

FOR SALE OR LEASE

67  35

# SELMA AVE

**CBRE**

**M**  
MUEHLSTEIN 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.**

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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.

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

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# 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
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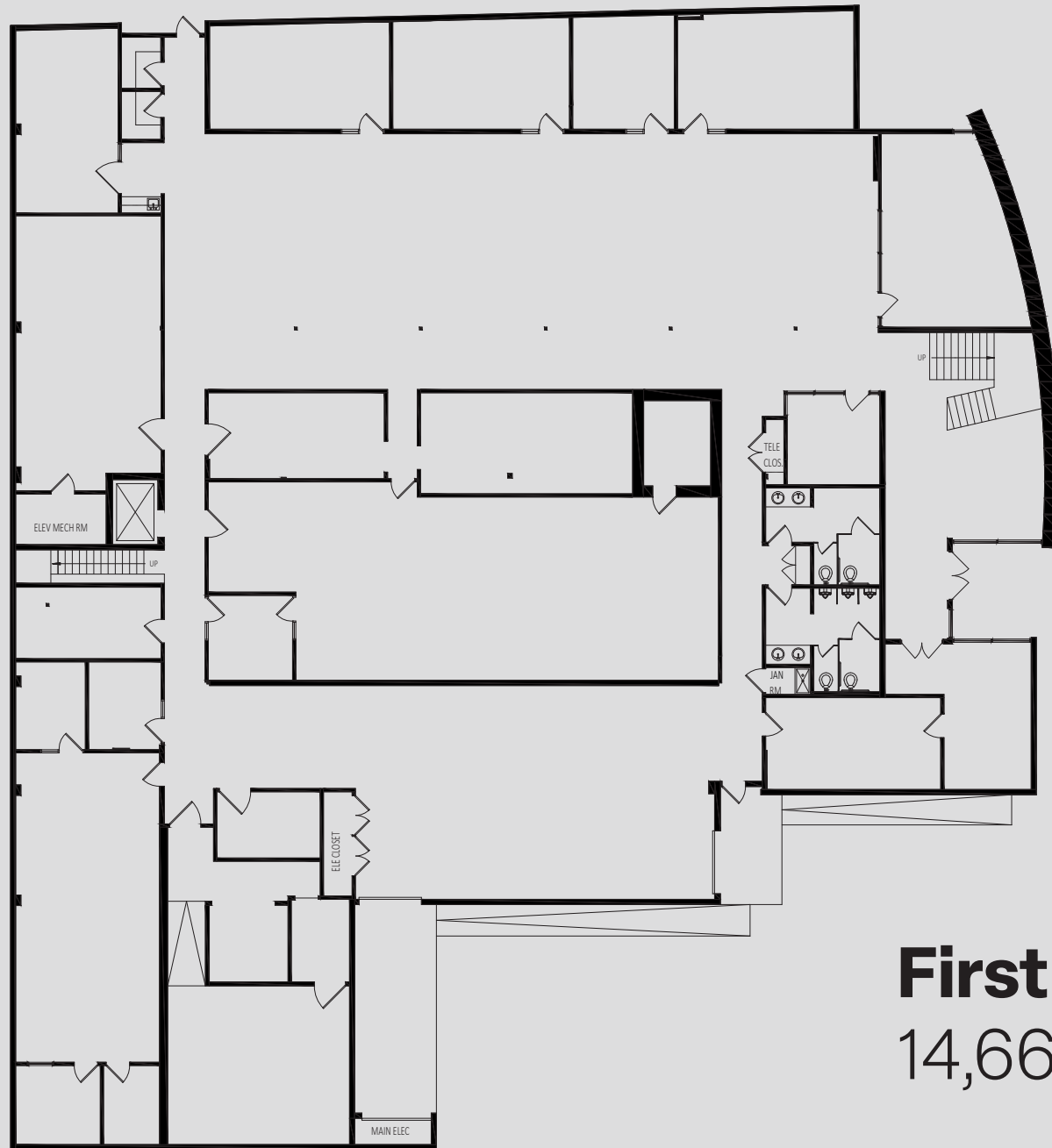


# Review Your Specs

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)
Power	1,600 Amps
Zoning	C4-2D
Parcel Numbers	5547-013-001 through 5547-013-005
Rental Rate	\$3.50/SF/Month MG
Sale Price	Call Broker

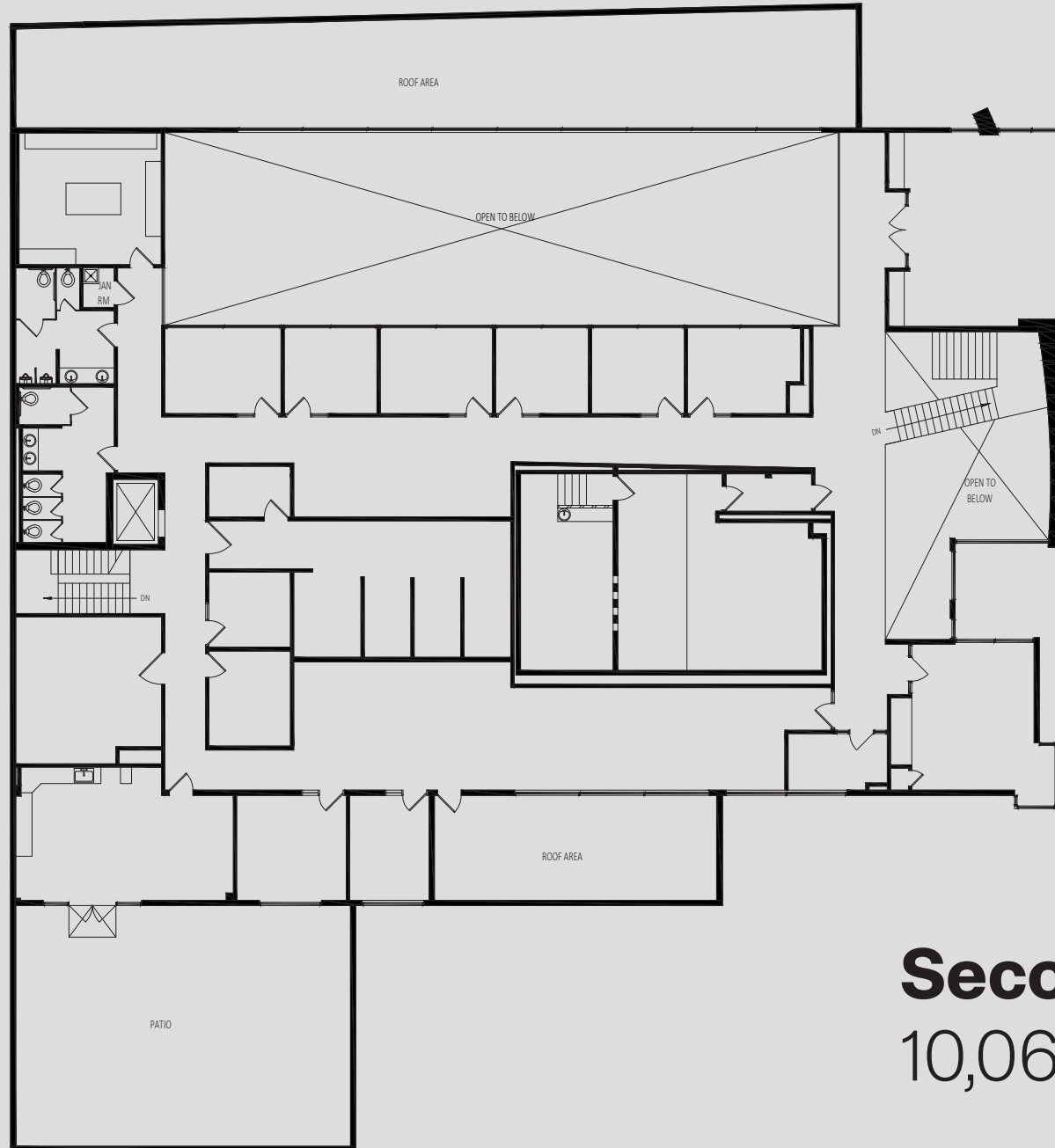
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**First Floor**  
14,662 RSF





**Second Floor**  
10,067 RSF





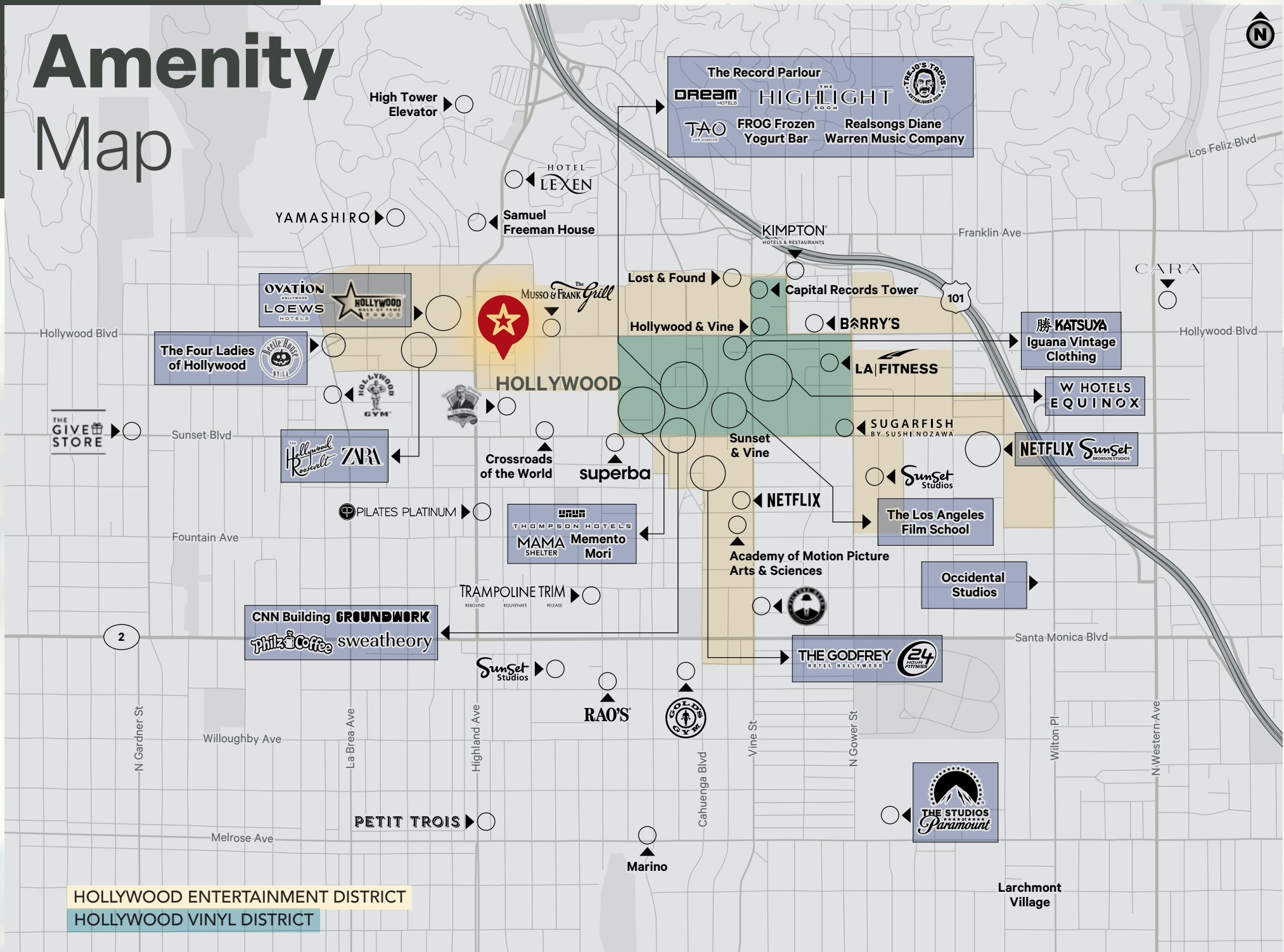
# Here in Hollywood Surrounded by Amenities

Sunset Boulevard in Los Angeles is rapidly evolving into a vibrant cultural and entertainment center. New developments, including the potential arrival of Erewhon, the Amoeba building lease, and Bristol Farms near the Palladium, are attracting a diverse mix of businesses, artists, and audiences. This growth, with a new hotel and housing units underway, solidifies Sunset Boulevard's position as a premier destination for unique experiences.

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# Amenity Map





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