

8240 Sunset BLVD.

WEST HOLLYWOOD, CA
SPECTACULAR CREATIVE OFFICE

**AVISON
YOUNG**

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FOR LEASE

± 10,661 RSF

FULLY-IMPROVED, MOVE-IN READY

PROPERTY DETAILS

Presenting a prime leasing opportunity at 8240 W Sunset Boulevard, Los Angeles, CA 90046, this building offers 13,664 rentable square feet in the sought-after West Hollywood market on the iconic Sunset Strip. This newly available space is ideally suited for innovative businesses, boasting a below market rate and abundant parking. Elevate your workspace in the heart of the vibrant Sunset Strip with this exceptional leasing opportunity.

ADDRESS:	8240 W Sunset Blvd West Hollywood, CA 90046
SPACE AVAILABLE	Total SF Available: ± 10,661 RSF
LEASE (\$/SF):	\$2.30/RSF, MG (\$31,427.20 per Month)
TERM:	3 Years
PARKING:	35 Spaces on Adjacent Surface Lot at \$75 per space

HIGHLIGHTS:

Premier Location:

Situated on the renowned Sunset Strip, 8240 W Sunset Boulevard offers a prestigious address in the heart of West Hollywood’s creative hub.

Private Outdoor Patio:

Enhance your work environment with exclusive access to a private outdoor patio area, allowing for refreshing breaks and informal meetings in a relaxed setting. No additional charge.

Abundant Natural Light:

Large windows flood the interior with natural light, creating an energizing and inspiring atmosphere

Secure Parking Facilities:

Enjoy the convenience of abundant on-site parking, providing hassle-free accessibility for both employees and clients.

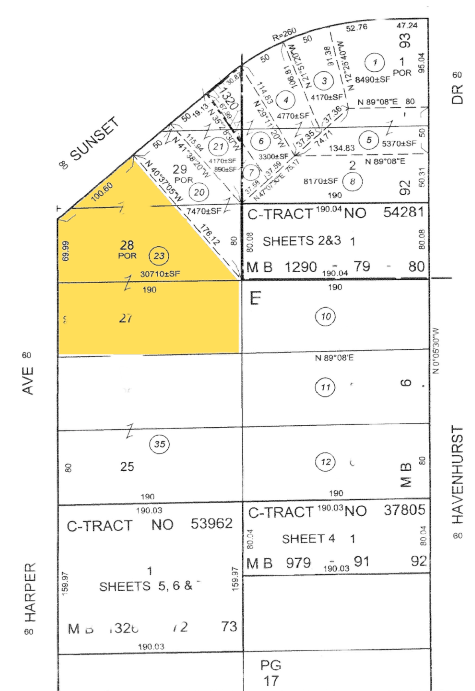
Modern Amenities:

Equipped with state-of-the-art facilities and modern infrastructure, the space is designed to meet the demands of contemporary businesses.

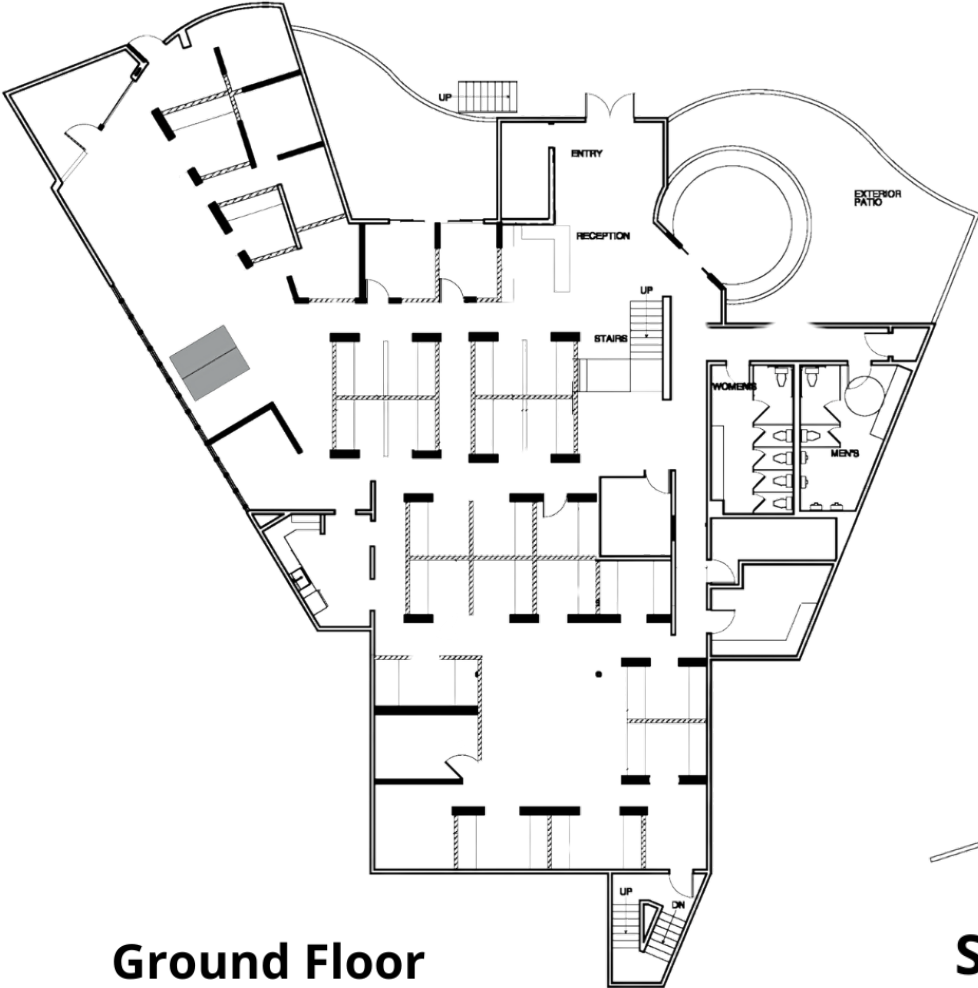
Proximity to Entertainment and Dining:

Take advantage of being surrounded by world-class entertainment venues and upscale dining options, perfect for networking and client meetings.

PLAT MAP



FLOOR PLANS



Ground Floor
6,593 RSF



Second Floor
4,068 RSF

PROPERTY PHOTOS







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