

FOR LEASE

±4,084 SF OF SECOND FLOOR OFFICE SPACE LOCATED ABOVE STARBUCKS AND NEAR THE CORNER OF SUNSET BLVD AND FAIRFAX AVE.

7919 SUNSET BLVD

LOS ANGELES, CA 90046



A DIVISION OF



PAUL BREHME

Principal
310-899-2755
pbrehme@leewestla.com
DRE# 01476686

LEE & ASSOCIATES LOS ANGELES WEST, INC.

1508 17th St. Santa Monica, CA 90404
310-899-2700
www.leewestla.com
DRE# 01222000

7919 SUNSET BLVD

ASKING RATE:	\$3.25 / SF Modified Gross
BUILDING SF:	±4,084 SF
SPACE TYPE:	Second Floor Office
OCCUPANCY:	Immediate
PARKING:	10 Spaces in Rear Parking Lot
TERM:	3-5 Years
ZONING:	LAC4
APN:	5551-018-008

PROPERTY HIGHLIGHTS

- ✓ Very Clean Second Floor Office Space with Great Views and lots of Natural Light.
- ✓ Great Vibe and Energy with bustling Sunset Blvd just outside.
- ✓ Elevator Access
- ✓ Two Separate Stairwells
- ✓ Key Card Entry
- ✓ Five Private Offices surrounding central and open communal space.
- ✓ Large Kitchen and Dining Area
- ✓ Motion Detected Interior Lighting
- ✓ Two Separate Bathrooms
- ✓ Located Above Starbucks
- ✓ Exterior Signage Available

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LOCATION HIGHLIGHTS

- ✓ West Hollywood Adjacent near the Intersection of Sunset Blvd and Fairfax Ave.
- ✓ Directly Across the Street from the Director's Guild of America
- ✓ Lots of Nearby Amenities – Some of which include Starbucks, The Griddle Café, Pinches Taco's, Zankou Chicken, Sam's Bagels, Bristol Farms, Landmark Theatres Sunset, The Den on Sunset, Wokcano, Pink Taco, Saddle Ranch, Trader Joe's, and Crunch Fitness, to name a few.
- ✓ Minutes from Chateau Marmont, The Comedy Store, The Laugh Factory, The Sunset Strip, The Grove, Hollywood & Highland, and The Grove.



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



EXECUTIVE SUMMARY



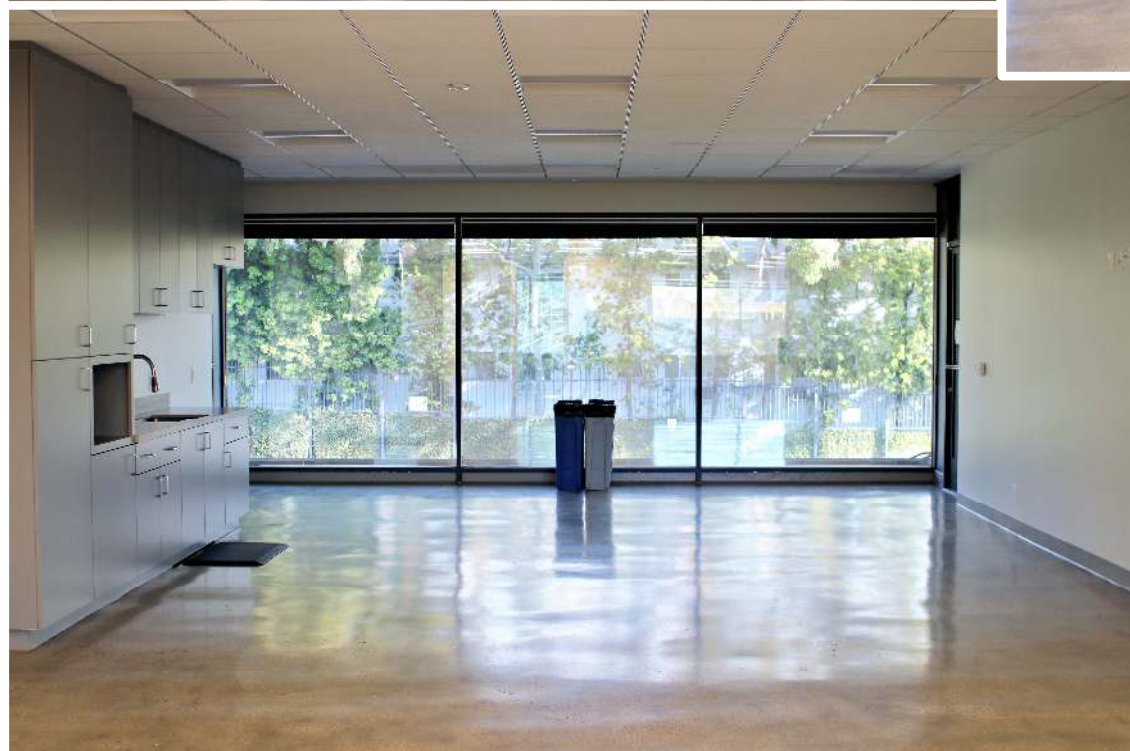
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INTERIOR



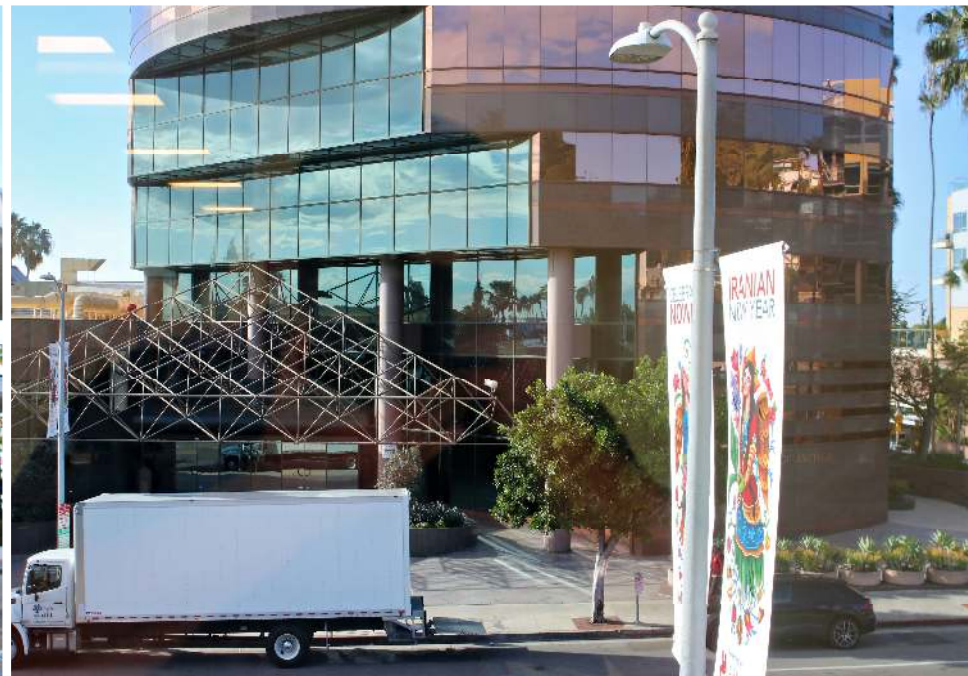
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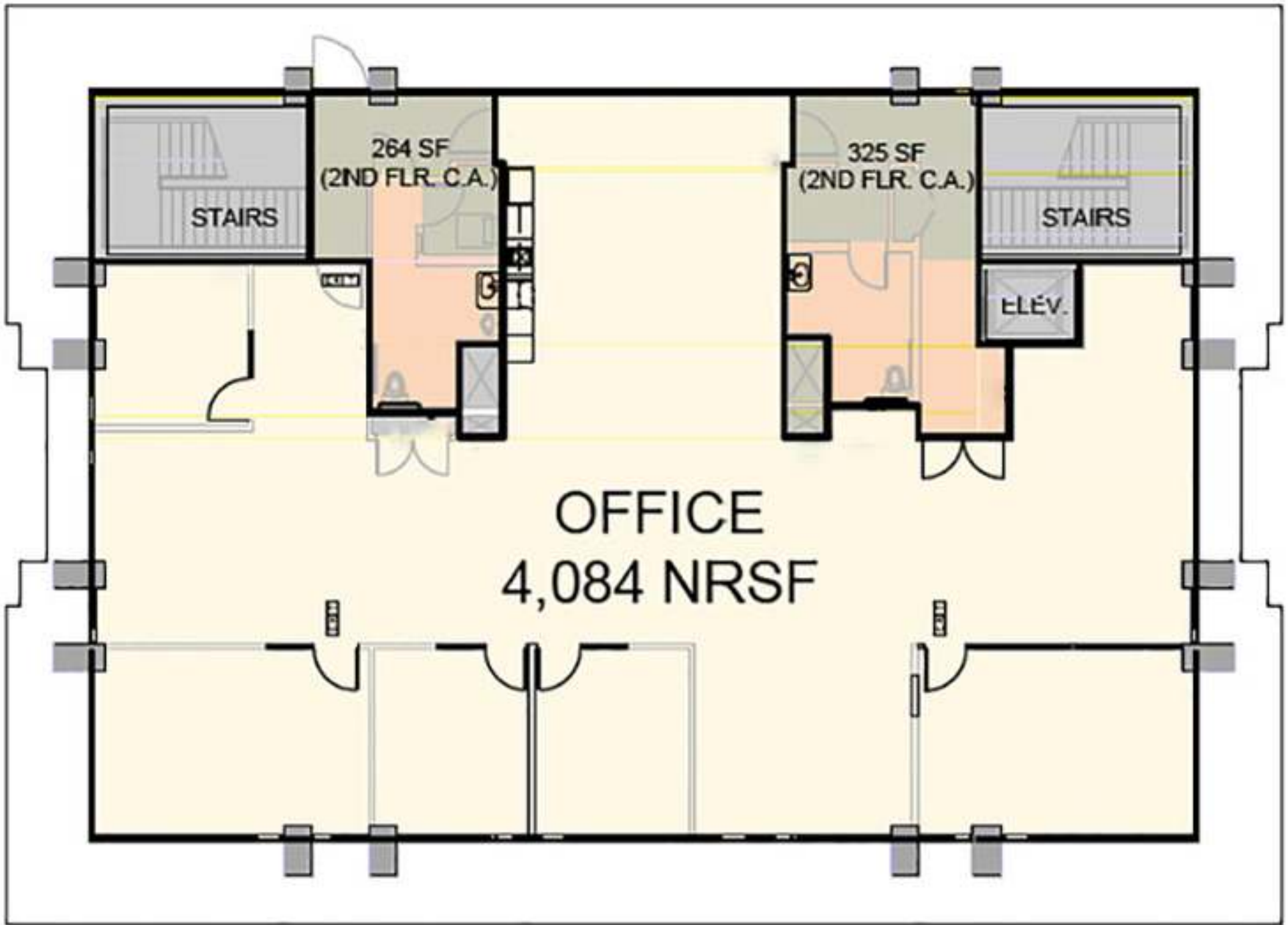


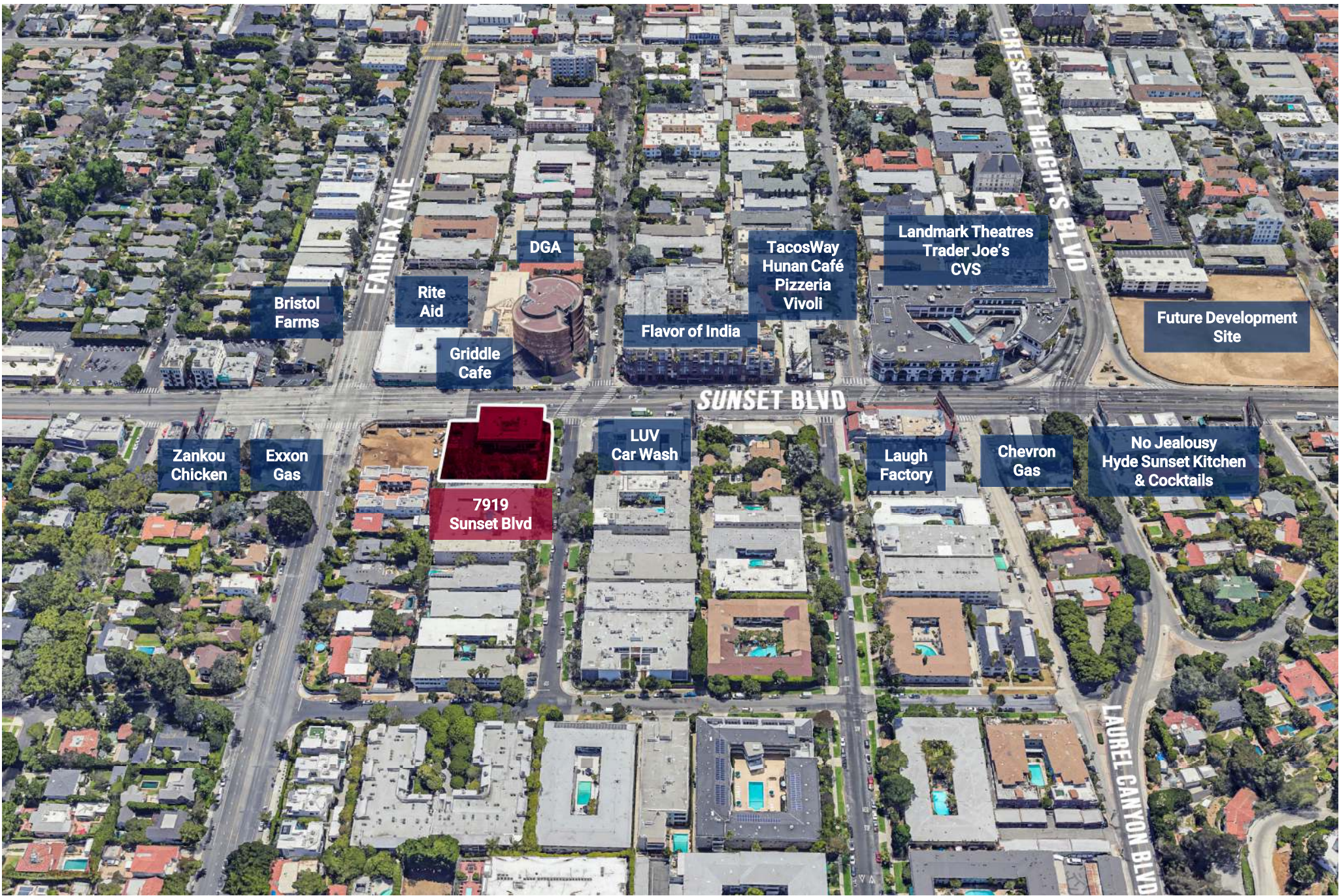
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EXTERIOR



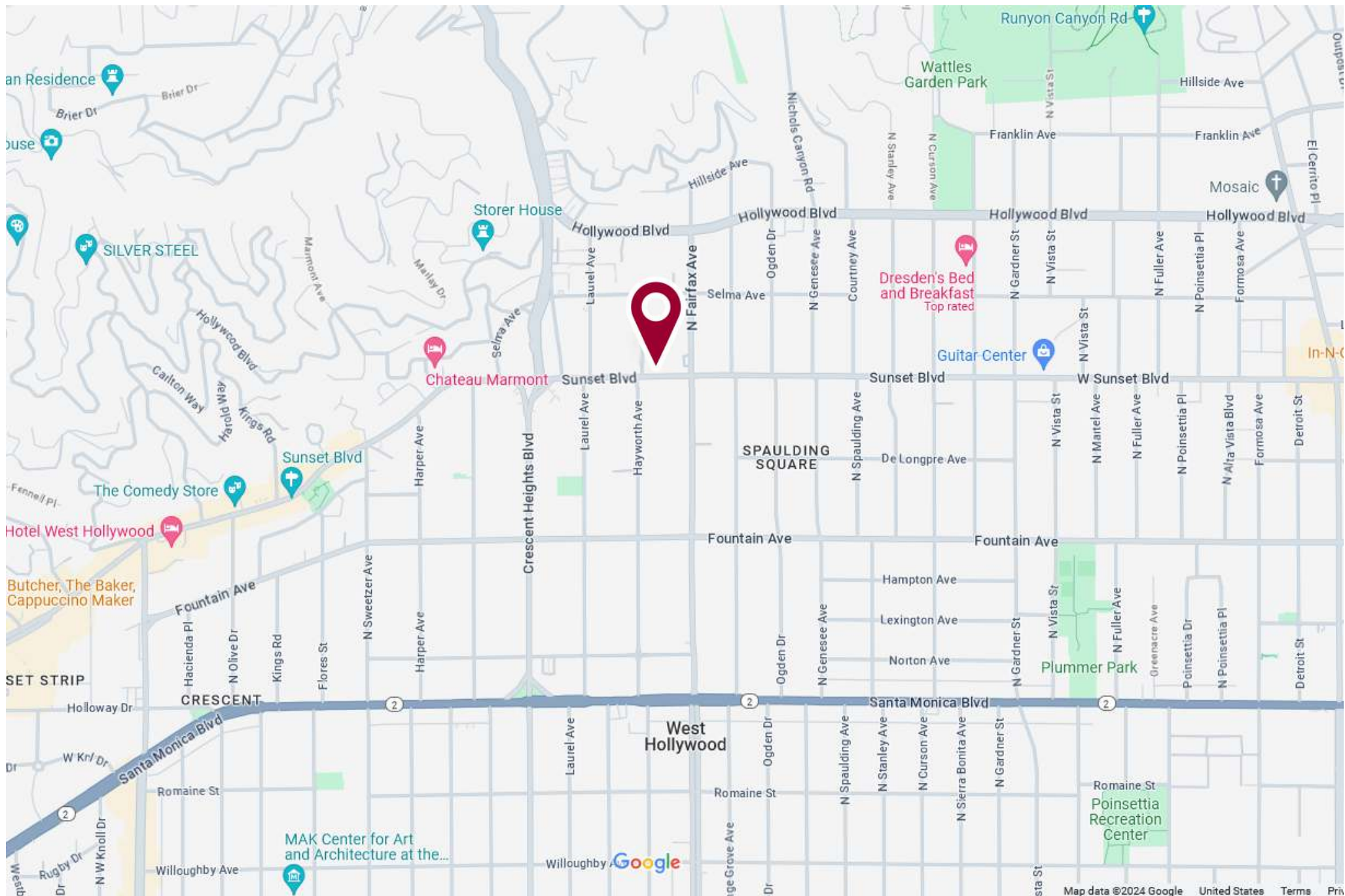
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NEARBY AMENITIES



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LOCATION MAP



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