

BOX & BEEHIVE

8520 National Blvd

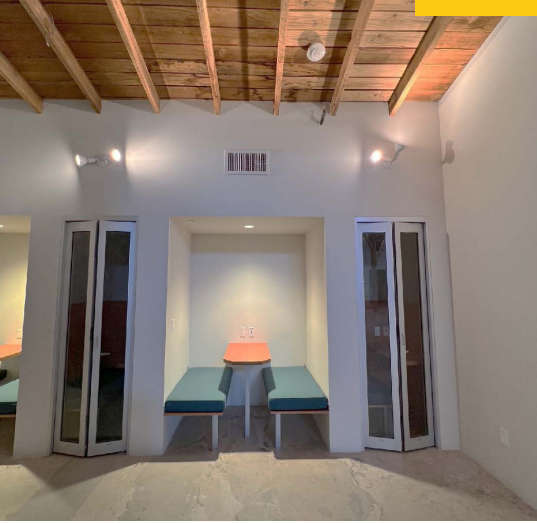
WHERE VISION MEETS SPACE

8520 National combines dynamic creative office space with award-winning architecture, a striking exterior, and abundant natural light to fuel inspiration. Located on National Boulevard near Hayden Avenue in the renowned Hayden Tract community, this Eric Owen Moss-designed property features private offices, collaborative spaces, and seamless access to the Expo Light Rail and top dining options.



AVAILABLE NOW: SUITE A - 13,945 RSF

AVAILABLE NOW: SUITE B - 11,307 RSF



DESIGNED FOR WHAT'S NEXT

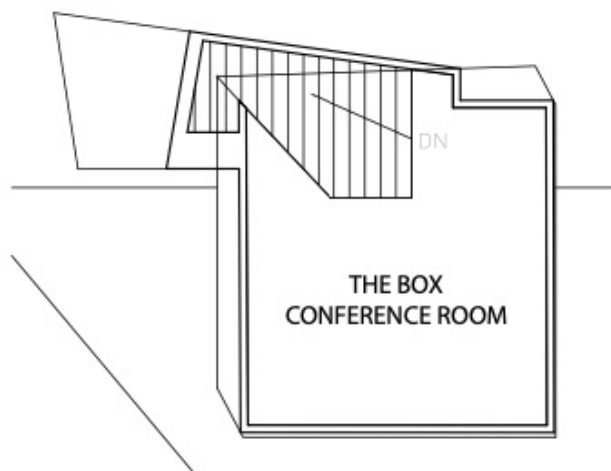
The Box offers a seamless mix of private offices, open work areas, and conference rooms, enhanced by a kitchen, bike storage, and ample natural light that inspires big ideas.

AVAILABLE NOW: SUITE A - 13,945 RSF

1ST FLOOR



2ND FLOOR







WHERE WORK SHINES

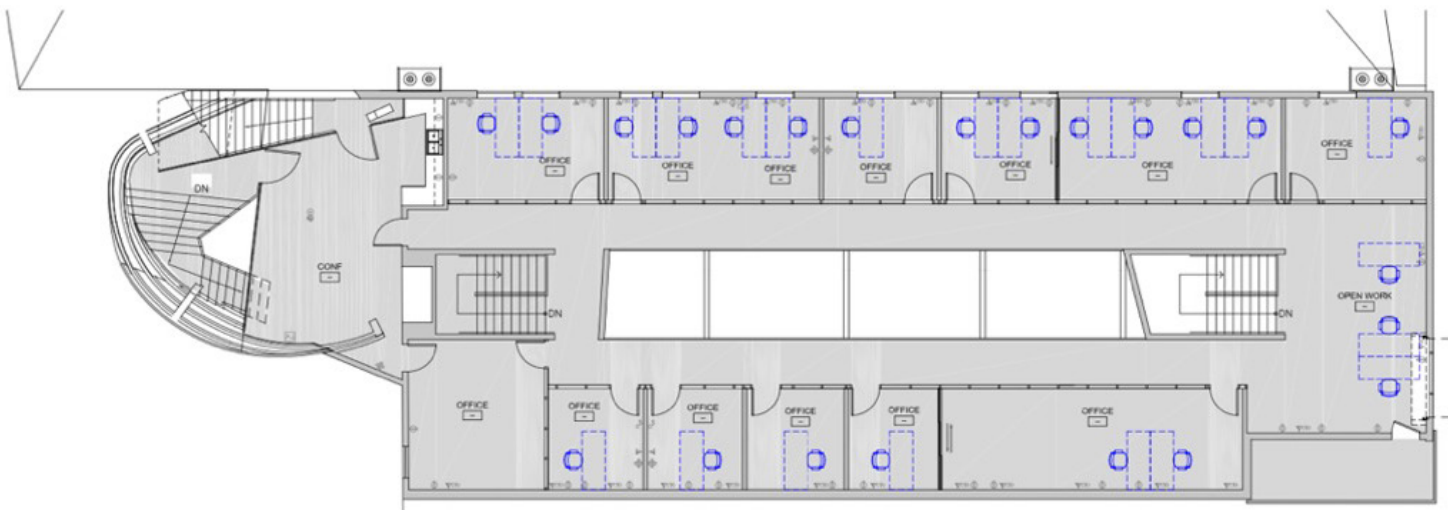
Beehive offers two floors of thoughtfully designed workspace, with private offices, open coworking zones and conference rooms, all enhanced by generous natural light that fosters creativity and focus.

AVAILABLE NOW: SUITE B - 11,307 RSF

1ST FLOOR



2ND FLOOR



THE FOREFRONT OF LA'S CREATIVE SCENE

8520 National empowers you to thrive in the creative epicenter of Westside LA, surrounded by industry leaders like HBO, UCLA, and Apple. 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, 8520 National 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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