

INDU
STRY

CREATIVE OFFICE
±1,300 RSF

8820
SUNSET BLVD
WEST HOLLYWOOD

FOR LEASE



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ADDRESS

8820 Sunset Blvd

AVAILABLE RSF

±1,300 RSF

RATE

\$5.50/SF per Mo. MG

TERM

Negotiable

OCCUPANCY

May 1, 2026

PARKING7 Parking spaces
@ \$150/stall/Mo.

Creative Office

FEATURES

Central West Hollywood Location

Walking distance to restaurants,
coffee shops and iconic bars1 conf, 2 private offices, open area,
1 kitchenette, private restrooms.

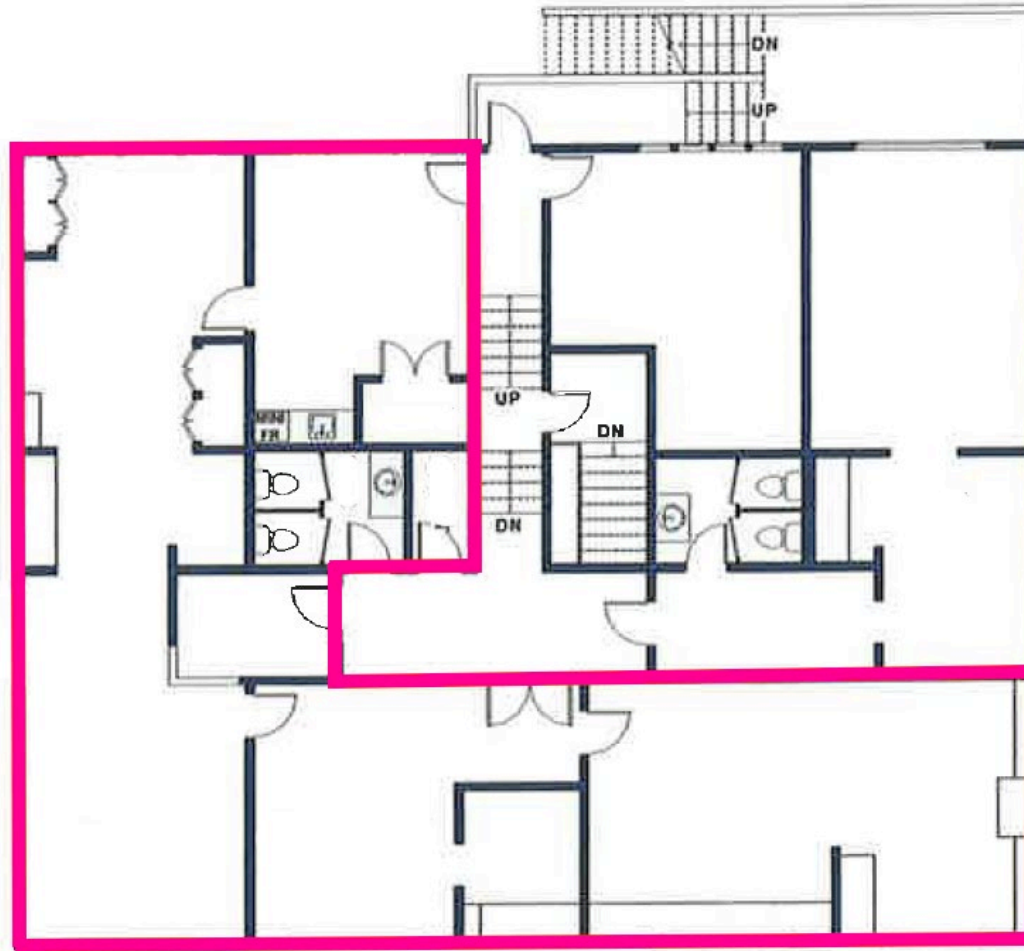
Communal outdoor space.

Highly visible facade on Sunset
Blvd with potential for signage

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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SECOND FLOOR
±1,300 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



1 min
WALK



Dialog Cafe: A popular all-day café known for its organic ingredients, artisan coffee, and health-forward menu. Guests enjoy breakfast bowls, sandwiches, pastries, and smoothies in a bright, stylish space that's ideal for casual meetings, people-watching, or relaxed meals from morning through afternoon.

1 min
WALK



The Backroom: An intimate, speakeasy-style lounge offering craft cocktails, dim lighting, and plush seating. The cozy atmosphere feels exclusive yet welcoming, making it a favorite for quiet conversations, late-night drinks, and those seeking a more refined nightlife experience away from louder venues.

1 min
WALK



The Coffee Bean & Tea Leaf: A well-known café chain serving premium coffee, espresso drinks, and a wide variety of teas. With comfortable seating and consistent quality, it's a dependable stop for working remotely, meeting friends, or grabbing a familiar beverage any time of day.

1 min
WALK



Pi On Sunset: A casual eatery specializing in thin-crust pizzas, salads, and classic Italian-American favorites. Known for quick service and generous portions, it's ideal for laid-back meals, late-night bites, or easy group dining with something for everyone on the menu.

1 min
WALK



Panini Pizzeria & Italian Kitchen: A relaxed Italian spot offering pizzas, panini, pastas, and hearty comfort dishes. The menu blends casual café fare with classic Italian flavors, creating a welcoming environment for lunch, dinner, or quick takeout when craving something warm and satisfying.

1 min
WALK



State Social House: A high-energy sports bar and restaurant featuring elevated pub food, large screens, and an active social scene. Guests come for game nights, late-night gatherings, and craft cocktails, enjoying a lively atmosphere that blends casual dining with nightlife energy.

3 min
WALK



Boxwood Restaurant & Bar: A stylish restaurant offering globally inspired dishes, creative cocktails, and an elegant dining room. Known for brunch and dinner service, it balances refined cuisine with a relaxed vibe, making it suitable for date nights, celebrations, or leisurely weekend meals.

4 min
WALK



Blue Birdy: A cozy café serving specialty coffee, breakfast plates, and light lunch options in a cheerful setting. With friendly service and comfortable seating, it's a welcoming place for morning routines, casual meetings, or a quiet break with quality food and drinks.

5 min
WALK



LUTIE: A contemporary café-restaurant blending specialty coffee with thoughtfully prepared brunch and light dinner dishes. The minimalist, modern interior complements its refined yet approachable menu, making it popular for casual dates, working sessions, or relaxed social meetups.

7 min
WALK



On The Rox: A laid-back neighborhood bar offering classic cocktails, beer, and a relaxed crowd. With an unpretentious vibe and friendly atmosphere, it's an easy place to unwind, chat with locals, and enjoy simple drinks without the pressure of a club scene.