

# HOLLYWOOD RESIDENTIAL

*Unique Special Purpose Facility*

6560 W. SELMA AVE., LOS ANGELES, CA 90028

## FOR LEASE RESIDENTIAL OFFICE

For Information, contact:

**Michael J. Dunn**  
Dunn Property Group  
213.580.1400  
mike@dunnpropertygroup.com  
License No. 00949670



\$2.25 per sq. ft., per month, NNN

- ☐ Prime Hollywood Location
- ☐ Portion of a YMCA Facility
- ☐ Ideal for Service Provider

<u>Floor</u>	<u>Unit Type</u>	<u>No. of Units</u>	<u>Square Feet</u>
1	Common Area		1,800
2	Office/Meeting Rooms		2,500
3	Singles	17	5,010
4	Singles	8	5,010
	Total	25	14,320

## PROPERTY FEATURES:

6560 W. Selma Ave. was built in 1928 as an addition to the existing YMCA facility. The project was designed by noted architect Paul Williams. Improvements include the following:

Ground Floor	Lobby area with area to create a common area lounge or meetings rooms.
2 <sup>nd</sup> Floor	Currently improved as office space and meeting rooms.
3 <sup>rd</sup> Floor	17 Studio Units with common area bathroom/shower facilities. Common kitchen with individual refrigerators. Staff office and computer room.
4 <sup>th</sup> Floor	8 One Bedroom units with a laundry room and staff office.

The above statement was made based upon information furnished from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.



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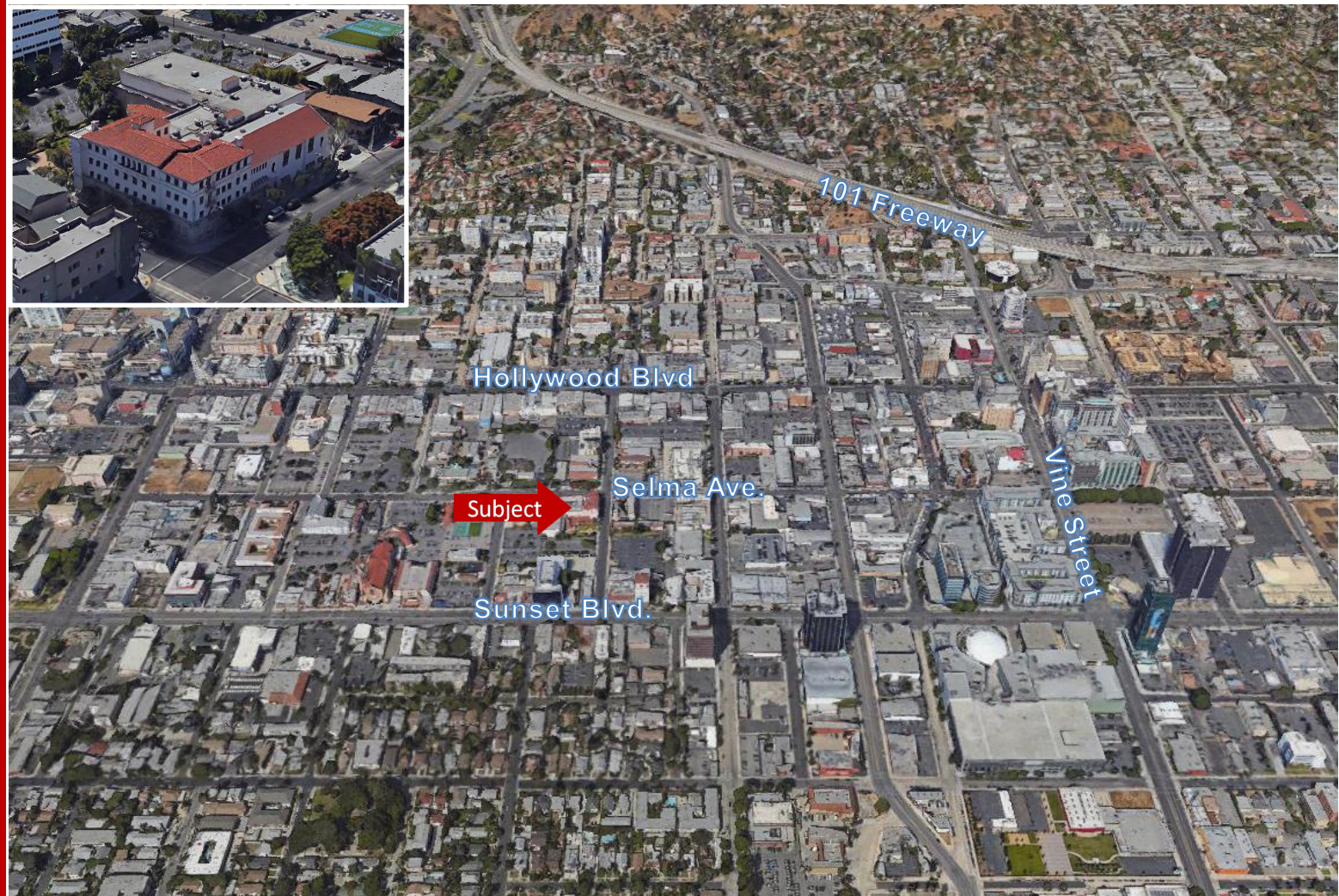


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