

# OFFICE BUILDING FOR SALE

## 3255 Cahuenga Boulevard West



For more information please contact:

**Stacy Vierheilg-Fraser**  
818.933.0313  
svierheilg@lee-re.com  
DRE #00986794



Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898  
A Member of the Lee & Associates® Group of Companies  
15060 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403  
P:818.986.9800 F:818.933.0405 • www.leeandnorth.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### DETAILS

**Building Size** Approx. 19,394 SF Three (3) stories

**APN** 2429-010-034

**Land Size** Approx. 11,416 SF

**Purchase Price** \$4,750,000 (\$245 PSF)

**Terms** All Cash or Cash to New Loan

**Year Built** 1980 (fully renovated in 2006)

**Parking** Approx 38 Spaces  
(Some covered/secured & surface covered)

### FEATURES

- Space Available for an Owner-User
- Newly Renovated Common Areas
- Suites Individually Metered
- Parabolic Lighting
- Zoning: C2-1vl
- Maple Doors
- Elevator
- Secured Building
- Amenities Across the Street: Starbucks, NY Deli, Nutrishop, General Admissions

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### EXTERIOR



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## 3255 Cahuenga Boulevard West

SUITE 205



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SUITE 210



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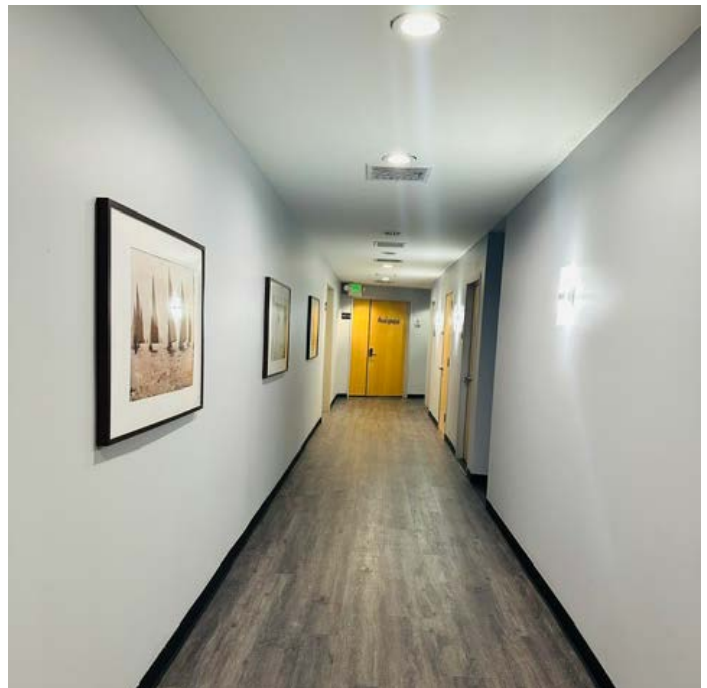
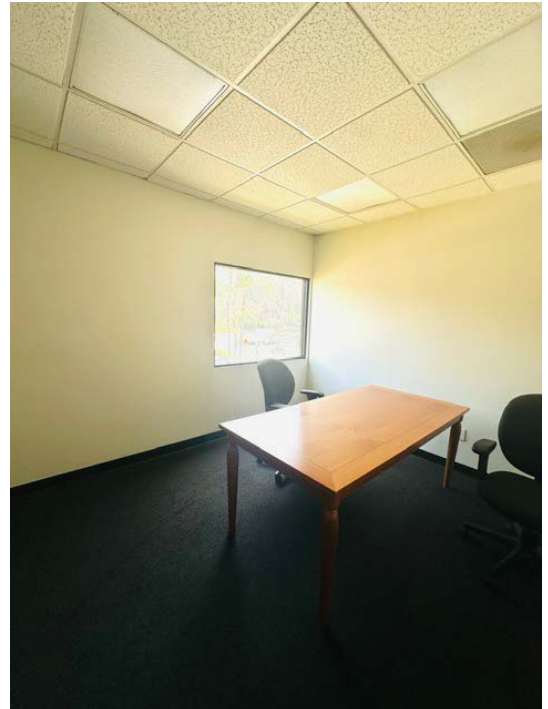
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## 3255 Cahuenga Boulevard West

### SUITE 301



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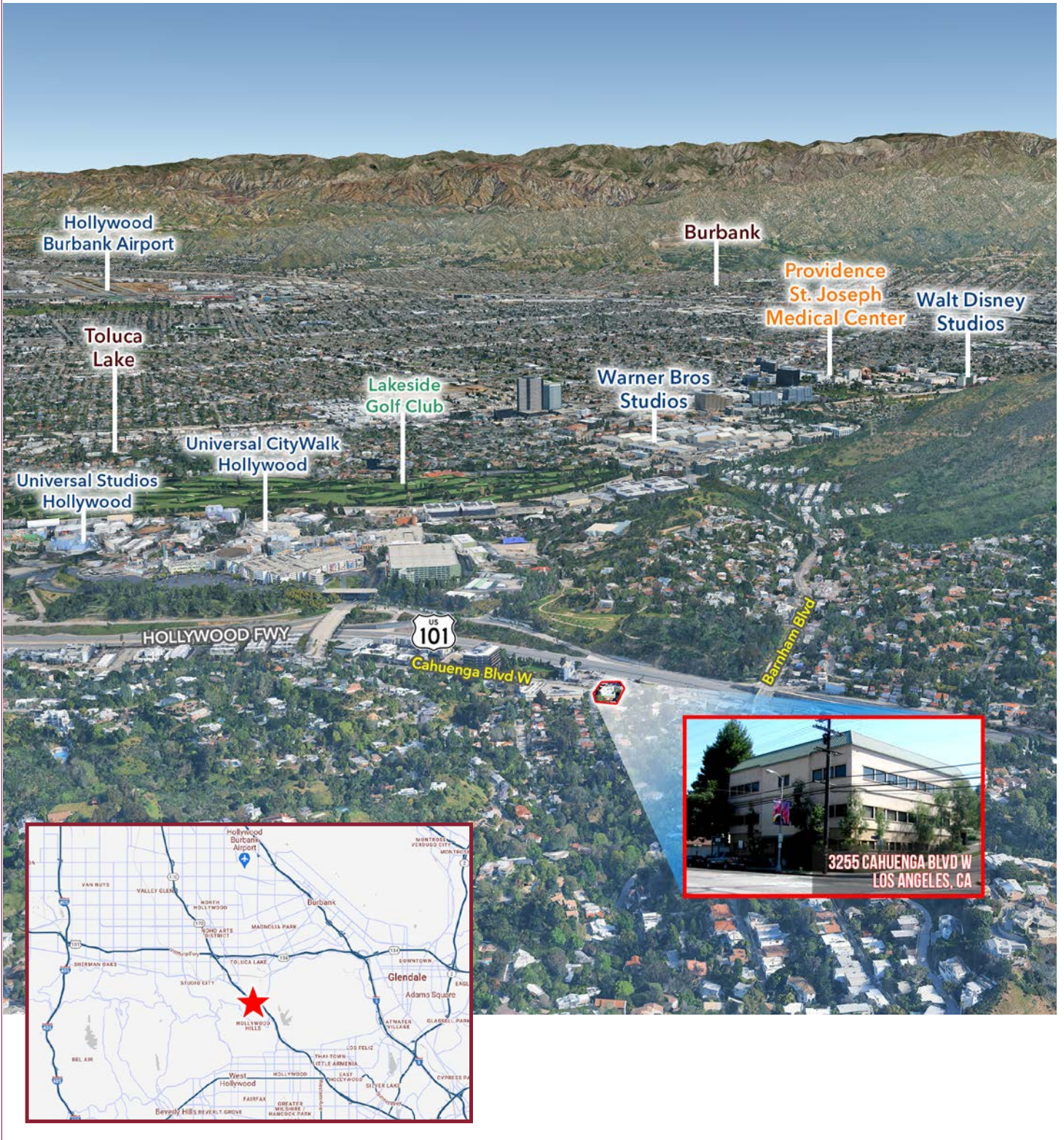


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## 3255 Cahuenga Boulevard West



**3255**  
Cahuenga Blvd W  
Los Angeles, CA

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