

# 6535 SANTA MONICA BLVD. LOS ANGELES 90038

FOR LEASE - CREATIVE OFFICE / FLEX SPACE IN HOLLYWOOD



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## NAI CAPITAL - WEST LOS ANGELES

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Building Details



## Lease Rate:

Suite H-West:	\$2.50/SF NNN
Suite H-East:	\$2.75/SF NNN

## Available Spaces:

Suite H-West:	2,500 SF
Suite H-East:	2,975 SF
Continuous Space:	5,475 SF

## Parking:

1 per 1,000 SF

## Space Features H-East:

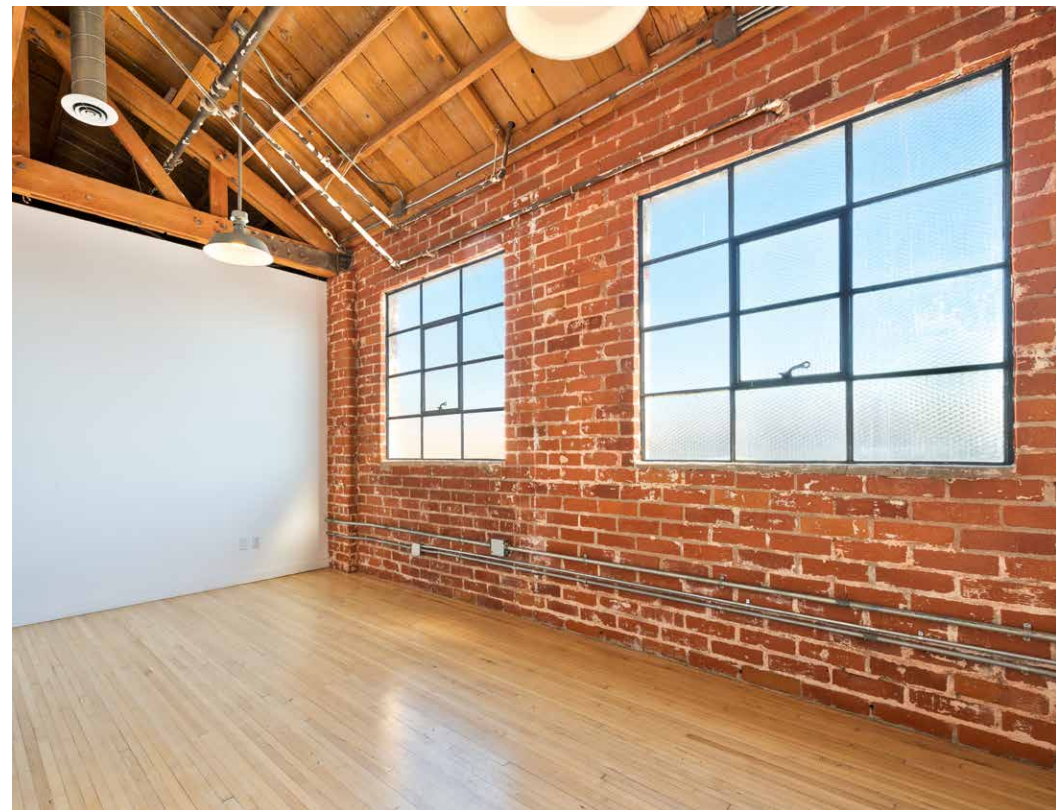
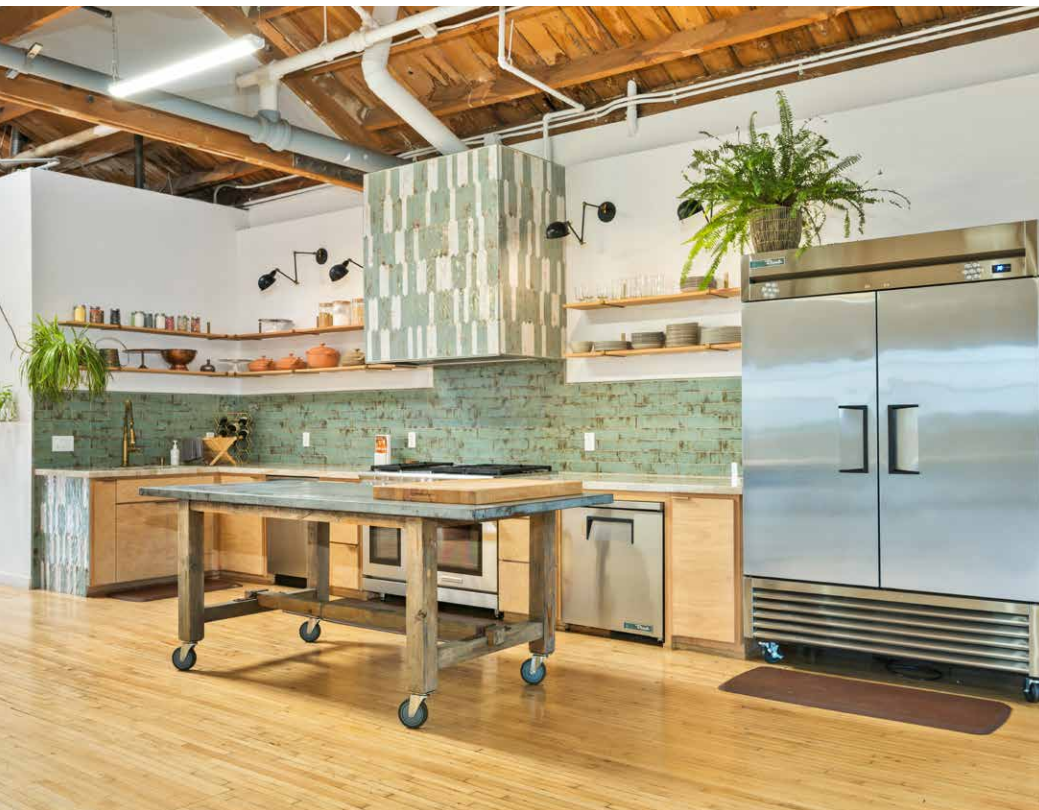
- Open floor plan with 9 private offices
- Newly remodeled kitchen
- Interior bathroom
- Freight elevator access

## Space Features H-West:

- Wide open space
- Operable windows and skylights
- Kitchenette
- Private restrooms
- Freight elevator access

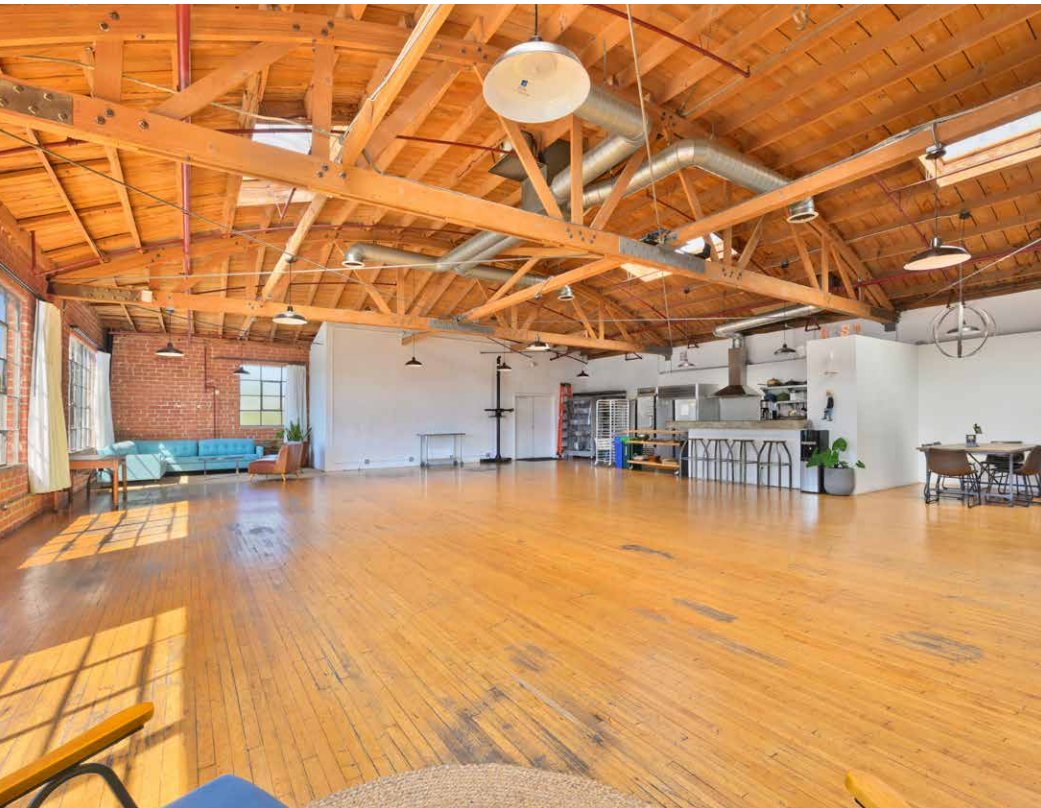


# H-East Photos

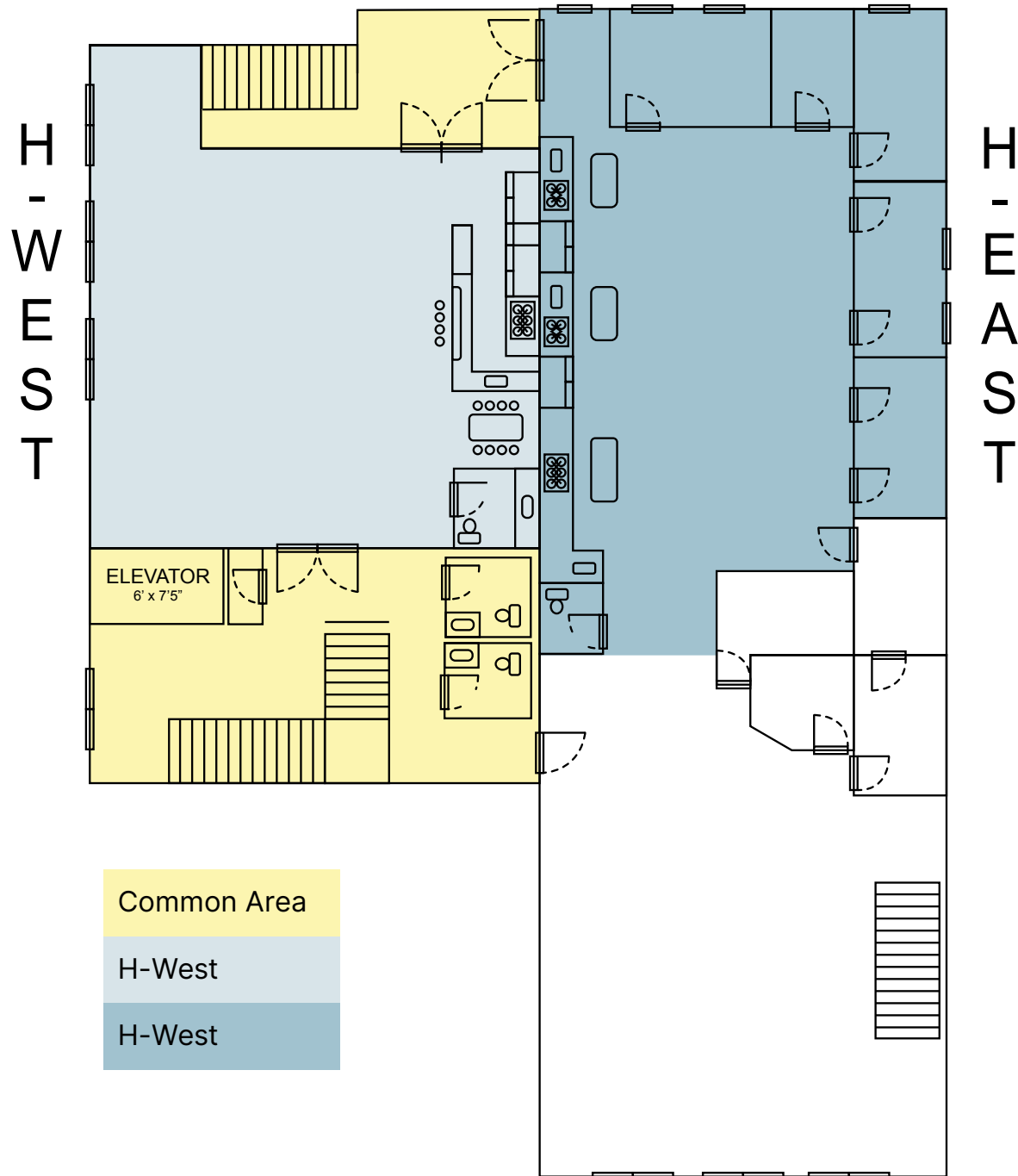




# H-West Photos



# Floor Plan





# Retail Map



SANTA MONICA

RAO'S  
SINCE 1896

COMPANY3

SITE

46,904 ATC

SANTA MONICA BLVD

N HUDSON AVE

TANYA  
BONAKDAR  
GALLERY

pause  
TARTINE



Gigis

Jeffrey  
Deitch

SLIGHT  
GLASS

HEIMAT.

PARKWOOD  
ENTERTAINMENT  
LISSON

BuzzFeed  
Inc.

REGEN  
PROJECTS

tiltmouse

Sunset  
Studios

MARIAN  
GOODMAN  
GALLERY



WALK  
SCORE  
93



TRANSIT  
SCORE  
64



BIKE  
SCORE  
76



# Contact Info

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