

# 8240 Sunset BLVD.

WEST HOLLYWOOD, CA  
SPECTACULAR CREATIVE OFFICE



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**FOR LEASE**

± 13,664 RSF

FULLY-IMPROVED, MOVE-IN READY

# PROPERTY DETAILS

Presenting a prime leasing opportunity at 8240 W Sunset Boulevard, Los Angeles, CA 90046, this building offers 13,664 rentable square feet in the sought-after West Hollywood market on the iconic Sunset Strip. This newly available space is ideally suited for innovative businesses, boasting a below market rate and abundant free parking. Elevate your workspace in the heart of the vibrant Sunset Strip with this exceptional leasing opportunity.

<b>ADDRESS:</b>	8240 W Sunset Blvd West Hollywood, CA 90046
<b>SPACE AVAILABLE</b>	Building (Total): ± 13,664 RSF
<b>LEASE (\$/SF):</b>	\$2.30/RSF, MG (\$31,427.20 per Month)
<b>TERM:</b>	3 Years
<b>PARKING:</b>	35 Spaces on Adjacent Surface Lot at \$75 per space
<b>HIGHLIGHTS:</b>	

**Premier Location:**

Situated on the renowned Sunset Strip, 8240 W Sunset Boulevard offers a prestigious address in the heart of West Hollywood’s creative hub.

**Private Outdoor Patio:**

Enhance your work environment with exclusive access to a private outdoor patio area, allowing for refreshing breaks and informal meetings in a relaxed setting. No additional charge.

**Abundant Natural Light:**

Large windows flood the interior with natural light, creating an energizing and inspiring atmosphere

**Secure Parking Facilities:**

Enjoy the convenience of abundant on-site parking, providing hassle-free accessibility for both employees and clients.

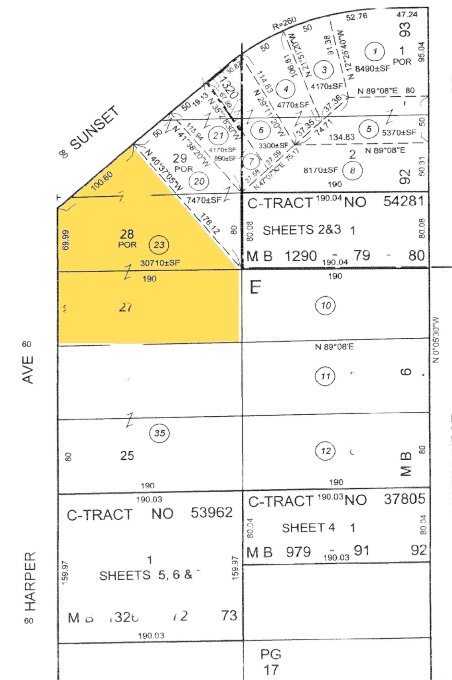
**Modern Amenities:**

Equipped with state-of-the-art facilities and modern infrastructure, the space is designed to meet the demands of contemporary businesses.

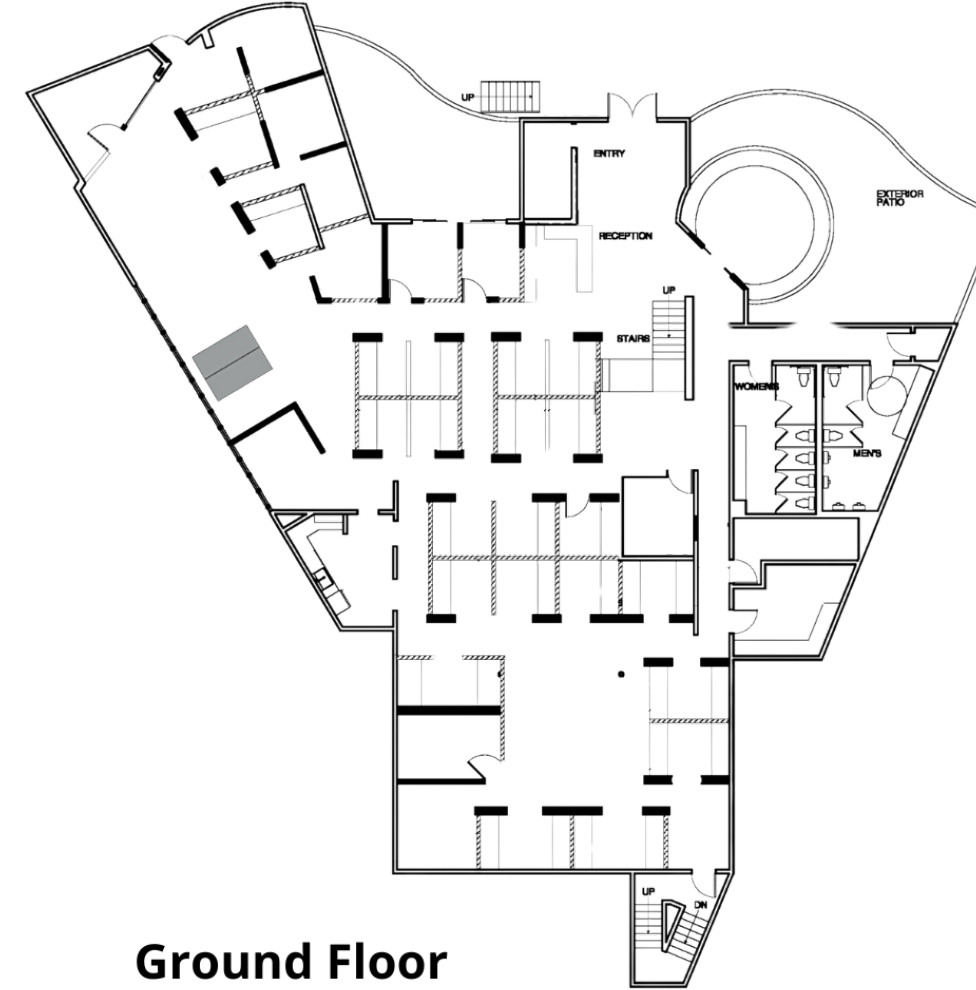
**Proximity to Entertainment and Dining:**

Take advantage of being surrounded by world-class entertainment venues and upscale dining options, perfect for networking and client meetings.

## PLAT MAP

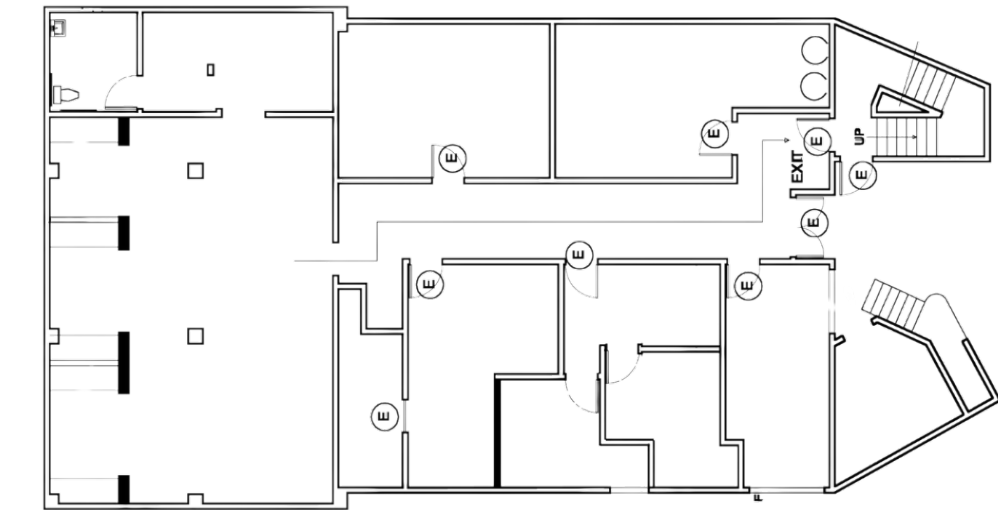


# FLOOR PLANS



**Ground Floor**  
6,593 RSF

**Second Floor**  
4,068 RSF



**Lower Level**  
3,003 RSF

# PROPERTY PHOTOS





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