



8226 WEST 3RD STREET

LOS ANGELES

± 3,600 SF AVAILABLE

[CLICK FOR WALK-THROUGH VIDEO](#)

HEALTH + WELLNESS

BEAUTY SERVICES

MEDICAL RETAIL

CREATIVE OFFICE



8226 WEST
3RD STREET
LOS ANGELES



W 3RD STREET



[CLICK FOR WALK-THROUGH VIDEO](#)

EXECUTIVE SUMMARY

Located in the heart of the famous West 3rd Street retail corridor, 8226 W. 3rd presents a rare opportunity to lease flagship Los Angeles real estate in a tight market.

Surrounded by some of the best brands in all of Los Angeles, 8226 W. 3rd St. offers the traffic, convenience and voluminous space that lends itself to a number of uses, such as creative office, medical retail, beauty and wellness or retail.

With 3,600 SF of open span turnkey space, the possibilities within this bright and airy building are endless.

SPACE HIGHLIGHTS

PRIME LOCATION — DESIRABLE ADDRESS

- Centrally positioned along one of Los Angeles' most active commercial corridors with convenient access to surrounding retail, dining, and neighborhood amenities

TURNKEY CREATIVE SPACE

- Clean and move-in ready suite featuring an existing kitchen, updated bathrooms, HVAC, and polished concrete flooring throughout

EFFICIENT EXISTING BUILDOUT

- Currently configured as a creative office with 9 private offices and conference rooms designed to support a collaborative and productive work environment

DEDICATED ON-SITE PARKING

- Includes 5 reserved parking spaces, providing a valuable convenience for tenants, employees, and visitors in a dense urban location

8226 WEST 3RD STREET
LOS ANGELES

CENTURY CITY



a.o.c.



MIZNON
JOAN'S
ON THIRD



8331 W 3RD
FUTURE DEVELOPMENT
RESIDENTIAL + RETAIL

W 3RD STREET



TRADER JOE'S

DOWNTOWN LOS ANGELES



8226 WEST
3RD STREET
LOS ANGELES



the little door
El CARMEN



WARBY PARKER

W 3RD STREET



8226 WEST 3RD STREET

LOS ANGELES

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