

# BOUTIQUE OFFICE SPACE FOR LEASE ON LARCHMONT BLVD

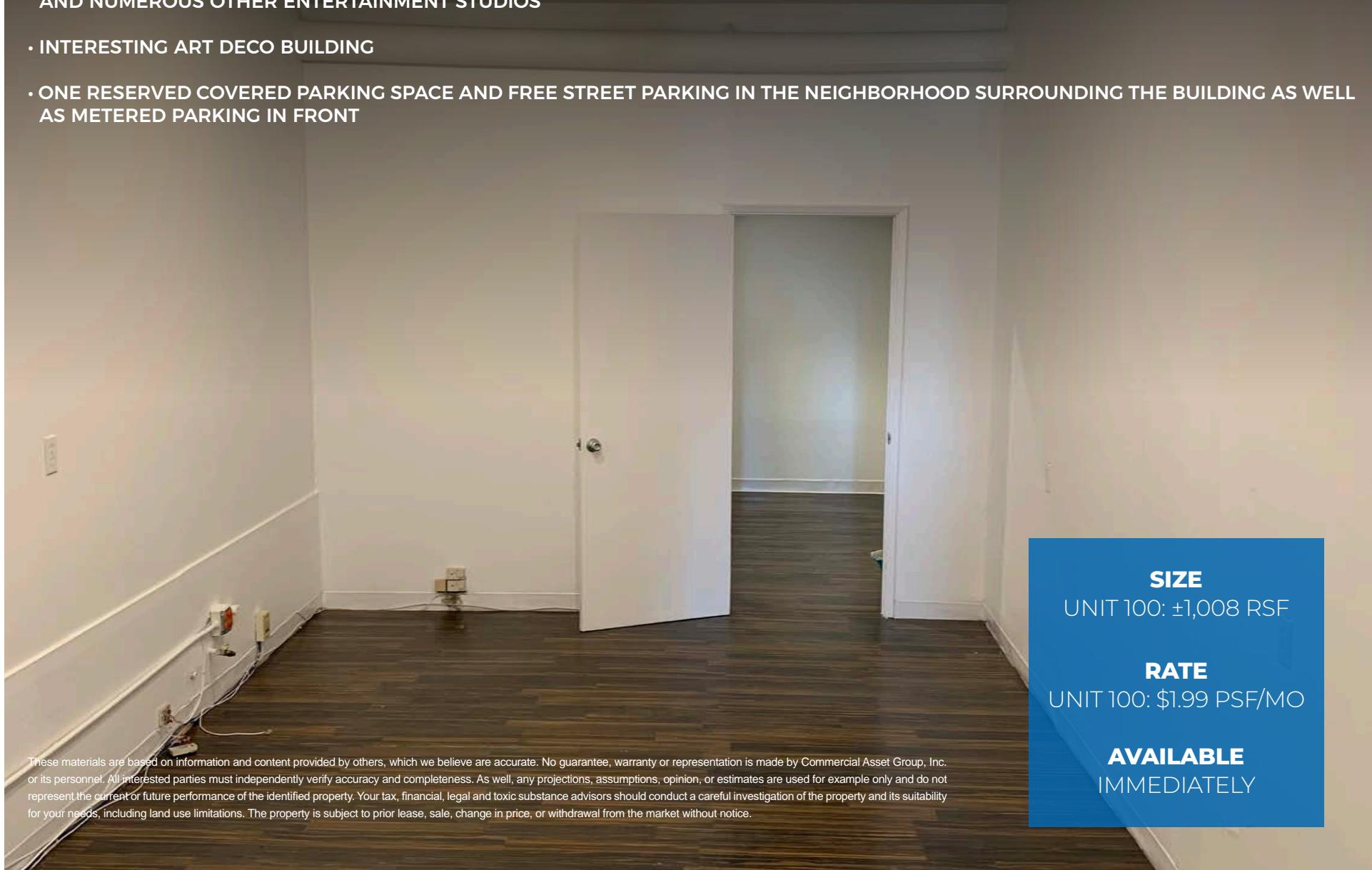


550 N LARCHMONT BLVD  
LOS ANGELES, CA 90004



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- RARE CREATIVE OFFICE ON LARCHMONT BLVD WITH A COMBINATION OF OPEN SPACE AND PRIVATE OFFICES AND CONFERENCE ROOMS
- OTHER FEATURES INCLUDE LARGE OPEN KITCHEN, MULTIPLE BALCONIES AND POSSIBLY SIGNAGE OPPORTUNITY
- WALKING DISTANCE TO THE PRIME LARCHMONT BLVD RETAIL/RESTAURANT SECTOR AS WELL AS CLOSE PROXIMITY TO PARAMOUNT AND NUMEROUS OTHER ENTERTAINMENT STUDIOS
- INTERESTING ART DECO BUILDING
- ONE RESERVED COVERED PARKING SPACE AND FREE STREET PARKING IN THE NEIGHBORHOOD SURROUNDING THE BUILDING AS WELL AS METERED PARKING IN FRONT

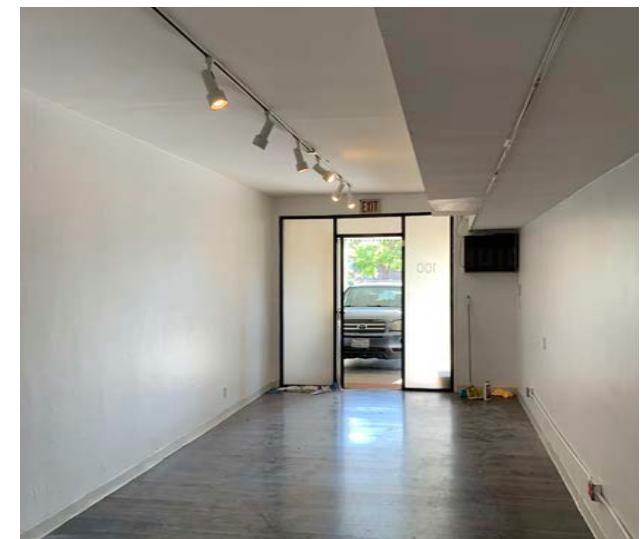


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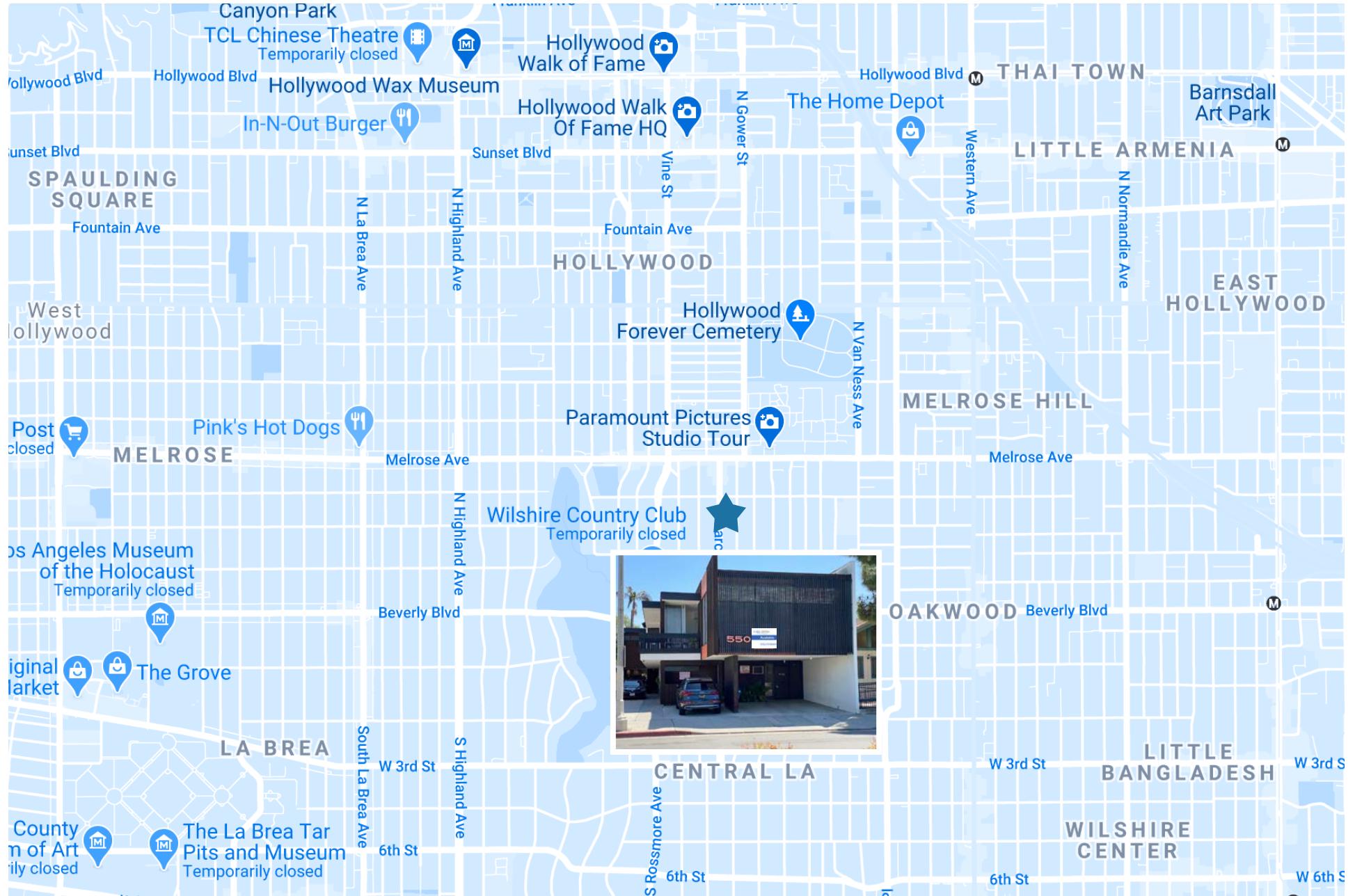
**SIZE**  
UNIT 100: ±1,008 RSF

**RATE**  
UNIT 100: \$1.99 PSF/MO

**AVAILABLE**  
IMMEDIATELY



ADDITIONAL PHOTOS (UNIT 100)



# AREA MAP



AERIAL



# DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE: 39,753

2 MILE: 276,091

3 MILE: 595,960

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## MEDIAN HOUSEHOLD INCOME

1 MILE: \$106,867

2 MILE: \$82,371

3 MILE: \$82,678

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## MEDIAN AGE

1 MILE: 40

2 MILE: 38

3 MILE: 38

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## WALK SCORE

70



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