



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



CREATIVE OFFICE SPACE AVAILABLE IN PRIME WEHO LOCATION

7253-7255 Santa Monica Blvd., West Hollywood, CA 90046



RACHEL ADAMS
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DRE#02052879

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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

CREATIVE OFFICE SPACE
WEST HOLLYWOOD

EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

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PRESIDENT

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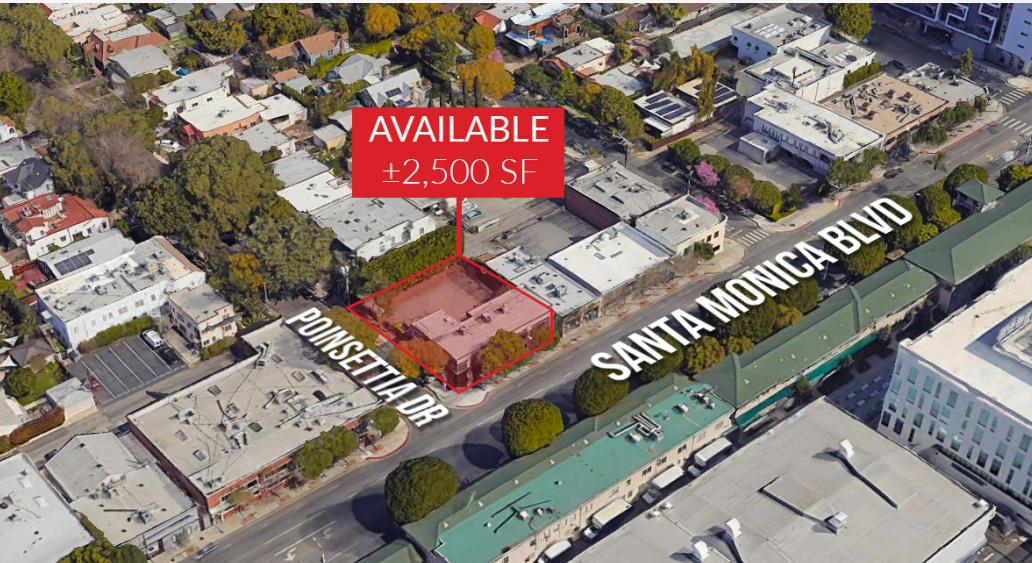


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

7253-7255 Santa Monica Blvd., West Hollywood, CA 90046







APPROX. 2,500 SF

CREATIVE OFFICE SPACE

- ✓ Trendy creative office space available on Santa Monica Blvd in West Hollywood, CA
- ✓ 2nd floor walk up
- ✓ 5 office suites within the space
- ✓ Separate men's and women's restroom in the unit
- ✓ Outdoor patio off the master office with kitchenette in unit

AREA AMENITIES

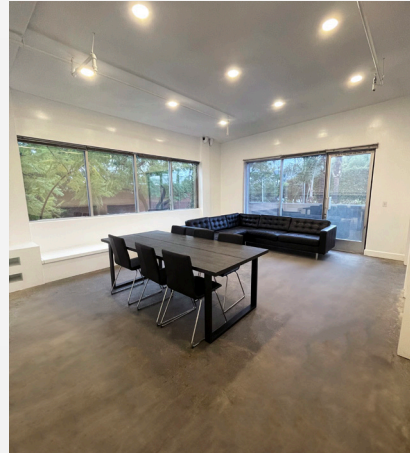
- ✓ Located near historic film and recording studios
- ✓ High traffic area
- ✓ Dense population

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	59,058	359,433	923,736
 Avg. HH Income	\$96,242	\$105,352	\$97,823
 Daytime Pop	48,998	298,249	759,007
 Traffic Count	± 45,675 CPD ON STREET		

CREATIVE OFFICE SPACE
WEST HOLLYWOOD

INTERIOR PHOTOS

7253-7255 Santa Monica Blvd., West Hollywood, CA 90046



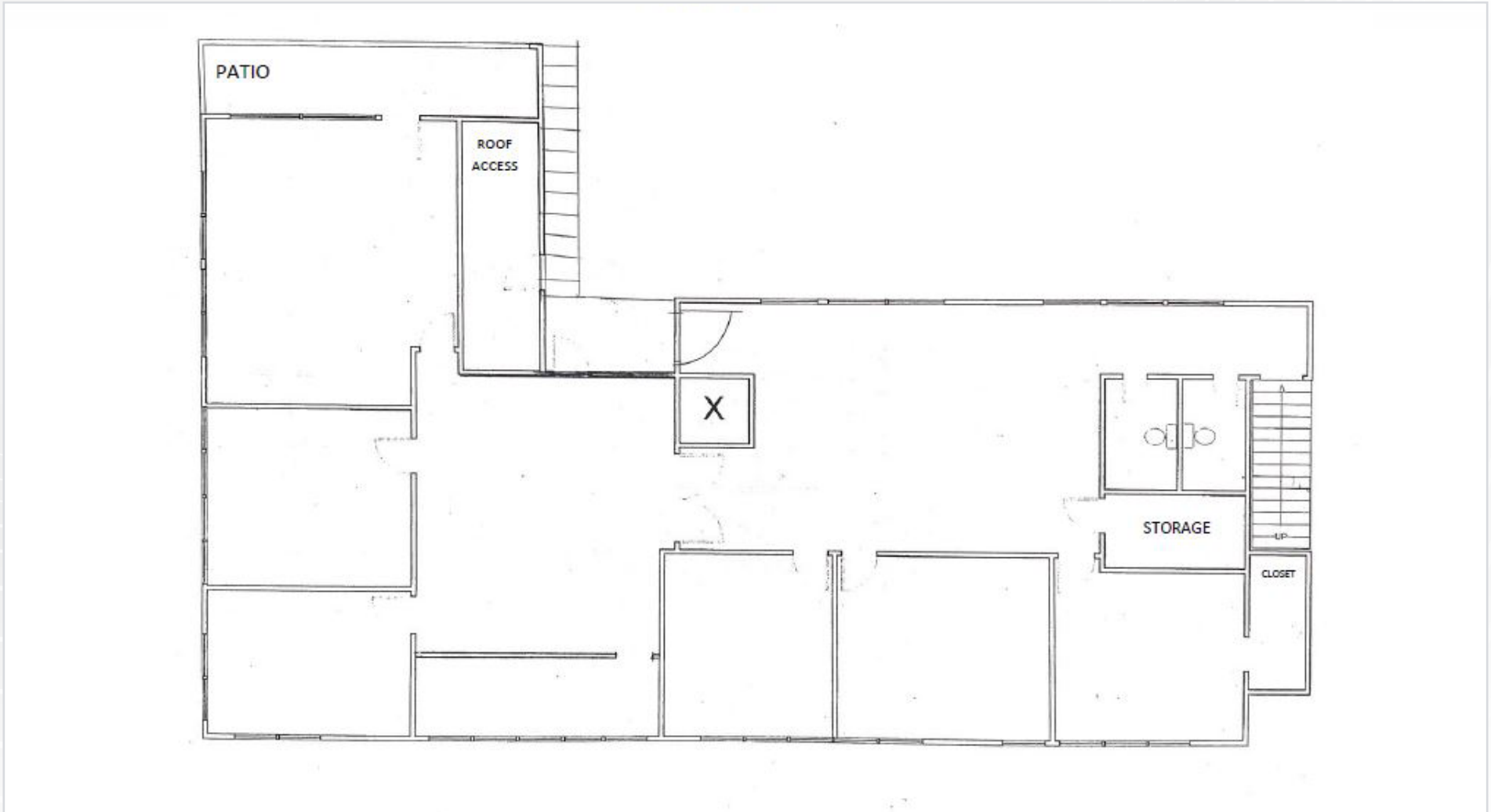
VIDEO TOUR

SCAN QR TO VIEW THE VIDEO
TOUR OF THIS SPACE
OR CLICK BELOW:

[VIEW VIDEO TOUR](#)

FLOOR PLAN

7253-7255 Santa Monica Blvd., West Hollywood, CA 90046



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

TRADER JOE'S

AVAILABLE

Ralphs



SANTA MONICA BLVD
LA BREA AVE



N HIGHLAND AVE

SPROUTS FARMERS MARKET

BEST BUY

CVS pharmacy



CHASE

LA BREA AVE

99c only STORES

ROMAINE ST

Public Storage

SANTA MONICA BLVD
N HIGHLAND AVE

TREJO'S Coffee & Donuts

Walgreens



SANTA MONICA BLVD



WILLOUGHRY AVE



BEST BUY

SUBWAY

TRADER JOE'S



Ralphs



Public Storage

Smart & Final

SPROUTS FARMERS MARKET



AutoZone

CVS pharmacy



Walgreens

Chick-fil-A

Bobatime



99c only STORES

AERIAL MAP



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