

FOR SALE OR LEASE

67  35

SELMA AVE

CBRE

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MUEHLSTEIN CRE

Redefine Your Space

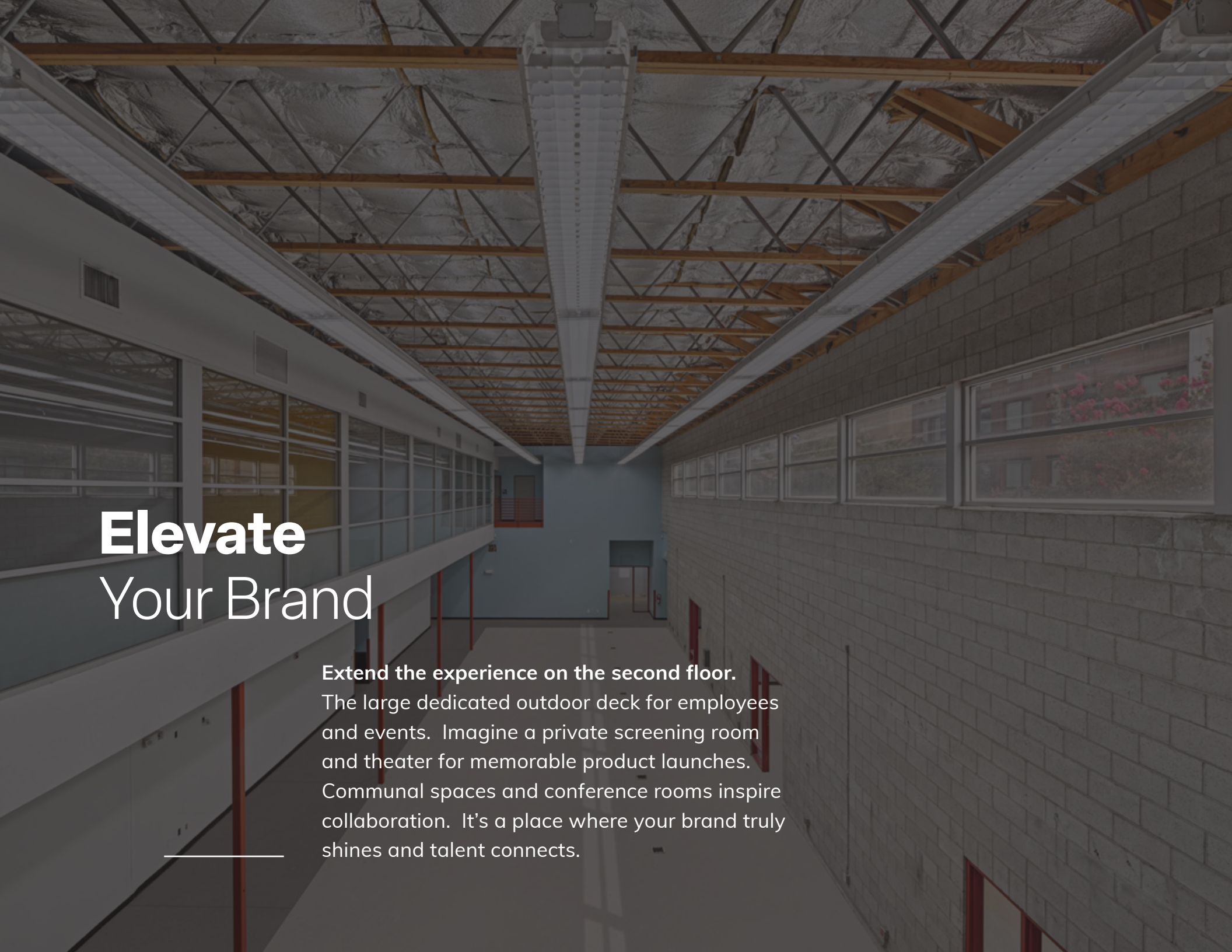
Announce your brand with this iconic location. This captivating space is more than a building; it's a statement. The two-story lobby and high ceilings, along with the open floor plan offers boundless possibilities. **We envision a space where innovation and inspiration meet, ideal for a headquarters, Flex/R&D space or showroom.**



A ten-plus person **screening room** with a **state of the art projection system** for an immersive experience



Dedicated outdoor deck, theater/ screening room, and private offices



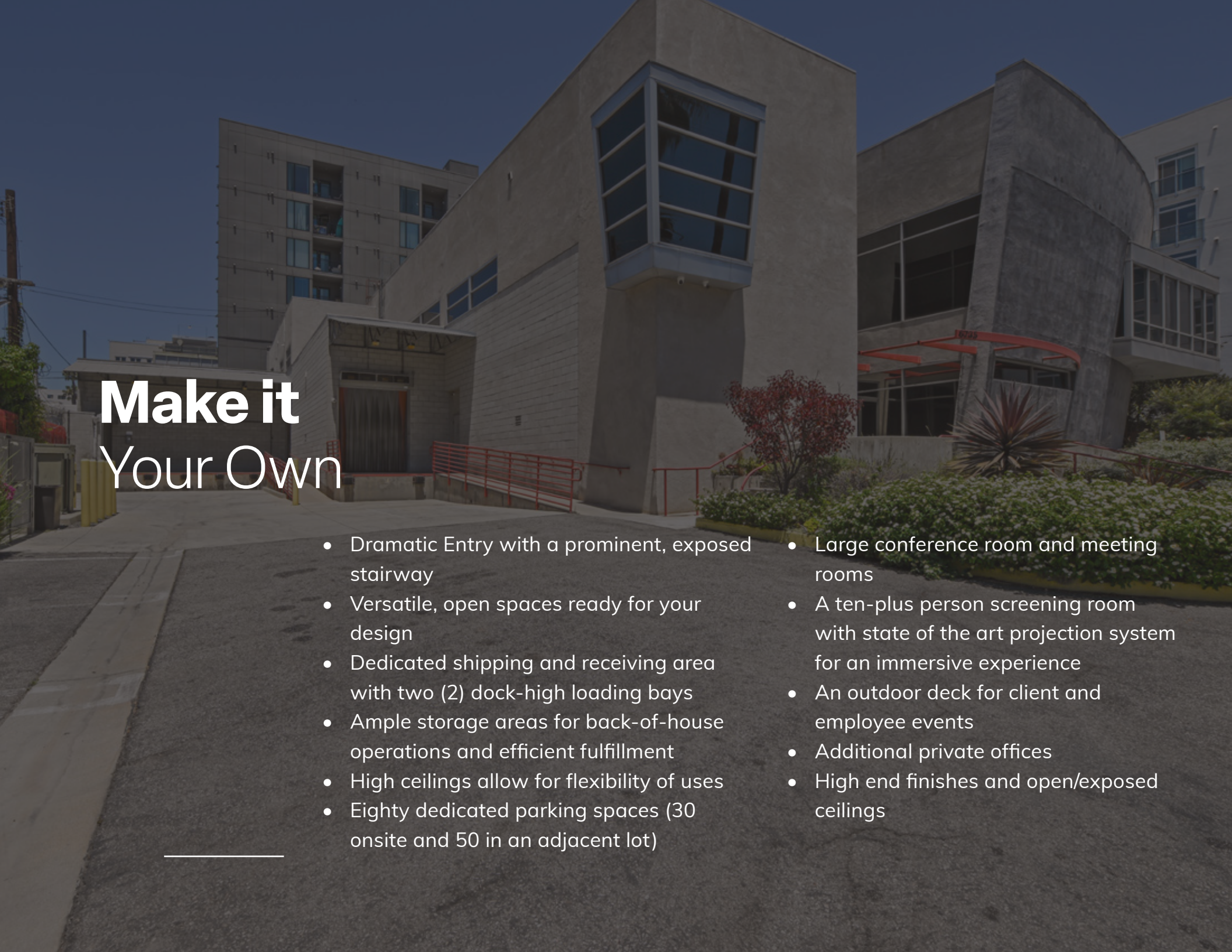
Elevate Your Brand

Extend the experience on the second floor.

The large dedicated outdoor deck for employees and events. Imagine a private screening room and theater for memorable product launches. Communal spaces and conference rooms inspire collaboration. It's a place where your brand truly shines and talent connects.



**Freestanding
Campus
provides
Flexibility
and Excellent
Brand
Visibility**



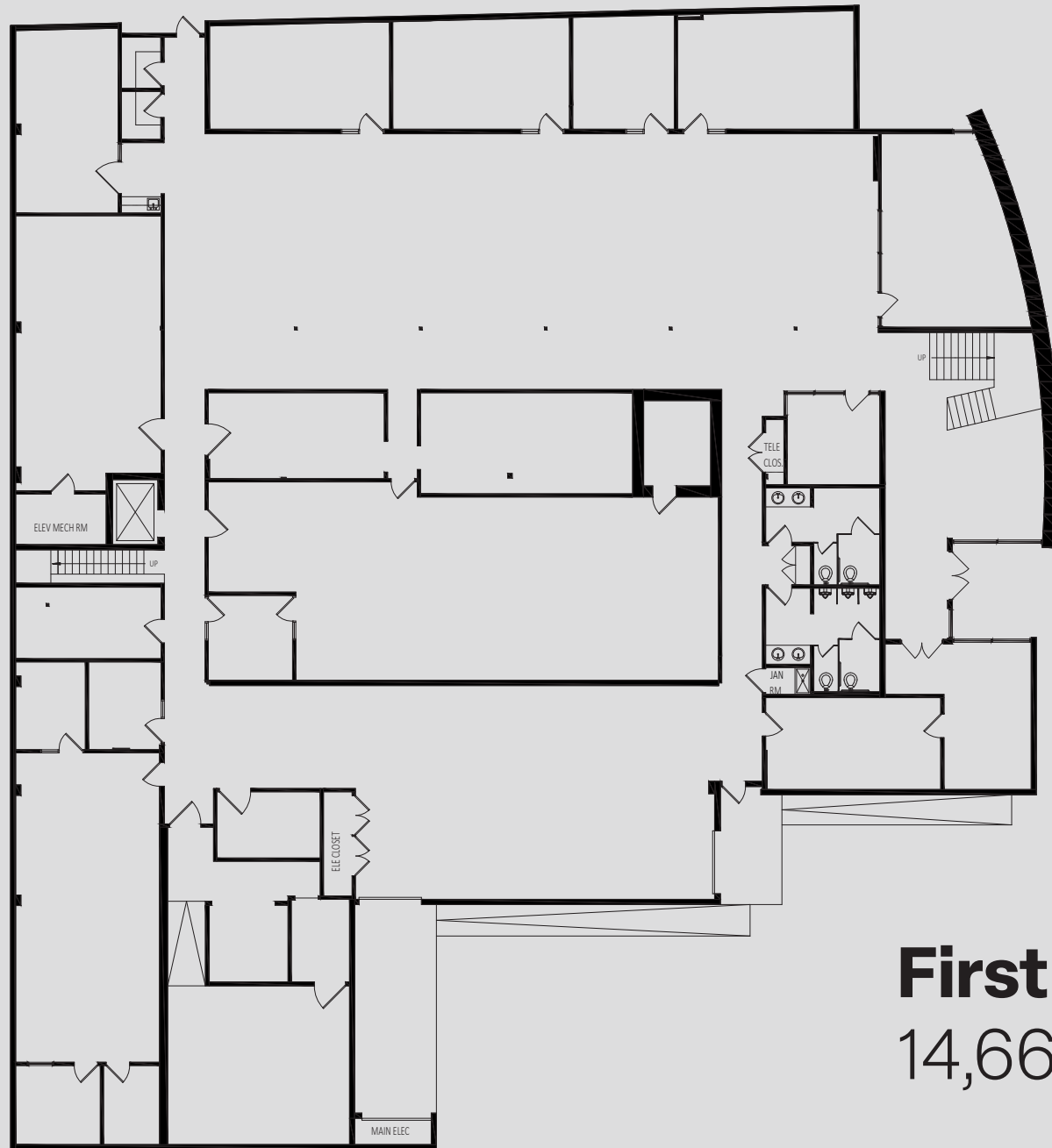
Make it Your Own

- Dramatic Entry with a prominent, exposed stairway
 - Versatile, open spaces ready for your design
 - Dedicated shipping and receiving area with two (2) dock-high loading bays
 - Ample storage areas for back-of-house operations and efficient fulfillment
 - High ceilings allow for flexibility of uses
 - Eighty dedicated parking spaces (30 onsite and 50 in an adjacent lot)
 - Large conference room and meeting rooms
 - A ten-plus person screening room with state of the art projection system for an immersive experience
 - An outdoor deck for client and employee events
 - Additional private offices
 - High end finishes and open/exposed ceilings
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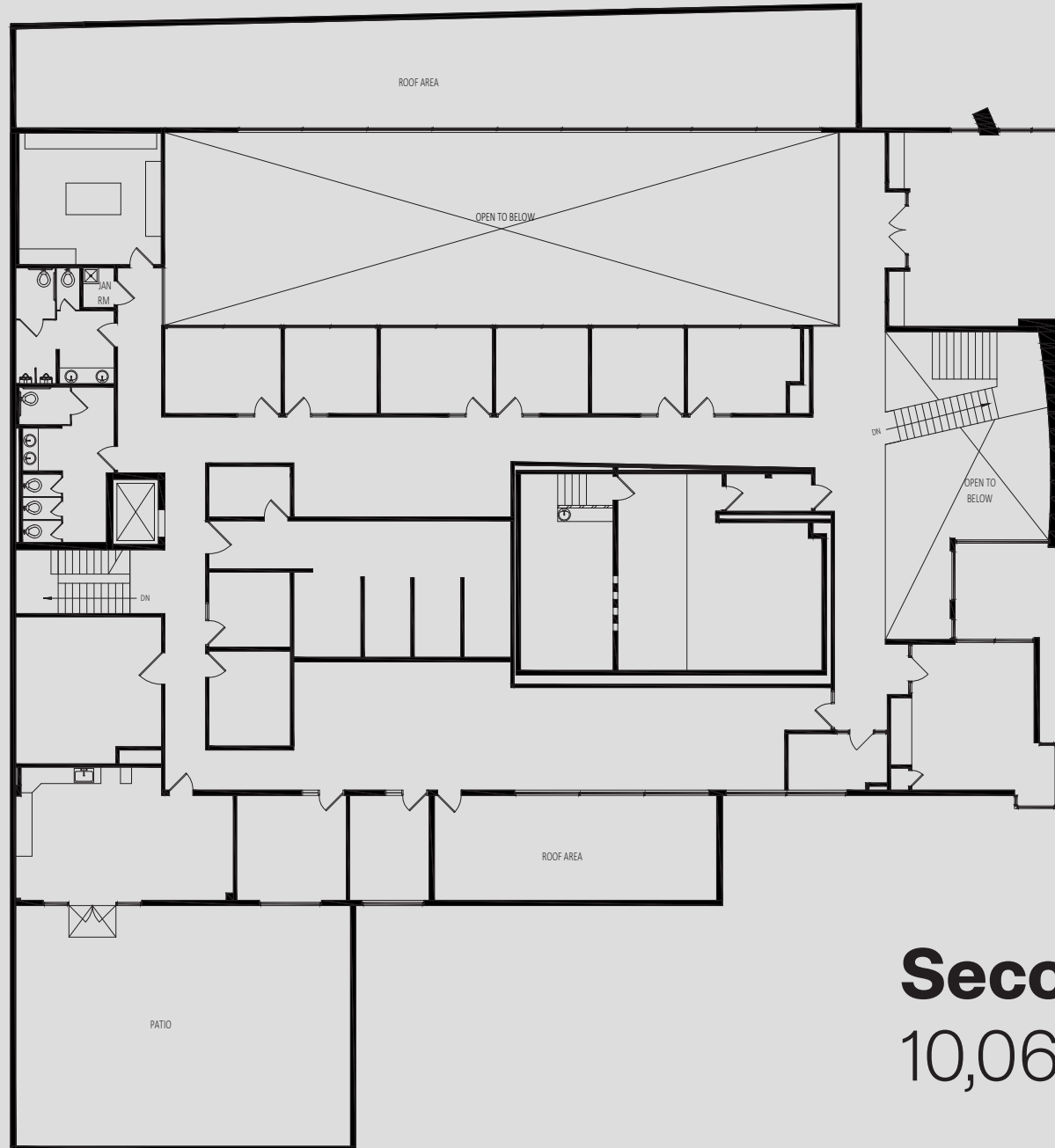


Review Your Specs

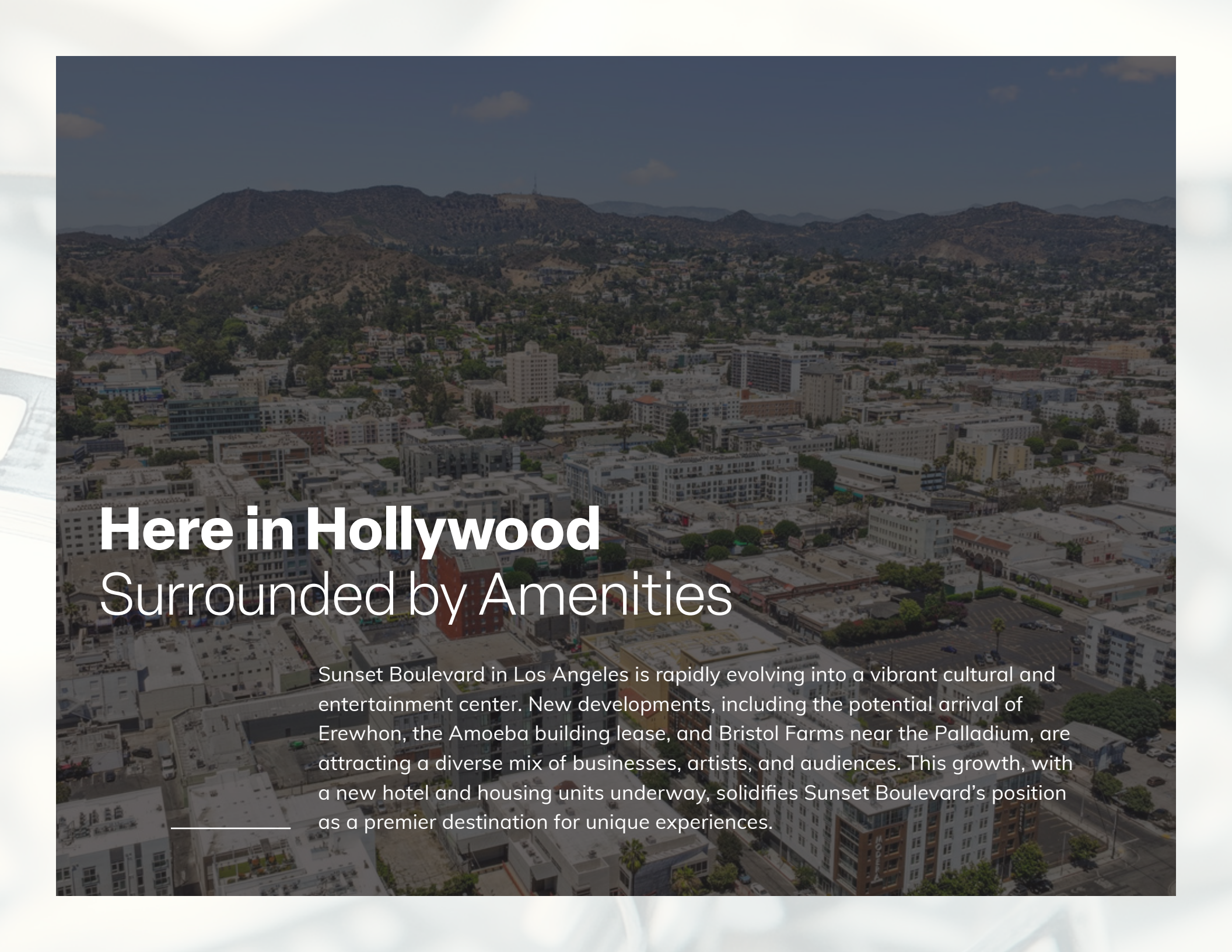
Address	6735 Selma Ave, Los Angeles 90028
Year Built	1995
Site Area	26,687 SF
Floor Area	24,729 RSF
Stories	2
Parking	80 (30 onsite, 50 in adjacent offsite lot)
Power	1,600 Amps
Zoning	C4-2D
Parcel Numbers	5547-013-001 through 5547-013-005
Rental Rate	\$3.50/SF/Month MG
Sale Price	Call Broker



First Floor
14,662 RSF



Second Floor
10,067 RSF

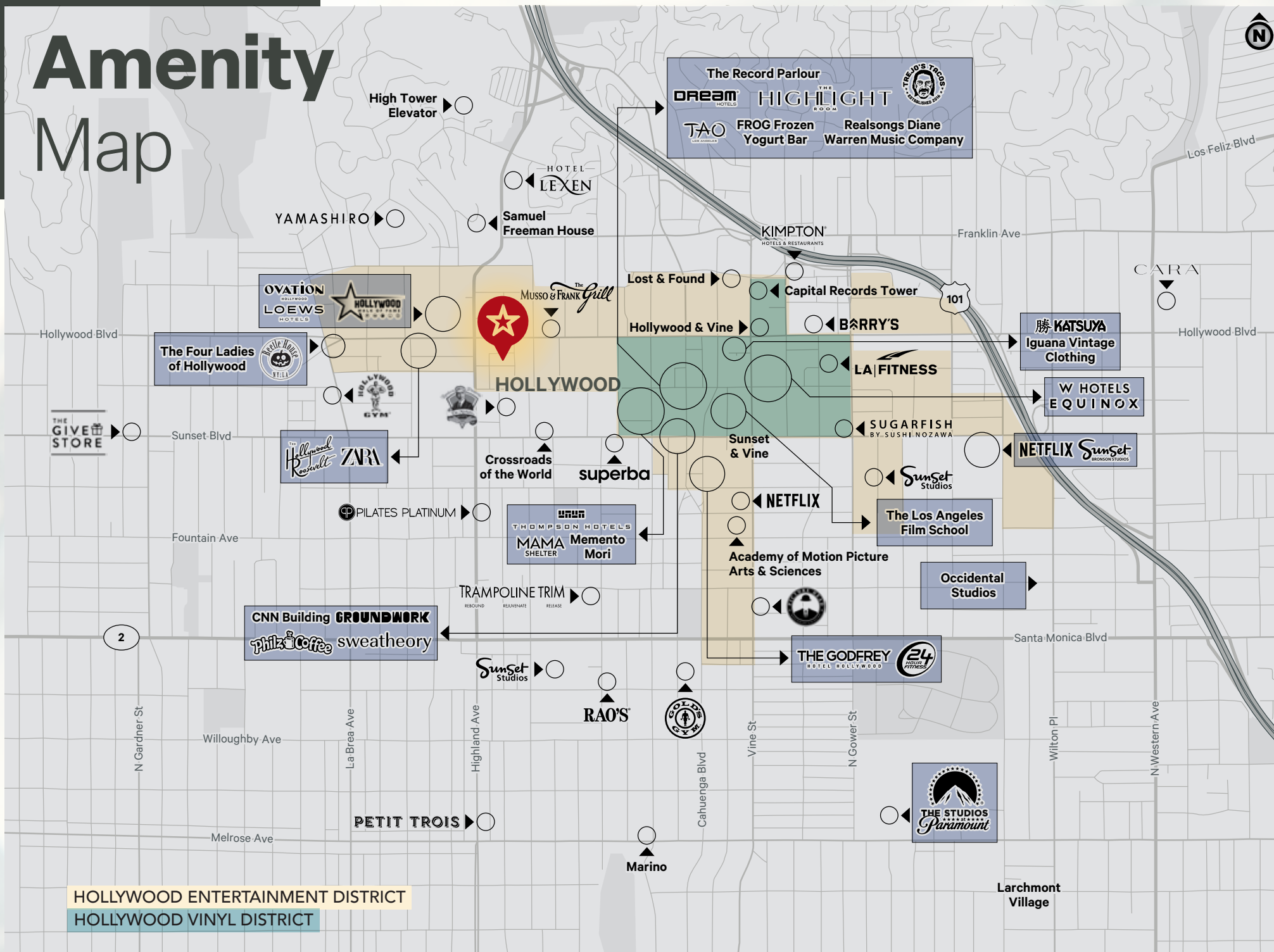
An aerial photograph of Hollywood, Los Angeles, showing a dense urban landscape with numerous multi-story buildings and parking lots. In the background, the Hollywood Hills are visible under a clear sky. The text 'Here in Hollywood' is overlaid in a large, bold, white font, and 'Surrounded by Amenities' is overlaid in a slightly smaller, white font below it.

Here in Hollywood

Surrounded by Amenities

Sunset Boulevard in Los Angeles is rapidly evolving into a vibrant cultural and entertainment center. New developments, including the potential arrival of Erehwon, the Amoeba building lease, and Bristol Farms near the Palladium, are attracting a diverse mix of businesses, artists, and audiences. This growth, with a new hotel and housing units underway, solidifies Sunset Boulevard's position as a premier destination for unique experiences.

Amenity Map



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