

NEWLY RENOVATED
CREATIVE OFFICE SPACE
FOR SUBLEASE



AVAILABLE
OFFICE SPACE

LARCHMONT VILLAGE SHOPPING DISTRICT

LARCHMONT VILLAGE SHOPPING DISTRICT



LARCHMONT
MERCANTILE

126-148
N LARCHMONT BOULEVARD
HANCOCK PARK

FOR INQUIRIES

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Larchmont Village

1965 view of neighborhood / Security Pacific National Bank Photo Collection / Los Angeles Public Library



LARCHMONT VILLAGE SHOPPING DISTRICT

Outdoor Shopper's Paradise FOR LOS ANGELES



Clockwise from top left: Getty House / Los Angeles Herald Examiner Photo Collection / Los Angeles Public Library, Howard Hughes' estate / Los Angeles Herald Examiner Photo Collection / Los Angeles Public Library, Windsor Boulevard residence / Security Pacific National Bank Photo Collection / Los Angeles Public Library, Color modified photograph of Hancock Park Street by Joseph Plotz under Creative Commons license**, Pierpont Davis residence / Security Pacific National Bank Photo Collection / Los Angeles Public Library

Larchmont Village Shopping District, the heart of affluent and historic Hancock Park, has long been recognized as the hidden gem of Los Angeles. As one of the only, and perhaps the original, high-traffic pedestrian retail streets in the city, it's a classic intersection of contemporary trend-setting and homegrown sincerity.

Every Angeleno knows and loves the Village, which has been a destination for Hollywood industry and media professionals for decades,



especially from nearby Paramount Studios and now Netflix as well as other businesses located in the surrounding area. Even many in-the-know tourists make it a destination. That's because, unlike any other neighborhood in Los Angeles, Larchmont is recognized as authentic and soulful. It's a California version of a Main Street community, immediately likable and effusively charming with its collection of distinctive fashion brands, vibrant cafes, diverse restaurants and retail destinations.



34 Million Square Feet of Office in a 3 Mile Radius

Nearby Tenants include: Paramount / Netflix / BuzzFeed / Technicolor / CNN / Showtime / Live Nation / Viacom / SiriusXM / Quibi / KTLA



Businesses on Larchmont Boulevard / Security National Bank Photo Collection / Los Angeles Public Library

Larchmont Mercantile



Larchmont Mercantile is the most distinctive project on the street, located on the best block in the Village. It offers the largest contiguous street frontage in the neighborhood which, beyond generating a cohesive vision to the built environment, also plays a key role in representing the Larchmont Village Shopping District's future. With 14 contiguous retail stores and 4 unique architectural facades, Larchmont

Mercantile features generously-sized storefronts and shallow 60-foot bay depths. It spans over more than 17,000 square feet of commercial space, with storefronts that range in size from 993 to 1,311 square feet. The Larchmont Mercantile offers signage and secured rear entrances for each retail store, as well as a spacious parking lot inclusive of ~60 parking spaces* with valet assist and an entrance just adjacent.



Color modified photograph of Larchmont sidewalk by Wikimedia user Arspickles17 under Creative Commons license**

The scale and walkability of the Larchmont Village Shopping District reinforces the experience of a unique small town gem.

LARCHMONT MERCANTILE
Snapshot of

136 1/2 Larchmont Blvd - Unit 201B

±883 SF Available

Newly Renovated Creative Office Space

Dramatic High Ceilings

Beautifully renovated with hardwood floors,
new windows, new HVAC system, secure
entrance to space
and new restroom



Re-imagined by Gensler

Parking Ingress/Egress
from Larchmont Boulevard

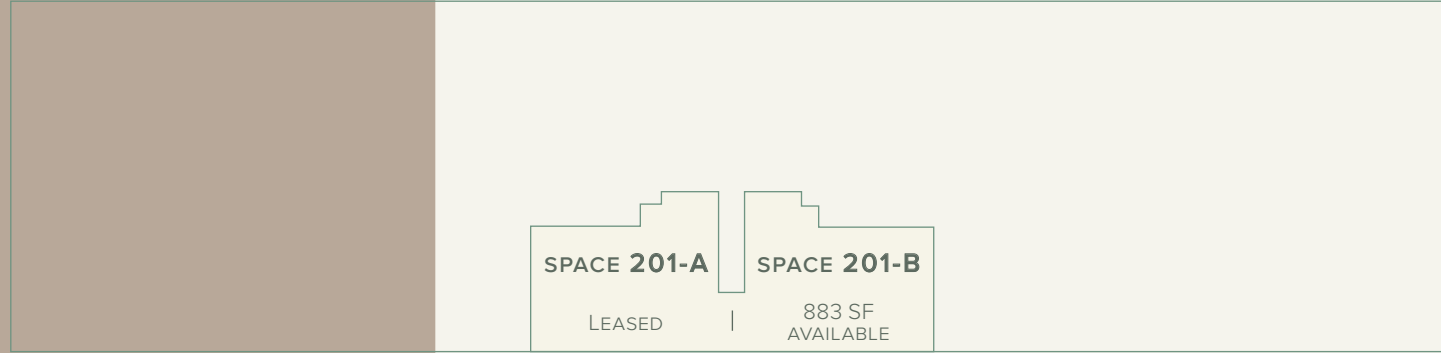
Employee Parking available
at Prevailing Rates in a
secure rear lot



Spaces

LARCHMONT MERCANTILE

Second Floor



BUILDING
DIAGRAM 1.



First Floor

TO PARKING

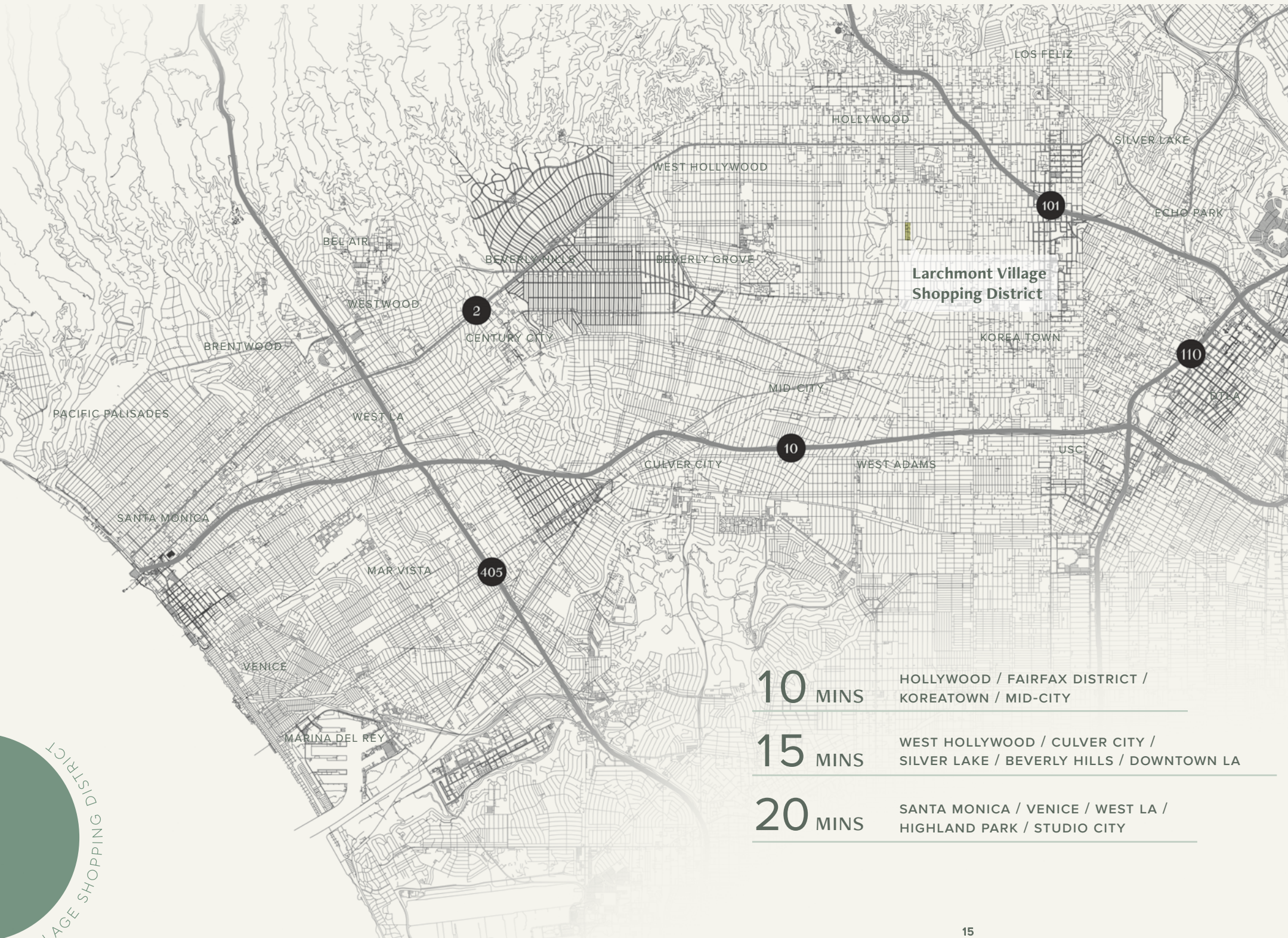
SPACE 101	SPACE 102	SPACE 103	SPACE 104	SPACE 105	SPACE 106	SPACE 107	SPACE 108	SPACE 109	SPACE 110	SPACE 111	SPACE 112	SPACE 113	SPACE 114
993 SF	1,311 SF	1,267 SF	1,014 SF	991 SF	1,014 SF	1,100 SF	1,098 SF	1,010 SF	994 SF	1,006 SF	1,275 SF	LEASED	1,052 SF
~13'-8" CEILING HEIGHT	~13'-10" CEILING HEIGHT	~13'-8" CEILING HEIGHT	~13'-6" CEILING HEIGHT	~13'-4" CEILING HEIGHT	~13'-0" CEILING HEIGHT	~13'-4" CEILING HEIGHT	~13'-4" CEILING HEIGHT	~14'-1" CEILING HEIGHT	~13'-9" CEILING HEIGHT	~12'-7" CEILING HEIGHT	~13'-0" CEILING HEIGHT		~14'-8" CEILING HEIGHT

- BUILDING STYLE 1
- BUILDING STYLE 2
- BUILDING STYLE 3
- BUILDING STYLE 4

LARCHMONT BLVD

BUILDING
DIAGRAM 2.

It Takes A City
TO MAKE THIS VILLAGE



Larchmont Village Shopping District

- 10 MINS** HOLLYWOOD / FAIRFAX DISTRICT / KOREATOWN / MID-CITY
- 15 MINS** WEST HOLLYWOOD / CULVER CITY / SILVER LAKE / BEVERLY HILLS / DOWNTOWN LA
- 20 MINS** SANTA MONICA / VENICE / WEST LA / HIGHLAND PARK / STUDIO CITY

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*Conceptual, subject to change.

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CBRE

Larchmont Village

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