

FOR LEASE

CREATIVE OFFICE FLEX AVAILABLE | LARCHMONT + CLINTON
588 N LARCHMONT BLVD | LOS ANGELES, CA 90004



ANDREA CRONIN
CALDRE #02198688
818.380.9968
ANDREA@CBM1.COM

CARRIE BRYDEN
CALDRE #01339551
323.829.1158
CARRIE@CARRIEBRYDEN.COM

CBM1.COM

CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- TWO CORNER SUITES AVAILABLE: SUITE B ± 285 RSF AND SUITE C ± 182 RSF
- TURNKEY SUITES CAN BE COMBINED ± 467 RSF
- SUITES COME FURNISHED (AS PICTURED) OR VANILLA SHELL
- WELL-MAINTAINED COMMON AREAS: WAITING ROOM, FULL BATHROOM, NEWLY REMODELED KITCHENETTE/BREAK ROOM
- FULL SERVICE LEASE INCLUDES UTILITIES AND CAM
- EXCELLENT LOCATION, STEPS FROM NATIONAL RESTAURANT + COFFEE CHAINS
- HEART OF LARCHMONT VILLAGE SERVING AFFLUENT HANCOCK PARK NEIGHBORHOOD

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



CAFÉ GRATITUDE **groundwork**
coffee tea community

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	3,793	19,074	230,799
Total Population	7,518	41,748	487,333
Average HH Income	\$139,004	\$106,394	\$100,663

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Two furnished creative office/retail flex suites on the second floor of a charming building in the heart of Larchmont Village. Suite B (± 285 RSF) and Suite C (± 182 RSF) are bright corner units and may be combined for ± 467 RSF. Spaces feature large windows, abundant natural light, and can be delivered furnished or as a vanilla shell. Well-maintained common areas include a client waiting area, newly remodeled kitchen/break room, full restroom, and central air and heat.

Ideal for casting, writers rooms, podcast studios, therapy, health and wellness uses, etc (tenant to verify use with appropriate city or governing authority). Full service lease includes utilities and common area maintenance.

LOCATION DESCRIPTION

Prime creative office/retail flex on desirable Larchmont Blvd at the corner of Clinton Street between Melrose and Beverly Blvd. The well-situated property is steps away from a range of A+ national and regional restaurant chains, including Cafe Gratitude, Pressed Juicery, Sweet Lady Jane, Groundwork Coffee, and Starbucks. It boasts excellent area demographics serving the affluent Hancock Park neighborhood.

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$2,000 per month	285 SF
Suite C	\$1,500 per month	182 SF

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PHOTOS - SUITE B

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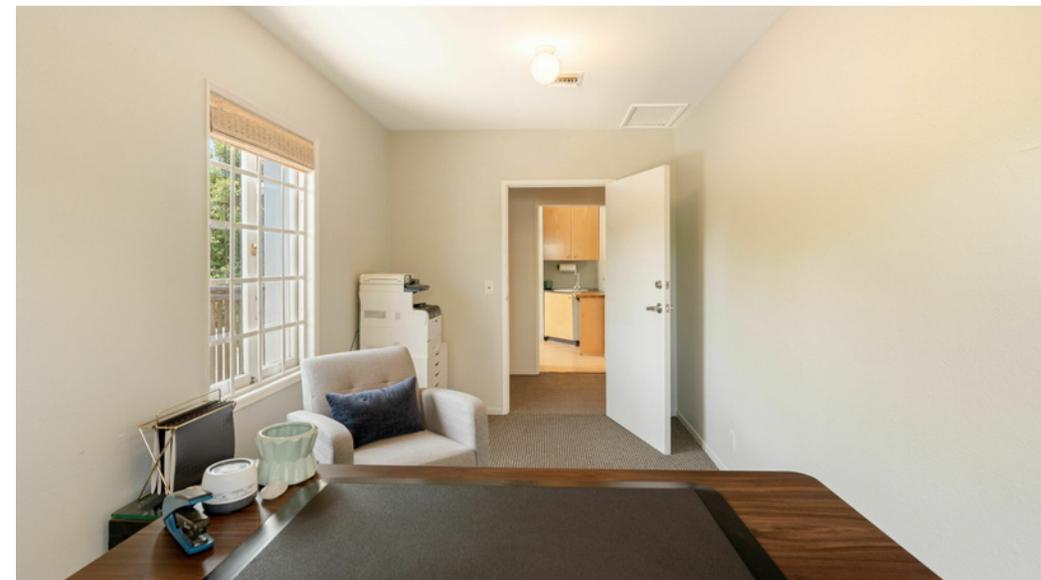


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PHOTOS - SUITE C

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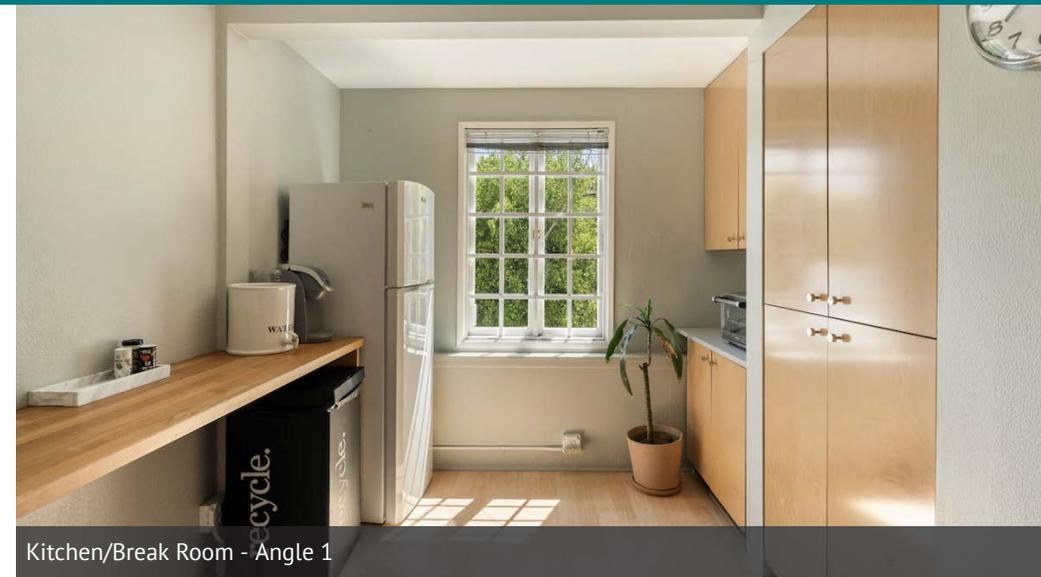
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PHOTOS - COMMON AREAS

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Waiting Area



Kitchen/Break Room - Angle 1



Kitchen/Break Room - Angle 2



Restroom

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SITE PLANS

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LARCHMONT BLVD

ANDREA CRONIN

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RETAILER MAP

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Map data ©2026

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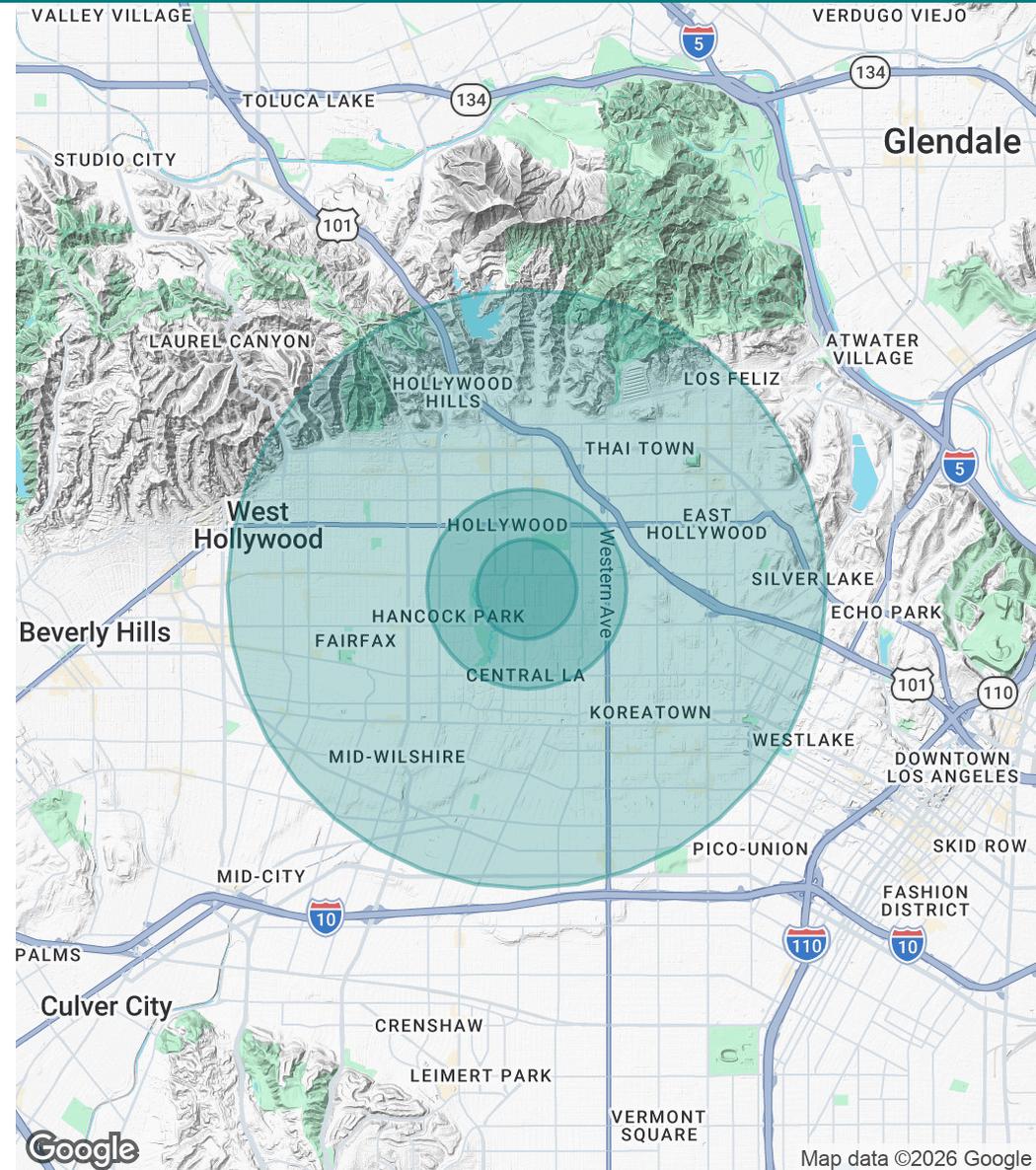
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	7,518	41,748	487,333
Average Age	42	41	41
Average Age (Male)	42	40	40
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	3,793	19,074	230,799
# of Persons per HH	2	2.2	2.1
Average HH Income	\$139,004	\$106,394	\$100,663
Average House Value	\$1,572,408	\$1,353,059	\$1,267,067

Demographics data derived from AlphaMap



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MEET THE TEAM

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ANDREA CRONIN

Associate

Direct: 818.380.9968 **Cell:** 646.825.1797
Andrea@cbm1.com



CalDRE #02198688



CARRIE BRYDEN

Director of Business Development

Direct: 323.829.1158
Carrie@CarrieBryden.com



CalDRE #01339551

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