

HOLLYWOOD

FOR LEASE: Office/Warehouse

5802
willoughby
avenue LOS ANGELES
CALIFORNIA



~~\$2.95/SF NNN~~
\$2.50/SF NNN
ASKING PRICE



±9,500 SF
BUILDING SIZE



±6,490 SF
LAND SIZE

VIEW OFFERING MEMORANDUM

PROPERTY HIGHLIGHTS

- **Newer building built in 2013**
- **Private gated underground parking**
- Two story building with mezzanine, underground parking, and rooftop deck.
- Breakdown of floors:
 - Subterranean Level: Gated parking for approximately 13 cars
 - First Floor: Warehouse area and gated rear parking for approximately 4 cars
 - Mezzanine: Office space
 - Second Floor: Creative office space
 - Roof: Rooftop deck with patio
- Second floor creative office space with open floor plan for cubicles, high ceilings, skylights, kitchen, nine offices and a conference room.
- Four bathrooms (two on first floor and two on second floor).
- Elevator serving underground parking level up to second floor.
- Stairways at front and rear of building.
- Approximately 17 parking spaces. 13 in gated underground parking, and 4 in gated parking area at rear of building on the alley.
- High ceilings approximately 12 feet.
- Large grade level roll up door at rear of building for deliveries.
- Nearby to many great restaurants, coffee shops, and other amenities along Melrose Avenue and Larchmont Avenue.

INVESTMENT SUMMARY

ADDRESS	5802 Willoughby Ave. Los Angeles, CA
APN	5534-029-003
ZONING	C2
PARKING SPACES	±17
STORIES	2
YEAR BUILT	2013

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID GHERMEZIAN
Senior Managing Director
t 310-407-6573
david.ghermezian@nmrk.com
CA RE Lic. #01084422

JONATHAN DADOURIAN
Associate Director
t 310-407-6567
jonathan.dadourian@nmrk.com
CA RE Lic. #01858129