

Prime WeHo Retail / Office Building

8752 Holloway Dr, West Hollywood, CA 90069

Presented By:
THE Real Estate Agency



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Property Details

8752 Holloway Drive presents a rare opportunity to lease a distinctive boutique commercial building in one of West Hollywood's most prestigious and sought-after business districts. Located just one block from the iconic Sunset Strip within the coveted Holloway Triangle, the property offers an exceptional combination of architectural character, flexibility, and immediate access to the area's premier hospitality, entertainment, design, and creative industries.

Spanning approximately 3,196 square feet across four levels, the building features abundant natural light, warm wood-paneled interiors, exposed beam ceilings, leaded glass accents, a fireplace, multiple private offices, conference areas, kitchen facilities, balconies, and a private rooftop terrace with panoramic city views.

The property may be leased in its entirety or divided into two separate premises. One tenant may lease the lower two levels, which are ideally suited for retail, showroom, gallery, wellness, medical aesthetics, or office use with excellent street presence and accessibility. A second tenant may lease the upper two levels, which provide an ideal setting for creative office, executive suites, professional services, entertainment, or boutique headquarters, complete with expansive workspaces, private offices, balconies, and a rooftop terrace.

The flexible floor plan accommodates a wide range of users, including creative agencies, entertainment companies, family offices, fashion and design firms, luxury showrooms, consulting firms, and boutique corporate headquarters.

Situated steps from Soho House, Chateau Marmont, Sunset Tower Hotel, Equinox, Nobu, BOA Steakhouse, Catch, and numerous world-renowned restaurants, hotels, and private clubs, the property provides an unparalleled business environment in one of Southern California's most dynamic commercial corridors. The Sunset Specific Plan zoning supports a broad range of commercial uses, making this an exceptional leasing opportunity in the heart of West Hollywood.

Rental Rate:	\$60.00 - \$96.00 /SF/YR
Total Space Available:	3,196 SF
Max. Contiguous:	1,828 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	A
Rentable Building Area	3,196 SF
:	
Year Built:	1946
Walk Score ®:	80 (Very friendly)
Transit Score ®:	80 (Very friendly)
Rental Rate Mo:	\$8.00 /SF/MO

Price: \$60.00 - \$96.00 /SF/YR

- Boutique ±3,196 SF commercial building
- Prime West Hollywood location just one block from the Sunset Strip
- Prestigious Holloway Triangle address
- Four-level retail / creative office layout
- Private rooftop terrace with panoramic city views
- Character-rich architecture with timeless design elements

View the full listing here: <https://www.loopnet.com/Listing/8752-Holloway-Dr-West-Hollywood-CA/41753872/>

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Listing spaces

Basement	Space Available:	908 SF
	Rental Rate:	\$96.00 /SF/YR
	Contiguous Area:	1,828 SF
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	Negotiable

The basement level consists of 2 suites, a kitchenette, an aquarium, laundry area, bathroom, storage and closets, and a patio.

1st Floor	Space Available:	920 SF
	Rental Rate:	\$96.00 /SF/YR
	Contiguous Area:	1,828 SF
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	Negotiable

Main level consists of 2 large offices, a bathroom with a shower, and access to other level.

2nd Floor

Space Available:	988 SF
Rental Rate:	\$60.00 /SF/YR
Contiguous Area:	1,368 SF
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	Negotiable

2nd floor has 4 spacious offices with a private bathroom and balcony

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Listing spaces

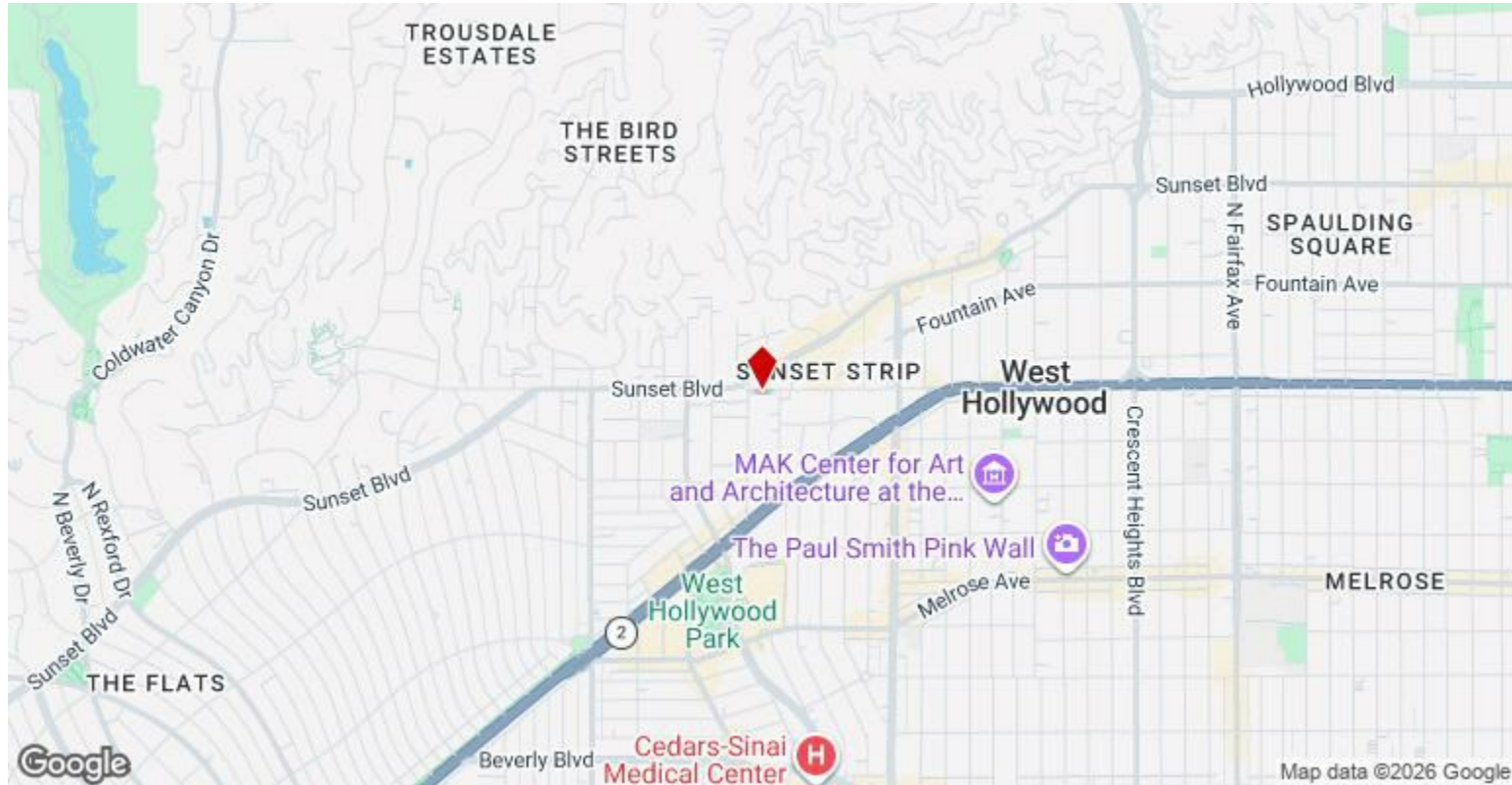
3rd Floor	Space Available:	380 SF
	Rental Rate:	\$60.00 /SF/YR
	Contiguous Area:	1,368 SF
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	Negotiable

3rd floor consists of 3 offices and an approximate 500 sq ft rooftop terrace with panoramic views from downtown to the ocean

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Location



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Property Photos



Primary Photo



Building Photo

Prime WeHo Retail / Office Building

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Property Photos



Building Photo



Interior Photo

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Property Photos



Interior Photo



Building Photo

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Building Photo



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1ST FLOOR
±920 SF

Entry foyer, kitchen, storage, two offices, bathroom

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BASEMENT LEVEL
±908 SF

Reception, fireplace-anchored conference room, bathroom with shower

8752 HOLLOWAY DR. WEST HOLLYWOOD, CA 90069

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2ND FLOOR
±988 SF

Secondary reception, four private offices, bathroom

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3RD FLOOR
±380 SF

ROOFTOP TERRACE ±495 SF

Three private offices, electrical, rooftop terrace access

8752 HOLLOWAY DR. WEST HOLLYWOOD, CA 90069

TOTAL BUILDING ± 3,196 SF

All dimensions approximate. Buyer to verify.

Plat Map

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