

FOR SALE OR LEASE

67  35

SELMA AVE

CBRE

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MUTHSTEIN CRE

Redefine Your Space

Announce your brand with this iconic location. This captivating space is more than a building; it's a statement. The two-story lobby and high ceilings, along with the open floor plan offers boundless possibilities. **We envision a space where innovation and inspiration meet, ideal for a headquarters, Flex/R&D space or showroom.**



A ten-plus person **screening room with a state of the art projection system** for an immersive experience



Dedicated outdoor deck, theater/screening room, and private offices

Elevate Your Brand

Extend the experience on the second floor. The large dedicated outdoor deck for employees and events. Imagine a private screening room and theater for memorable product launches. Communal spaces and conference rooms inspire collaboration. It's a place where your brand truly shines and talent connects.



**Freestanding
Campus
provides
Flexibility
and Excellent
Brand
Visibility**

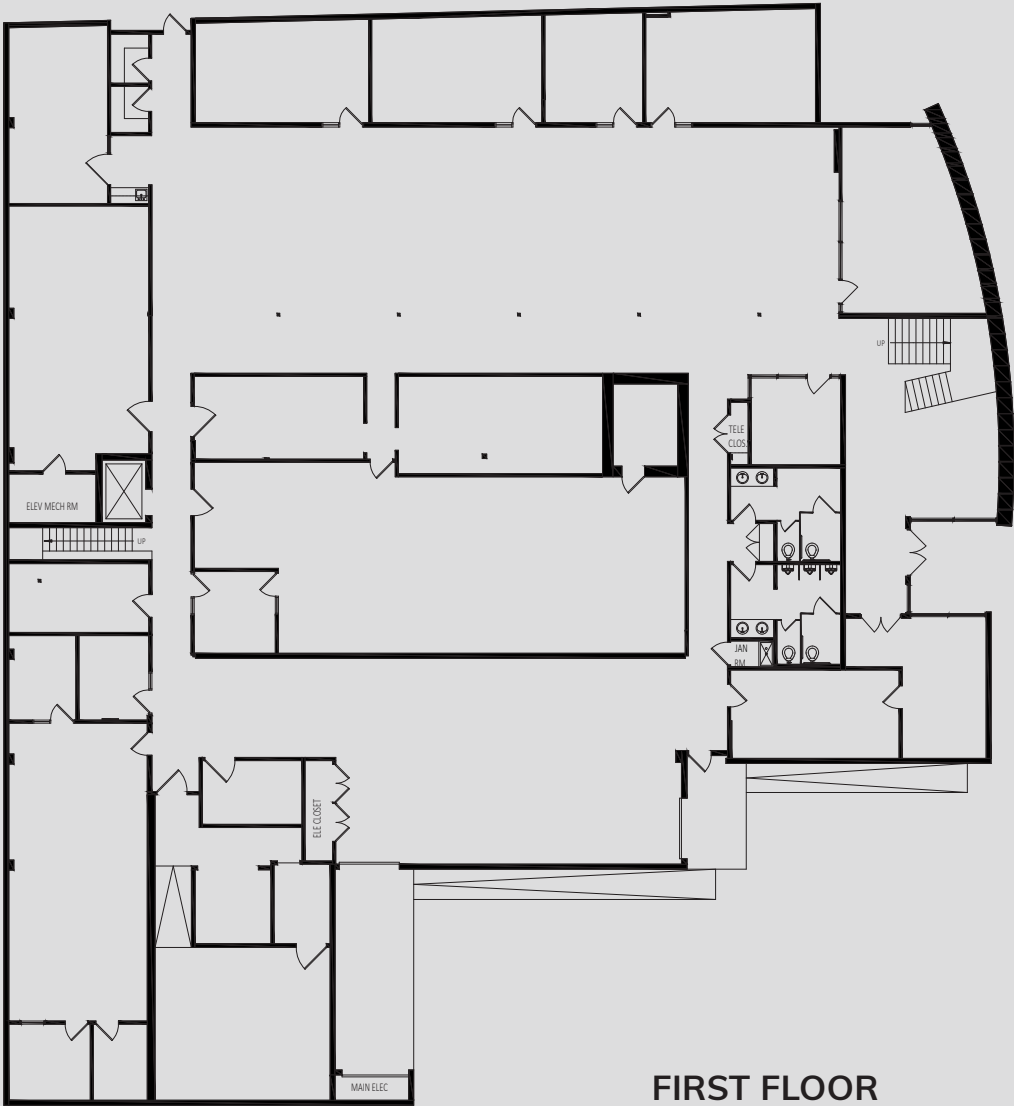
Make it Your Own

- Dramatic Entry with a prominent, exposed stairway
- Versatile, open spaces ready for your design
- Dedicated shipping and receiving area with two (2) dock-high loading bays
- Ample storage areas for back-of-house operations and efficient fulfillment
- High ceilings allow for flexibility of uses
- Eighty dedicated parking spaces (30 onsite and 50 in an adjacent lot)
- Large conference room and meeting rooms
- A ten-plus person screening room with state of the art projection system for an immersive experience
- An outdoor deck for client and employee events
- Additional private offices
- High end finishes and open/exposed ceilings



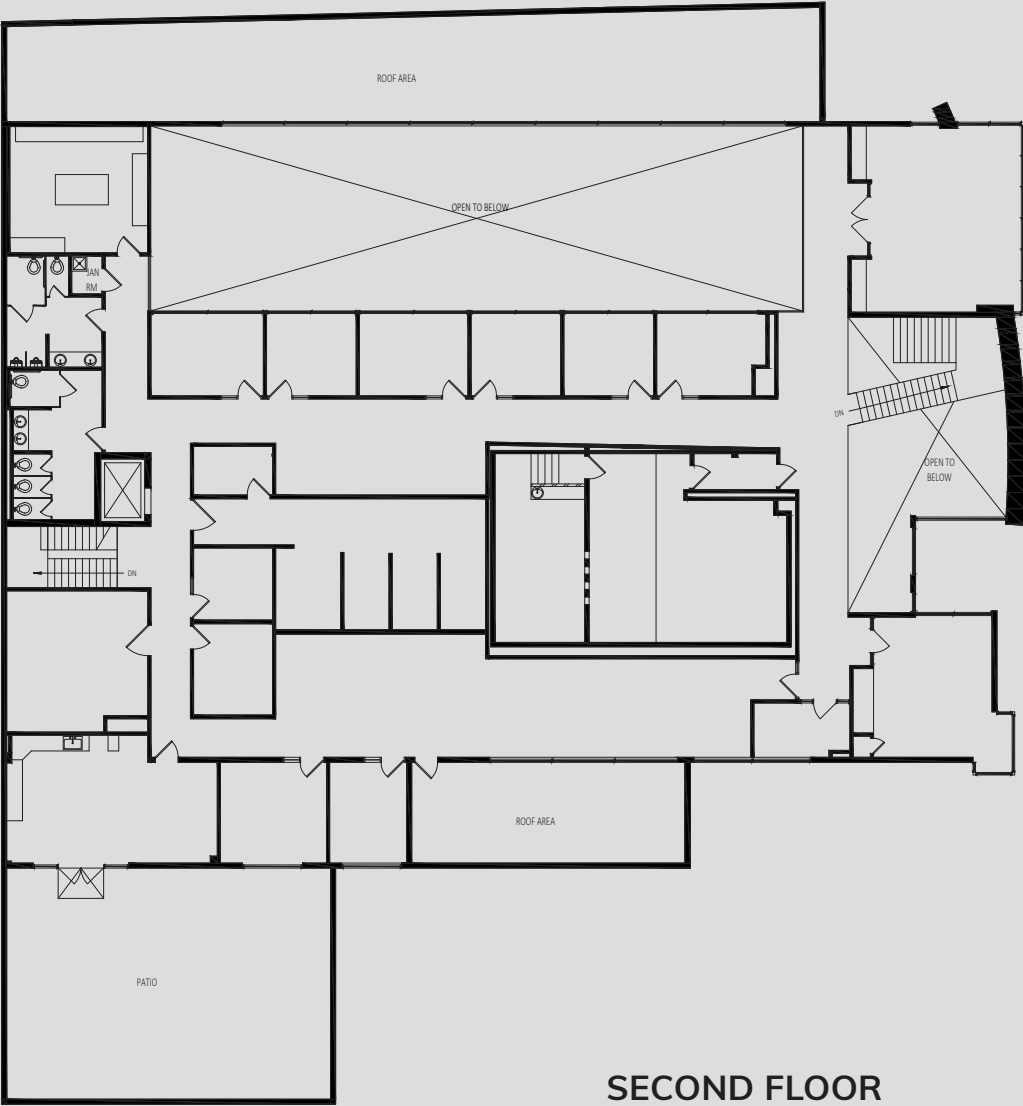
Review Your Specs

Address	6735 Selma Ave, Los Angeles 90028
Year Built	1995
Site Area	26,687 SF
Floor Area	24,729 RSF
Stories	2
Parking	80 (30 onsite, 50 in adjacent offsite lot)
Zoning	C4-2D:
Parcel Numbers	5547-013-001 through 5547-013-005
Rental Rate	\$3.50/SF/Month MG
Sale Price	Call Broker



FIRST FLOOR

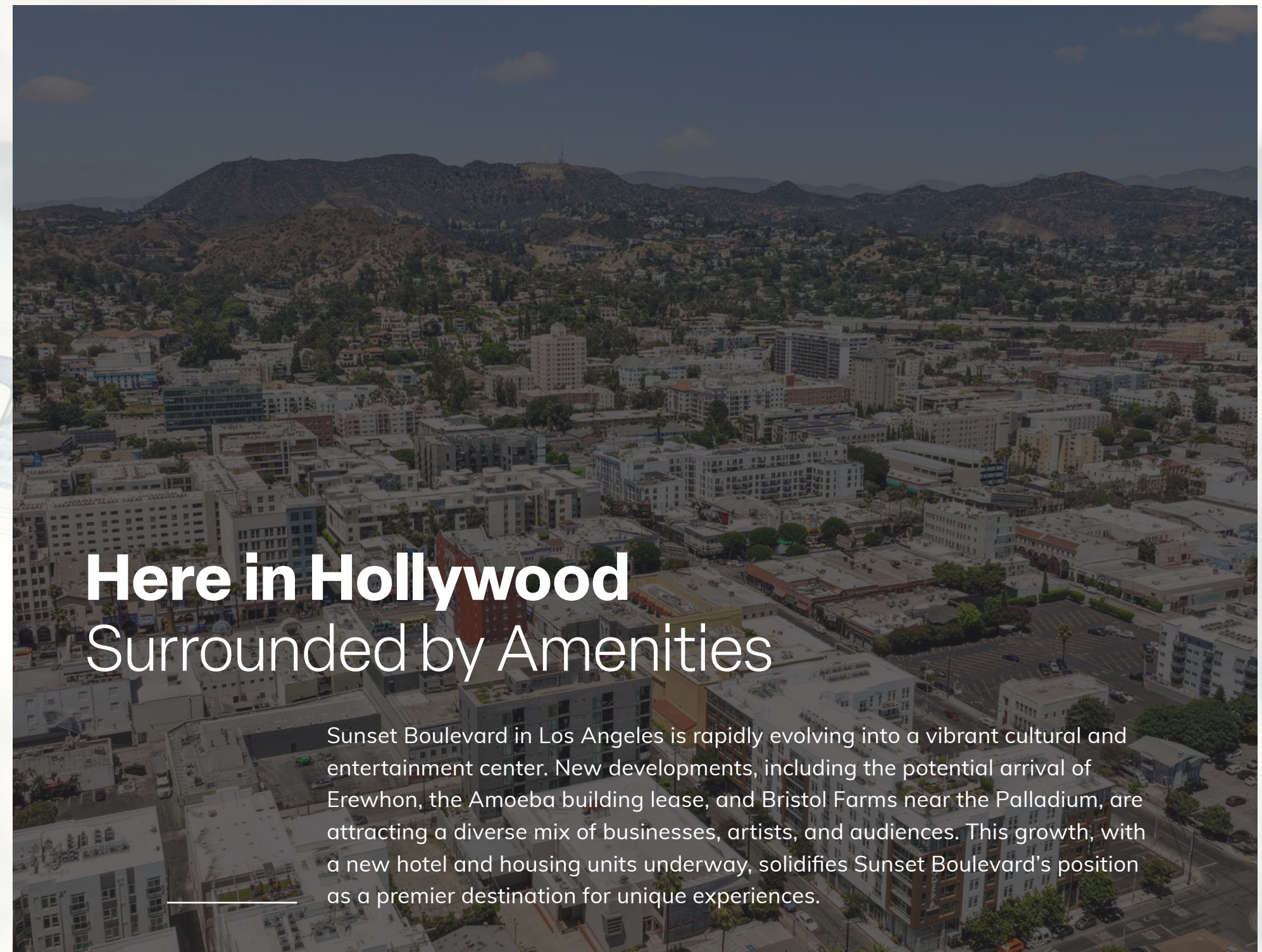
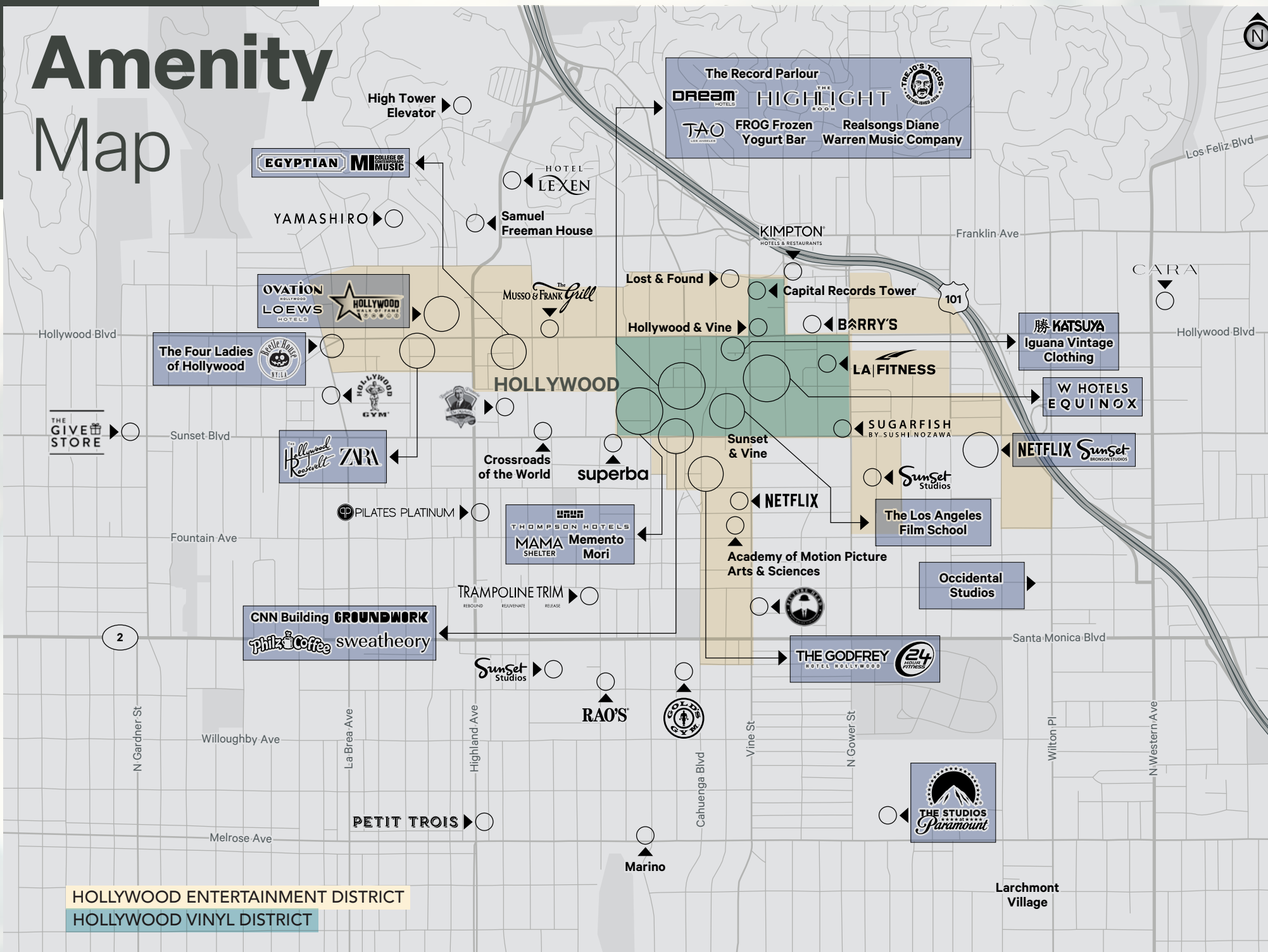
14,662 RSF



SECOND FLOOR

10,067 RSF

Amenity Map



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