

PRICE REDUCTION!! BRING OFFE...

Presented by
McElfish Realty

1112 N Sherbourne Dr, West Hollywood, CA 90069



Price: \$39.00 - \$65.00 /SF/YR

SINGLE OFFICES BEING LEASED!

Hi! I am the owner of this amazing beautiful historic building and operated my law firm here for over 20 wonderful years. Now I am leasing it out to the right tenants. The building has several different size sub-suites in it to suit the size and needs of your individual business and we can change some of the configurations to make it work for you. I put the asking prices to be as competitive for this kind of building in that area, but I can be more flexible on some of the spaces depending on how much space you need. We are looking mostly for law firms, architects, marketing, accounting firms, production houses, agencies and small similar businesses and not so much yoga studios and hair salons, etc. The pictures I have posted I took myself to accurately reflect the exterior of the building and each suite that is inside.

The original building was built in 1921, but in 2022 I doubled the size and rebuilt the whole thing with top notch materials, such as Brazilian cherry hardwood floors, which are stained Mahogany. I bought the building in 2003 from Kenny Kragan, a Hollywood agent and icon, who was partners with the country music legend Kenny Rogers that used to have a recording studio in the back. Before that it was owned by Neil Bogart and Casablanca Records when Kiss was first signed. It is full of

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Located one block from Sunset Boulevard and within walking distance of the restaurants, retail, and amenities of the Sunset Plaza district.

Fully gated and secured office property with dedicated on-site parking and controlled building access.

Recently renovated interiors feature updated offices, conference rooms, kitchen facilities, and modern building systems.

Rooftop deck provides an additional outdoor venue for employee collaboration, client meetings, and company events.

Historic entertainment industry pedigree, including prior occupancy associated with iconic music and media organizations.

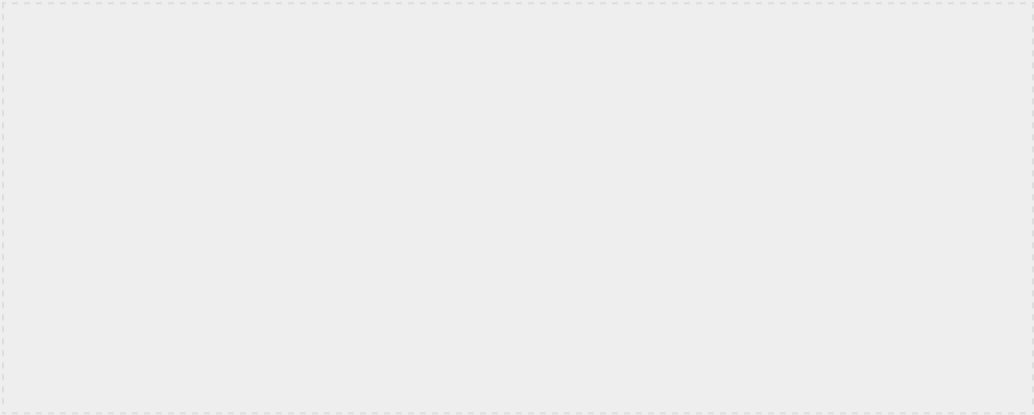
Accessible West Hollywood location with connectivity to Beverly Hills, Hollywood, Century City, and the broader West Los Angeles market.

We have 25,000 sq ft of space across the street in the city lot that we have used for 23 years. There are



Raymond McElfish
Rmcelfish@mcelfishlaw.com
(310) 525-8000

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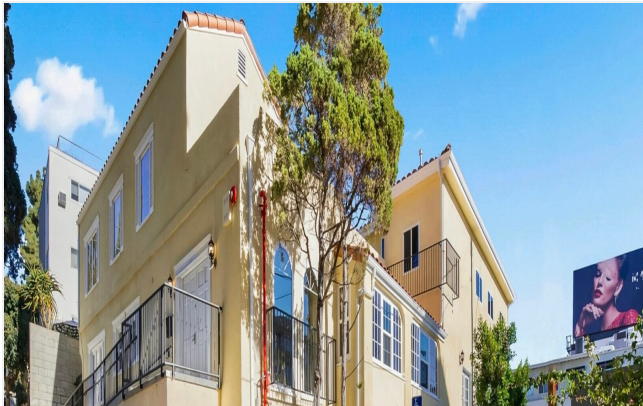
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Building Exterior



Listing spaces

1st Floor Ste A

Space Available	1,900 SF
Rental Rate	\$65.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Sub suite A is the iconic entrance to this historic building. This is the space at the front of the building up the handicap ramp entering to the old historic part of the building. You enter through double French doors into a stunning reception area, which accesses a windowed conference room and a giant great room that accommodates 7-12 people. This space is exclusive to this tenant and no one else can access this front entrance, except Suite E upstairs which can and should be leased together.

This nostalgic space contains two more different open spaces that would each accommodate 2-5 people. The original part of the building contains a vintage hallway that feeds into a full built out kitchen. This space is completely remodeled and contains its own full service restroom. The prior tenant here was a mid-sized talent agency that took advantage of the open rooms and floor plan as a bullpen. This space also has access to the shared incredible roof top deck with views of the strip to West LA. The pictures below accurately show the entrance to the building, the reception, the conference rooms and the great room.

This space is ideal for a business that wants clients and customers to see a great entrance and reception area.



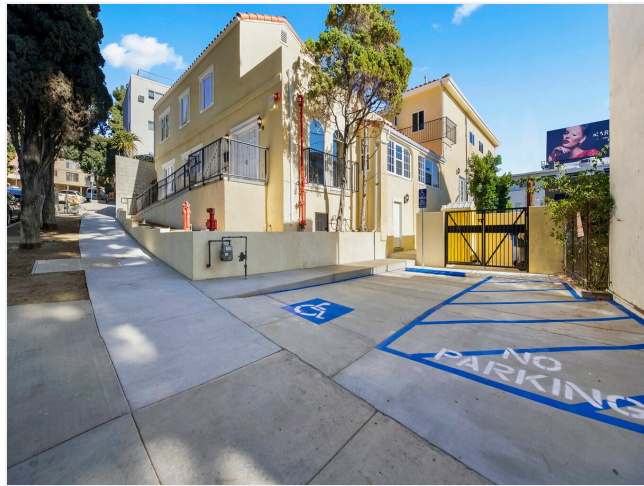
Building Exterior

1st Floor Ste B

Space Available	1,500 SF
Rental Rate	\$55.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

This modern space is on the backside of the building is accessible through double French doors on the side of the building. As you enter the building, this space is to your right and accommodates probably 8-12 people. It has its own internal French double door entry, a small reception area, a large conference room, several windowed rooms with a private fully equipped restroom across the hall and a shared kitchen just steps away. This space is perfect for a small business that needs a private suite with a conference room and a couple of private offices. The pictures below accurately show the suite, hallway approach and double French door entrance.

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Handicap parking



Handicap Ramps

Listing spaces

2nd Floor Ste C

Space Available	900 SF
Rental Rate	\$49.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite C is the old recording space of Kenny Rogers and the other musicians operated out of this office compound in years past. We have built it into several individual offices that can be rented separately or as a smaller suite. This is the least expensive part of the building because it is in the back and does not have as many amenities as the other parts of the building. For some 1-3 person operations this area would be perfect. This suite can be accessed by a separate entrance on the side of the building that does not interference or share with other tenants. This suite does have share access to the kitchen and to the outdoor patio on the side of the building.

2nd Floor Ste D

Space Available	2,200 SF
Rental Rate	\$65.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite D is the crown jewel of this amazing office compound. Suite C is accessed through double French doors which lead to either a grand staircase or an elevator. The stair case is a beautiful hardwood staircase with 30 foot ceilings and a large picture window. Once in Suite D, there are 10 private offices bordering a long beautiful hallway, high ceilings and a long large conference room on the end. Each room has windows with views, and the suite has its own private bathroom. Suite D has primary access to the incredible giant roof deck that has views, was built with extensive steel beams to accommodate large gatherings and private events. Suite D was home to a large movie production company and is not a budget conscious office. Suite D is for that business that wants decadence and caters to high net worth individuals. Suite D is the perfect home for a marketing or talent agency that wants the privacy and cache that the business requires. The pictures accurately reflect this amazing office space.

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Double French Door Entry

Listing spaces

2nd Floor Ste E

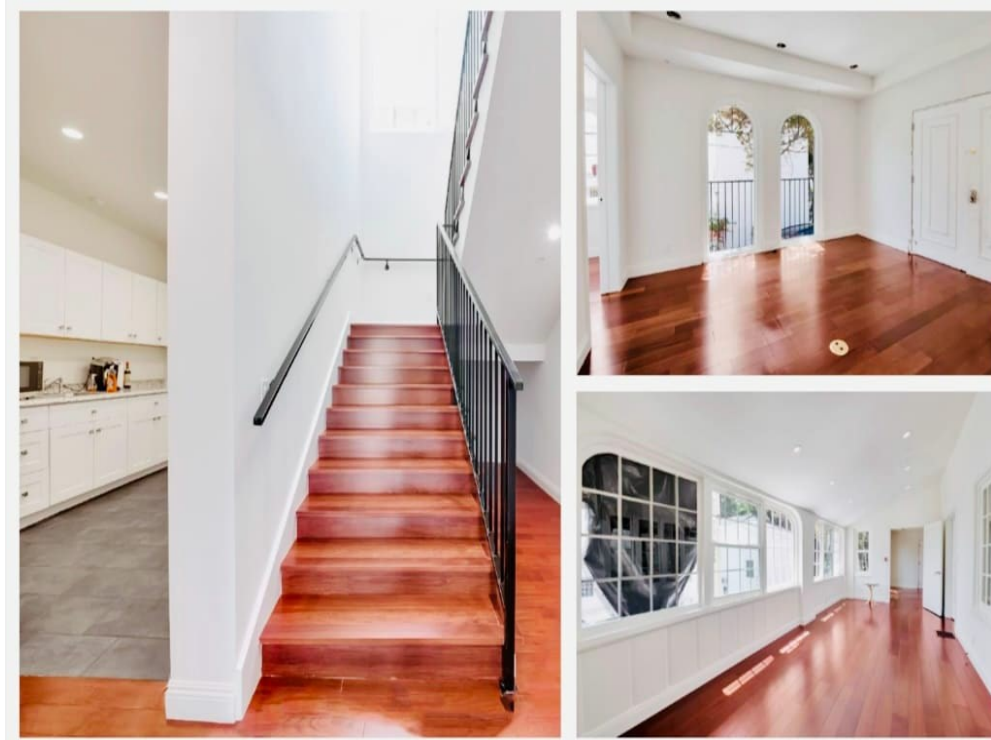
Space Available	500 SF
Rental Rate	\$39.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite E is a very private two office upstairs suite on the historical front side of the building that contains its own private restroom and access to the roof deck. The picture of the one office below represents both offices they are almost the same, both with windows and great light and closets. This was the original part of the building that is beautifully renovated with a cool historic set of stairs. This is really for 2-4 people. I priced it lower because it does not have the glam of Suites A, B and D. This suite should be rented with and as part of the downstairs Suite A.

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Property Photos



Interior Collage Photos



Shared Kitchen

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Property Photos



Outdoor Break Area 1st Floor



Roof Deck and View 2nd Floor

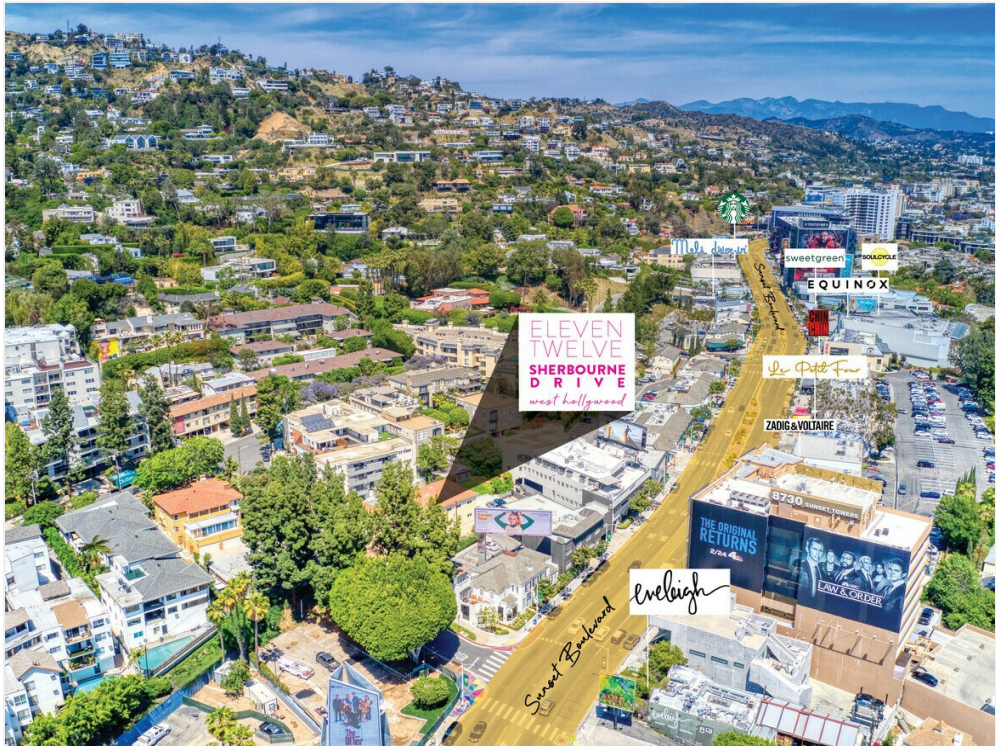
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Property Photos



Aerial



Aerial

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Property Photos



Plat Map



Handicap Ramp

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Property Photos



Sherbourne Drive Entrance



Sunset Location

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Property Photos



Iron Security Gates



Parking

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Property Photos



Charging Stations



Aerial View

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Property Photos



Aerial View

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Location

