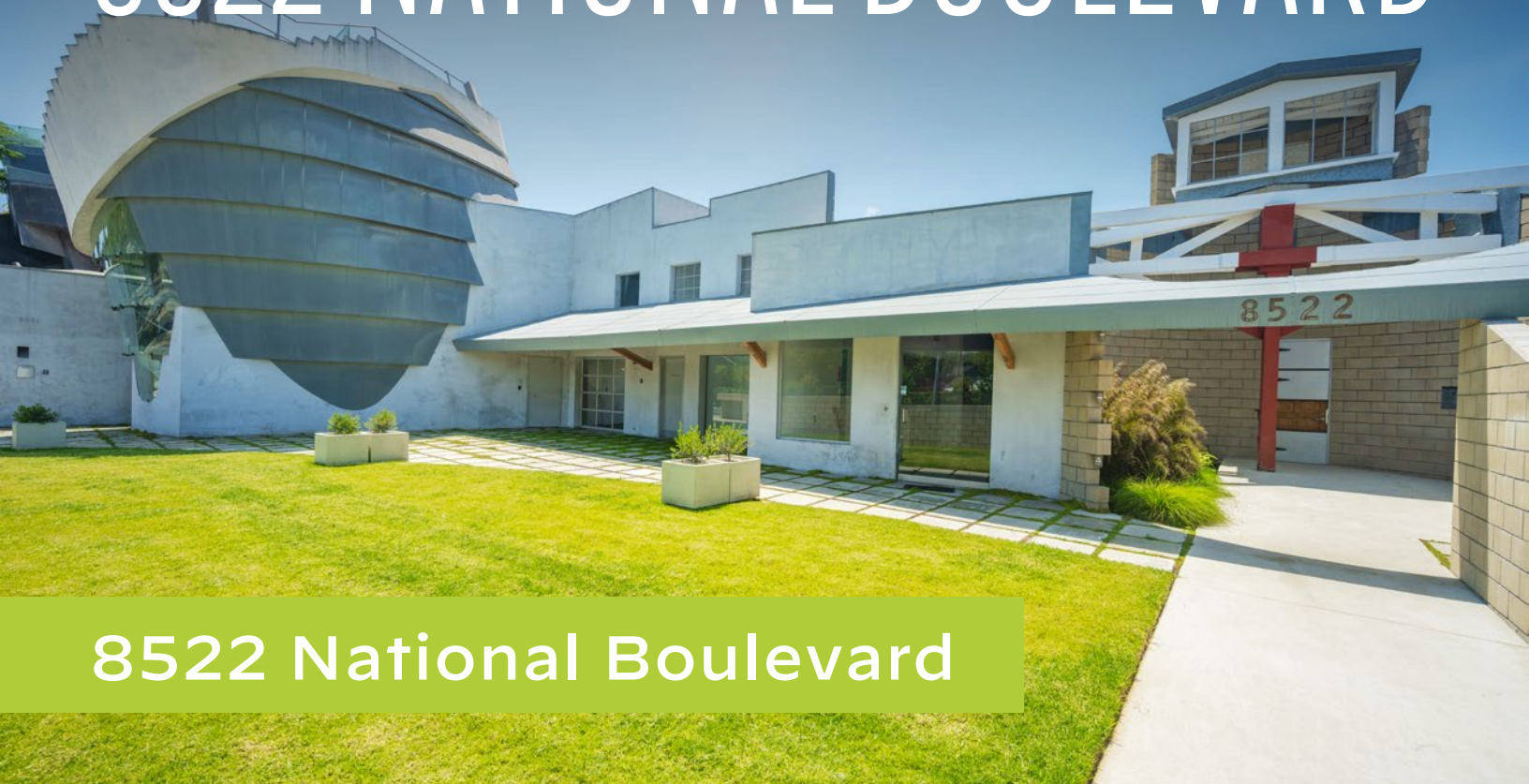


8522 NATIONAL BOULEVARD



8522 National Boulevard

BUILT FOR WHAT'S NEXT

Located in the acclaimed Hayden Tract community, 8522 National Boulevard delivers an award-winning creative office at the crossroads of design and innovation. With soaring ceilings, bright skylights and glass-walled offices, this move-in-ready property perfectly balances modern aesthetics and functionality.

Designed to elevate imagination and fuel creative thinking, this dynamic hub provides seamless access to the Expo Light Rail station and a wealth of nearby dining and retail destinations, all within walking distance of Hayden Avenue and National Boulevard.



AVAILABLE NOW:

SUITE 101 - 17,730 RSF

SUITE 102 - 5,208 RSF

SUITE 104 - 995 RSF

SUITE 106 - 5,959 RSF






SUITE 108 - 1,018 RSF



SPACES THAT WORK FOR YOU

With glass offices, open workspaces, and dedicated conference rooms, 8522 National Boulevard is designed for creativity and collaboration.

AVAILABLE NOW:

-  Suite 101 - 17,730 RSF
-  SUITE 102 - 5,208 RSF
-  SUITE 104 - 995 RSF
-  SUITE 106 - 5,959 RSF
-  SUITE 108 - 1,018 RSF



THE FOREFRONT OF LA'S CREATIVE SCENE

8522 National Boulevard empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like HBO, Apple, and Disney Digital. This dynamic location offers a hub of inspiration, providing endless opportunities to connect and collaborate with top minds in tech, media, and entertainment.



BALLONA CREEK BIKE PATH

METRO EXPO LINE

PARKING RATIO: 3:1,000 RSF
\$175 UNRESERVED | \$275 RESERVED



YOUR LINK TO THE CITY

With easy access to I-405 and I-10, 8522 National Boulevard puts you minutes from West Los Angeles, Santa Monica, and Century City, streamlining your daily commute. The nearby Ballona Creek Bike Path, a favorite among walkers, runners, and bikers, offers a scenic route straight to Santa Monica Bay, connecting you to the best of the Westside.



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