



COMMERCIAL
ASSET GROUP

6601-6613

W. SUNSET BLVD
LOS ANGELES, CA 90026

PROPERTY VIDEO



1-11

SMALL OFFICE SPACES IN
CORNER SUNSET BOULEVARD
MIXED USE PROPERTY FOR LEASE

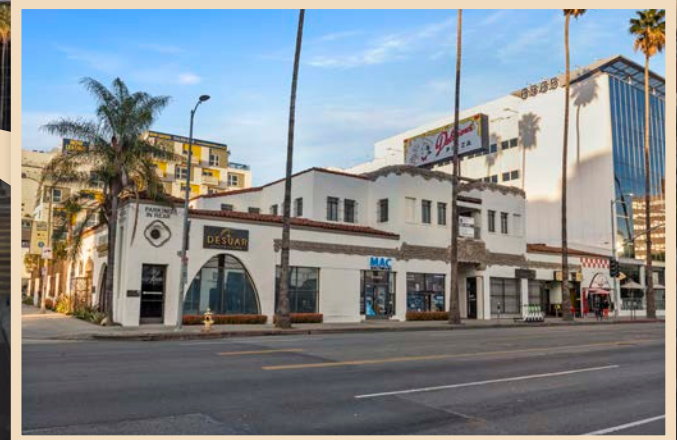
PROPERTY HIGHLIGHTS

- Historic building with amazing character
- Small manageable office spaces
- All offices have been remodeled with hardwood floors, operable windows, exposed brick, and new LED lighting
- Located in an unbelievable dense market with multi-family units (both new and old construction) surrounding the property
- Thousands of new units in development within the market
- Dedicated secure parking lot with 3/1000 parking

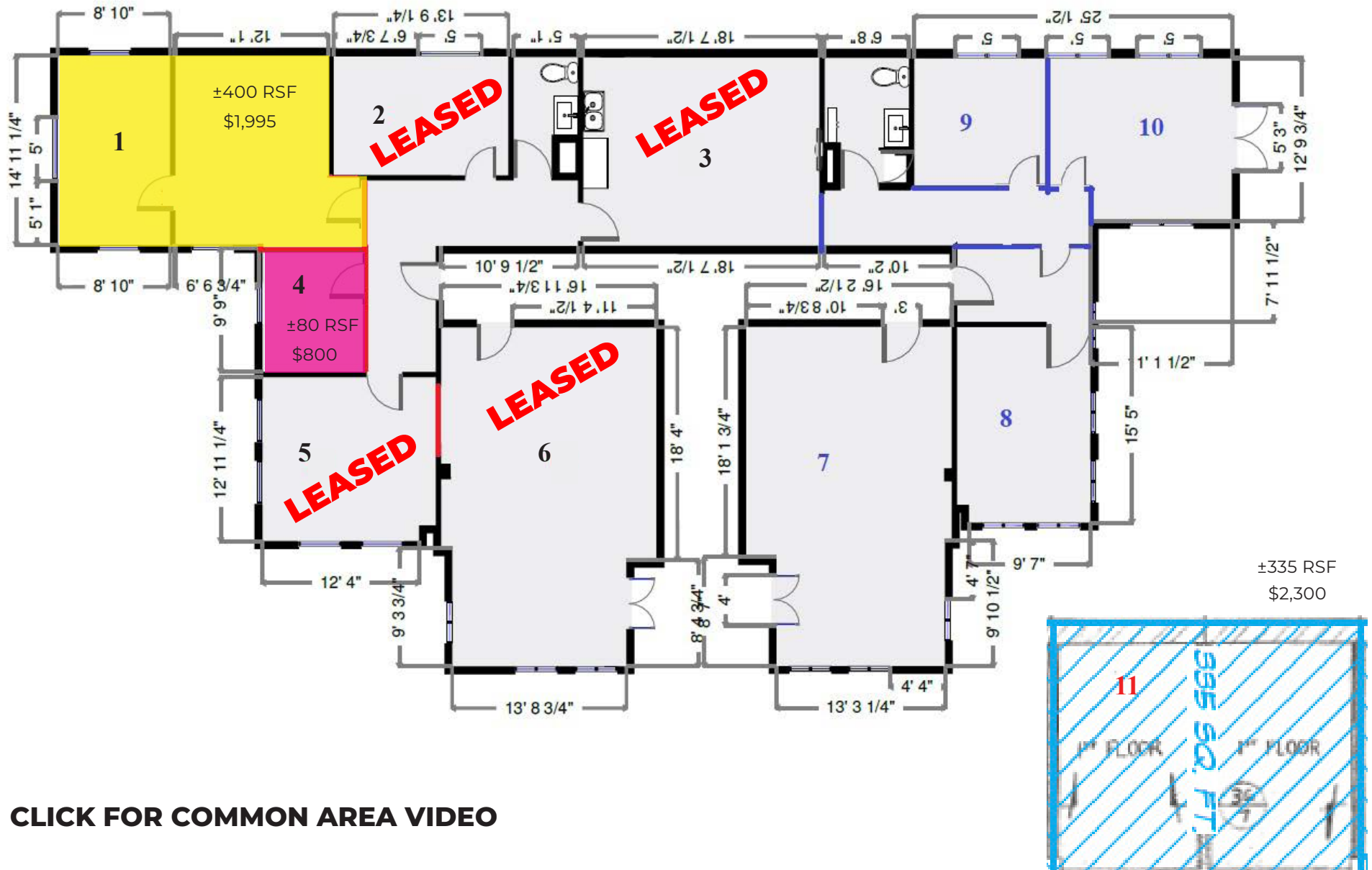
OFFICE

SUITE	SIZE (±)	RENT
SUITE 1	400 SF	INQUIRE WITH BROKER
SUITE 2	LEASED	
SUITE 3	LEASED	
SUITE 4	80 SF	INQUIRE WITH BROKER
SUITE 5	LEASED	
SUITE 6	LEASED	
SUITE 11	335 SF	INQUIRE WITH BROKER
ALL PRICING IS ON FULL SERVICE GROSS BASIS		

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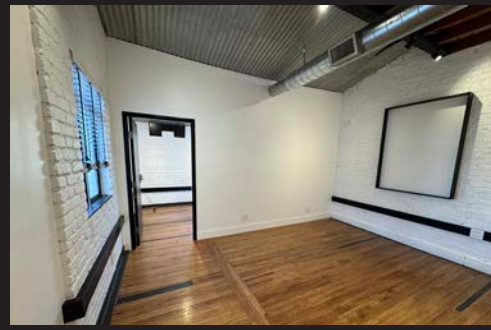


OFFICE SITE PLAN



[CLICK FOR COMMON AREA VIDEO](#)

INTERIOR PHOTOS



UNIT 1

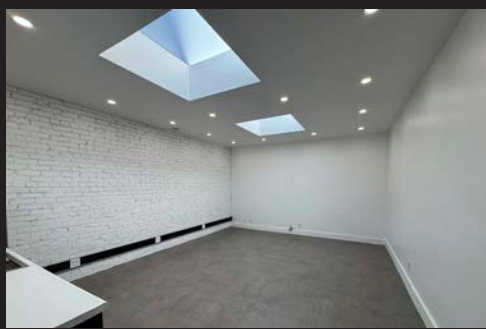
- Only available unit with a private office within the unit
- Corner unit with operable windows on multiple walls
- Very cool metal ceiling throughout unit
- Hardwood floors, exposed brick and a built in dry erase board

CLICK FOR VIDEO



UNIT 2

LEASED



UNIT 3

LEASED



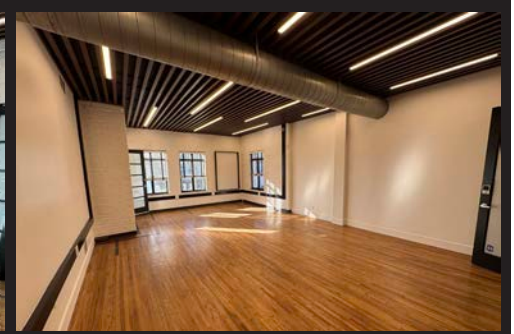
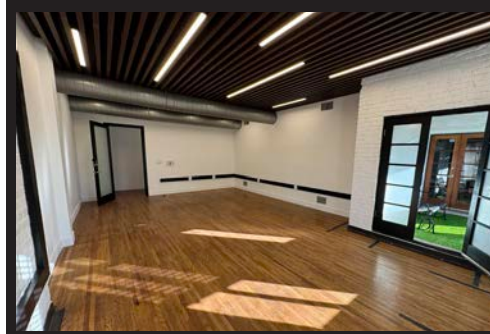
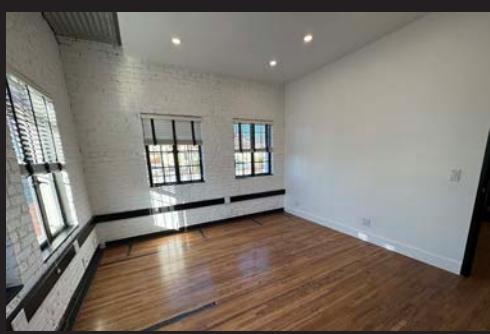
UNIT 4

- Smallest unit
- Meant for 1 or 2 people
- Exposed brick
- Hardwood floors

CLICK FOR VIDEO



INTERIOR PHOTOS



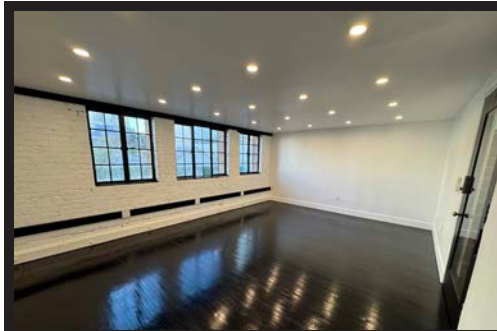
UNIT 5

LEASED



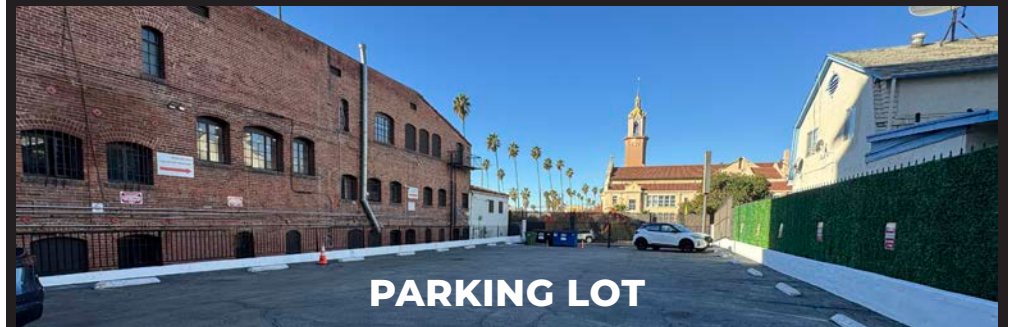
UNIT 6

LEASED



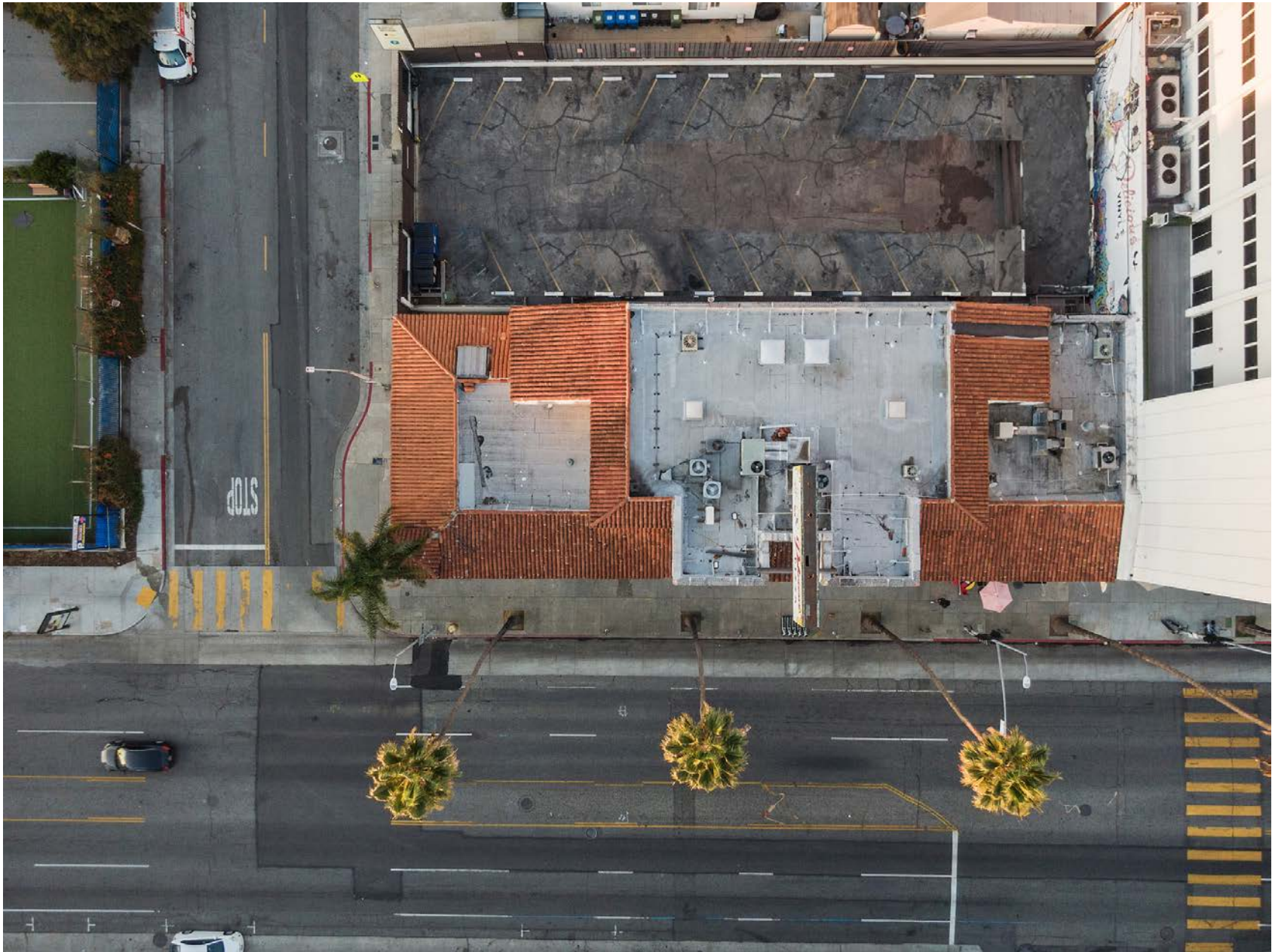
UNIT 11

- Only unit with dedicated HVAC
- No shared walls
- Multiple windows
- Dark hardwood floors

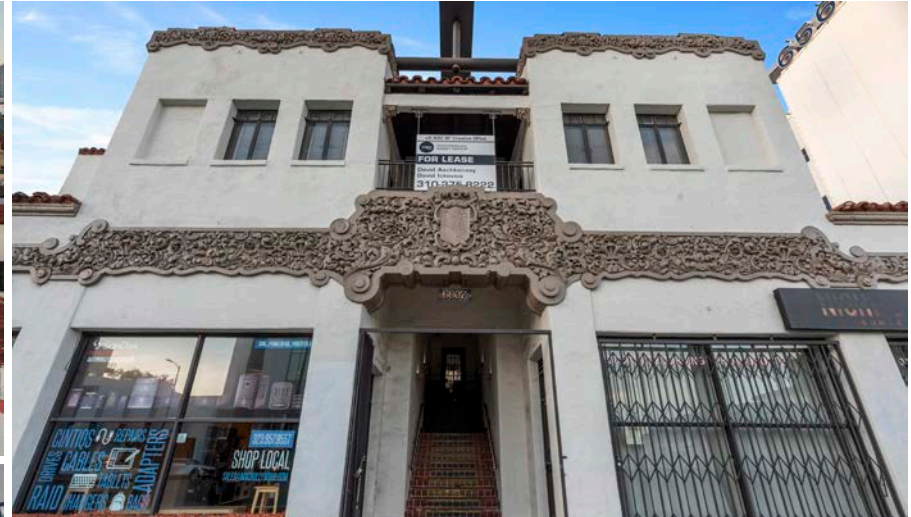


PARKING LOT

PARKING



ADDITIONAL EXTERIOR PHOTOS



AERIAL

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HOLLYWOOD

2021 DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
POPULATION	68,496	182,977	376,771
MEDIAN HOME VALUE	\$946,831	\$1,040,514	\$1,036,618
AVERAGE INCOME	\$83,304	\$97,809	\$93,085



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