



535

N. LARCHMONT BLVD.
LOS ANGELES | CA



FOR LEASE

OFFICE BUILDING



18'
CEILING HEIGHT



6
PARKING SPACES



1968
YEAR BUILT



3,850
AVAILABLE SF

PROPERTY HIGHLIGHTS

- 3,850 SF Available
- Includes 800 SF Mezzanine
- Polished Concrete Floors
- Open Space Floor Plan With Multiple Offices, Conference Room, Kitchen, and Restrooms on Both Levels
- NNNs Estimated at \$0.54/SF/mo (minus utilities)
- Located South of Paramount studios and the entertainment district of Hollywood, & North of the Miracle Mile/Wilshire Park area. Easily accessible to all areas of Los Angeles.

FOR MORE INFORMATION PLEASE CONTACT:

GREG JOHNSON

EXECUTIVE VICE PRESIDENT

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CADRE #00620927

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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PROPERTY DESCRIPTION

535 N. Larchmont Boulevard is a free-standing, single-story commercial building with a large walk-up mezzanine space. The premises offers floor-to-ceiling windows across the front of the building with 18' +/- ceiling height above 2/3rds of the ground floor space. Outside the front of the building is a spacious lanai covered with flowering wisteria that can serve as an extension of the workplace for casual meetings or relaxation. Between the lanai and the street is a landscaped parking lot offering 1-handicap and 6-single parking spaces.

The premises has an open plan layout conducive to a co-working environment. There are multiple offices on both the ground floor and mezzanine area, a designated conference room, kitchen, casual meeting areas, and restrooms on both levels. Signage is also available on the monument sign along the front wall of the property.

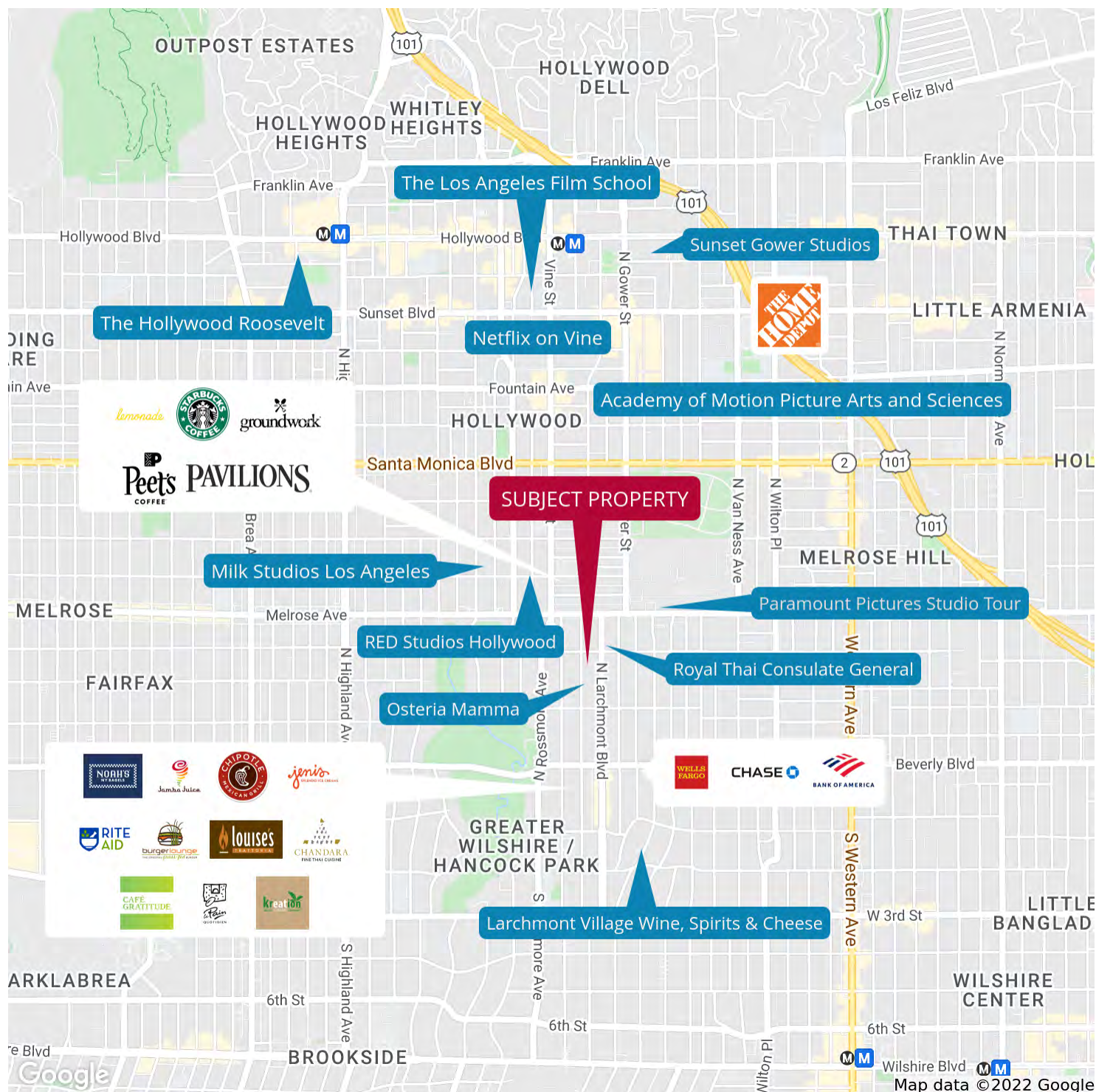
535 N. Larchmont is located just south of the Hollywood Media District and just north of the Miracle Mile/Wilshire Park area in the historic Larchmont Village commercial district. Larchmont Boulevard is a 4-block long, central city enclave, extending from Melrose Boulevard on the north to one block south of Beverly Boulevard on the South. The Village offers a combination of mixed-use, low-rise commercial buildings housing general office, medical, restaurant, and retail businesses providing a broad spectrum of services within walking distance of the property and access to all areas of Los Angeles.



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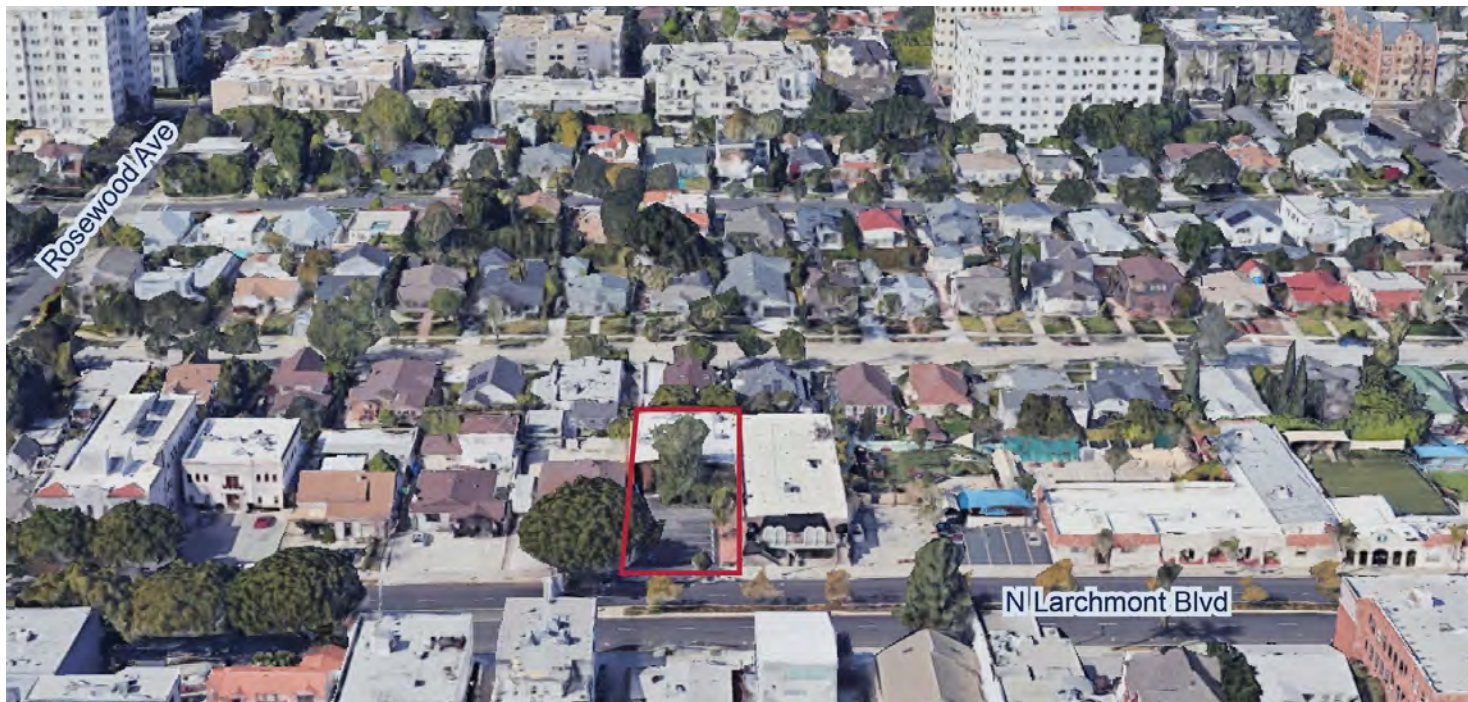
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OFFICE BUILDING**DEMOGRAPHICS**

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	42,025	561,439	1,103,131
Total HH	17,069	238,955	449,853
Total Consumer Spending	\$5.1M	\$6.6B	\$13B

* Demographic data derived from 2021 US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
N Lucerne Blvd	Rosewood Ave S	1,113
N Gower St	Rosewood Ave S	1,199
N Arden Blvd	Clinton ST N	4,304
Rosewood Ave	N Lucerne Blvd	1,561

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