



# OFFICE SPACE FOR LEASE

**6350 Laurel Canyon Blvd.  
North Hollywood, CA 91606**

**\$2.25 per square foot/month**



COMMERCIAL  
BROKERS  
INTERNATIONAL

11766 WILSHIRE BOULEVARD, SUITE 1120,  
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## HIGHLIGHTS

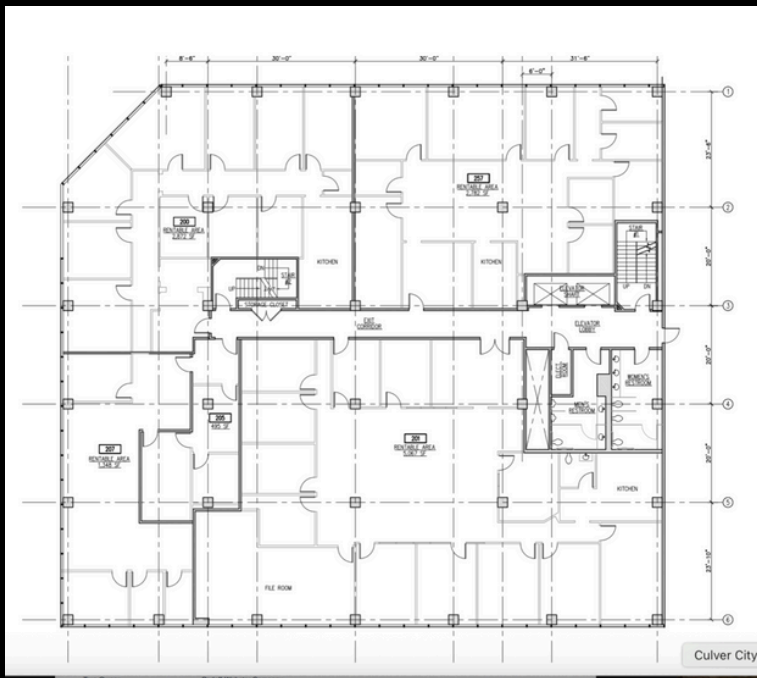
6350 Laurel Canyon isn't just another office building: it's a space with real momentum.

Following **over \$1 million in upgrades**, including a complete modernization of the HVAC system and a brand-new roof completed in early 2025, the property is positioned for long-term performance and tenant comfort.

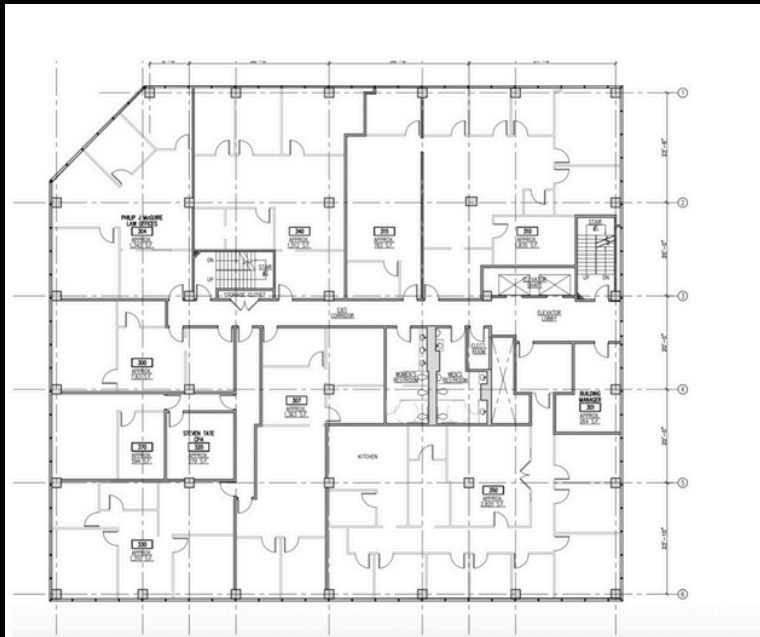
Ownership's commitment to quality is now backed by **new professional management and leasing teams**, bringing fresh energy, responsive service, and a tenant-focused approach to every aspect of the experience.

Long-standing tenants share the same confidence in the building's future. US Bank, a major anchor tenant, is currently undergoing a full renovation of its suite, an unmistakable sign of long-term commitment. Meanwhile, also on the ground floor, anchor tenant Optum continues to thrive in its space.

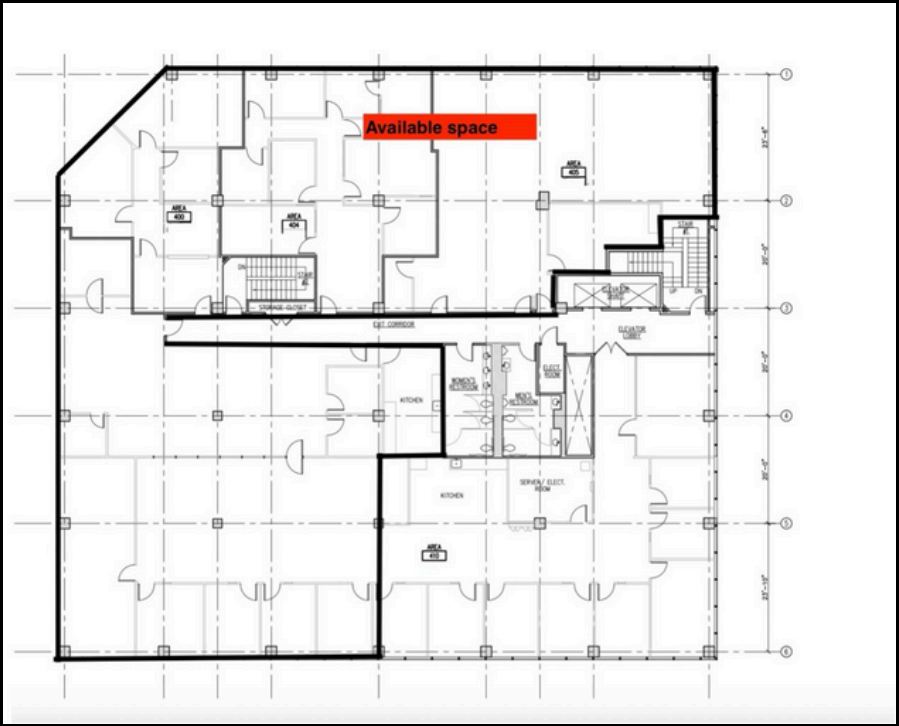
If you're looking for a professionally managed, high-performing property with forward-thinking ownership and a strong tenant community, this is the place to grow.



**2nd Floor ~ Suite 200 2,973 RSF**



**3rd Floor ~ Suite 310 1,847 RSF**



**4th Floor ~ Suite 400\* 1,214 RSF**

**Suite 404\* 1,674 RSF**

**Suite 405\* 2,408 RSF**

**Suite 408\* 4,552 RSF**

**\*Contiguous**



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