

# 950 & 950 - A N. CAHUENGA BOULEVARD

LOS ANGELES, CA 90038

**FOR LEASE**



**CREATIVE OFFICE/WAREHOUSE/RETAIL**

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**WESTMAC**  
Commercial Brokerage Company

# 950 N. Cahuenga Information



<b>Location</b>	950 N. Cahuenga Boulevard Los Angeles, CA 90038	<b>Rental Rate</b>	\$2.25 per square foot, per month, net net net (Triple net charges are $\pm$ \$0.30/SF/Mo.)
<b>Available Space</b>	Approximately 4,200 total rentable square feet (Properties can be leased together or separately for a total of 10,368 SF)	<b>Parking</b>	Designated parking in rear parking lot plus street parking available
<b>Lease Term</b>	Three [3] to five [5] years	<b>Occupancy</b>	Immediately
<b>Property Types</b>	Industrial-MRI/ Warehouse Office/Creative/Retail	<b>Zoning</b>	MR1 - 1 - SN

## Building Features



- » Recently Remodeled
- » High ceilings
- » Creative adaptive reuse warehouse
- » Separate street entrance
- » Loading dock
- » 10 x 10 ground level doors

- » Multiple private offices
- » Open area
- » Available signage

# 950 - A N. Cahuenga Information



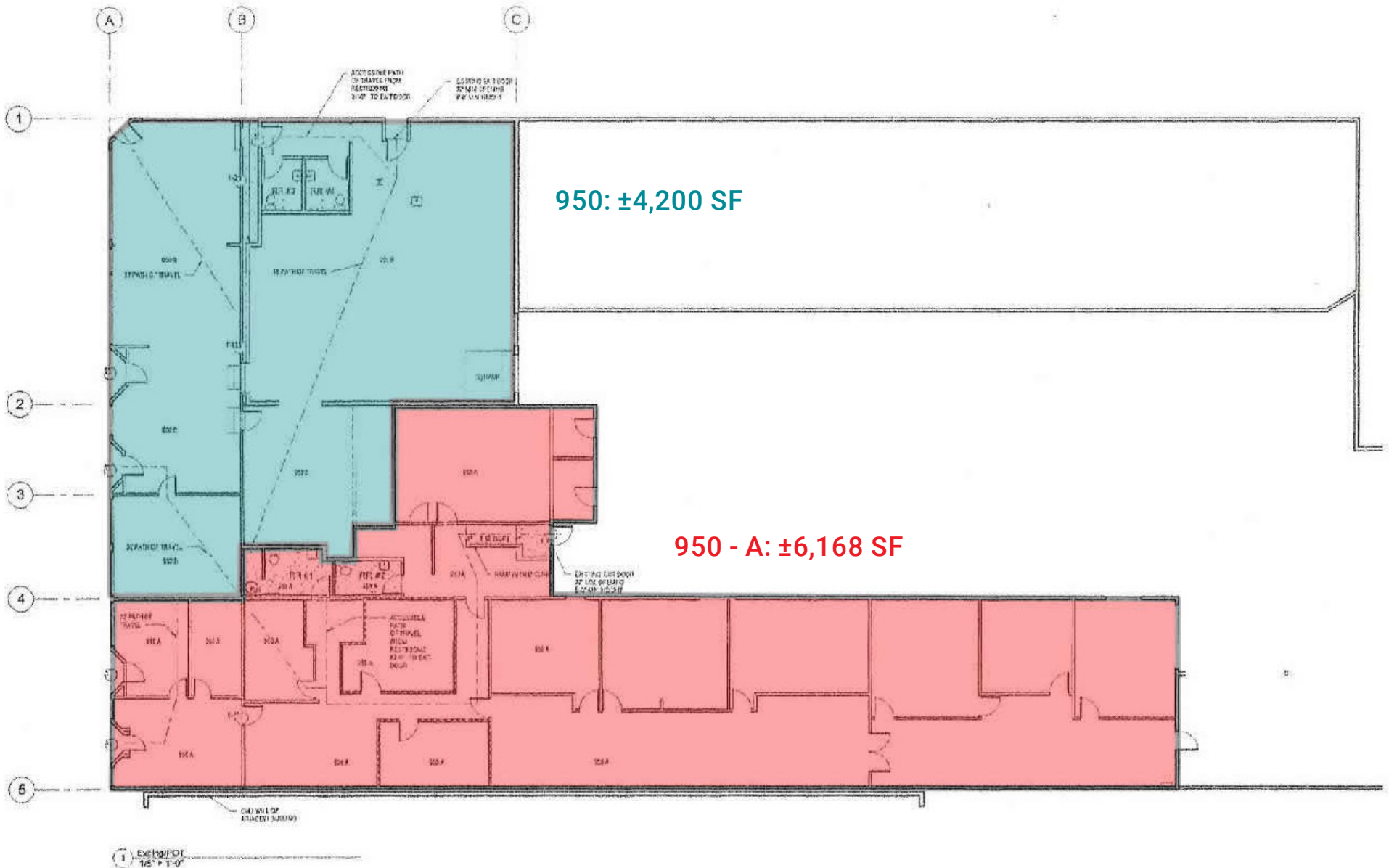
<b>Location</b>	950 - A N. Cahuenga Boulevard Los Angeles, CA 90038	<b>Rental Rate</b>	\$1.95 per square foot, per month, net net net (Triple net charges are ±\$0.30/SF/Mo.)
<b>Available Space</b>	Approximately 6,168 total rentable square feet <i>Properties can be leased together or separately for a total of 10,368 SF</i>	<b>Parking</b>	Designated parking in rear parking lot plus street parking available
<b>Lease Term</b>	Three [3] to five [5] years	<b>Occupancy</b>	Immediately
<b>Property Types</b>	Industrial-MRI/ Warehouse Office/Creative/Retail	<b>Zoning</b>	MR1 - 1 - SN

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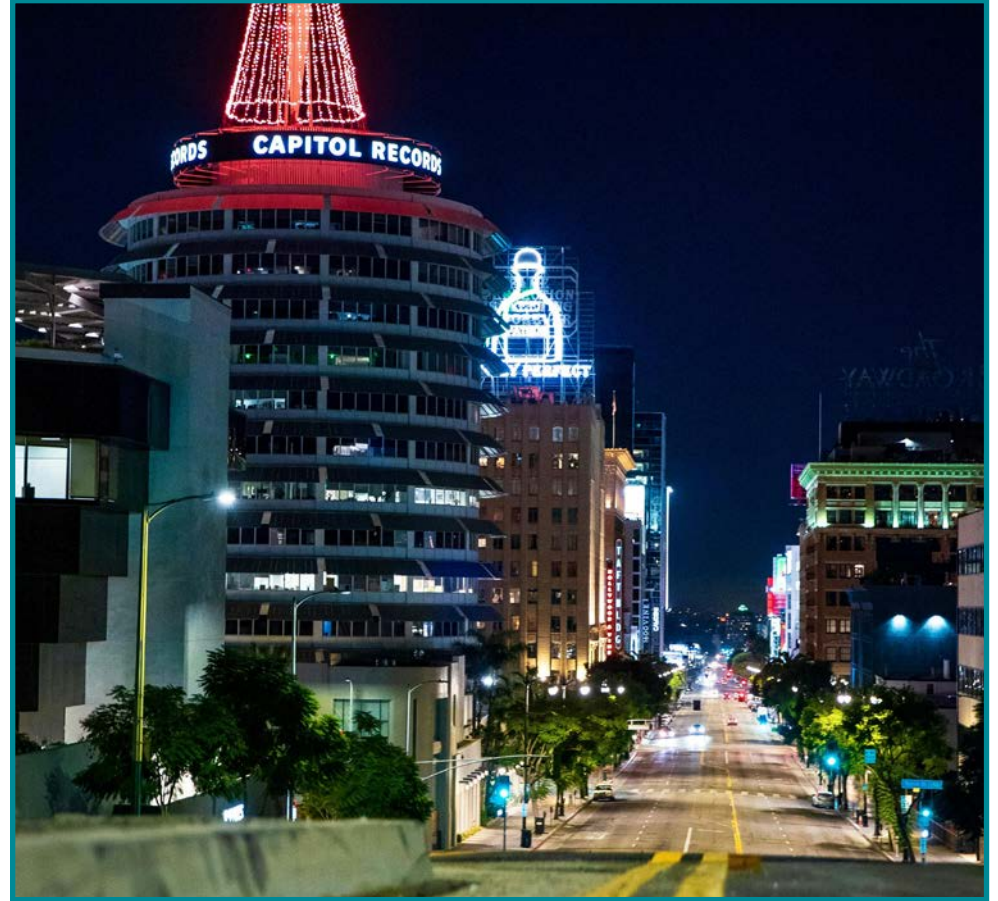
# Floor Plan



## Location Information



- » Centrally Located near 101 Freeway, and major intersections such as Santa Monica Boulevard, Melrose Avenue, and Sunset Boulevard.
- » Located in the heart of The Hollywood Media District, approximately 10 square blocks of notable film studios and media production companies including Netflix and Paramount.



- » Prime Location in the heart of Hollywood central to the surrounding cities of West Hollywood, Hancock Park, and Beverly Hills.
- » Within walking distance to Hollywood/ Cahuenga Corridor restaurants and amenities such as The Hollywood Comedy, Wilshire Country Club, Astro Burger, Castle BBQ, Oui, Osteria Mozza, Rick Owens, Pinks, Great White, Marino, Rao's, Salt's Cure, and more.

# Aerial Map

Cahuenga Blvd

Romaine St

Lillian Way





# Roadway Map



Larchmont



Santa Monica Blvd

950  
N. Cahuenga  
Blvd

Melrose Ave

Sunset Blvd

Hollywood

Cahuenga Blvd

Wilshire

# Amenity Map

