

BOUTIQUE OFFICE SPACE FOR LEASE ON LARCHMONT BLVD

550



PARKING
Smile
// Fine
Downtown
LA

100

RIVAL

PRIVATE PROPERTY
No parking or loading/unloading
except as authorized by the
owner. Violators will be
towed at their own risk.
MELROSE TOW
13231 26th Ave
LA 90024

550 N LARCHMONT BLVD
LOS ANGELES, CA 90004



COMMERCIAL
ASSET GROUP

- 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



SIZE

UNIT 100: ±1,008 RSF

RATE

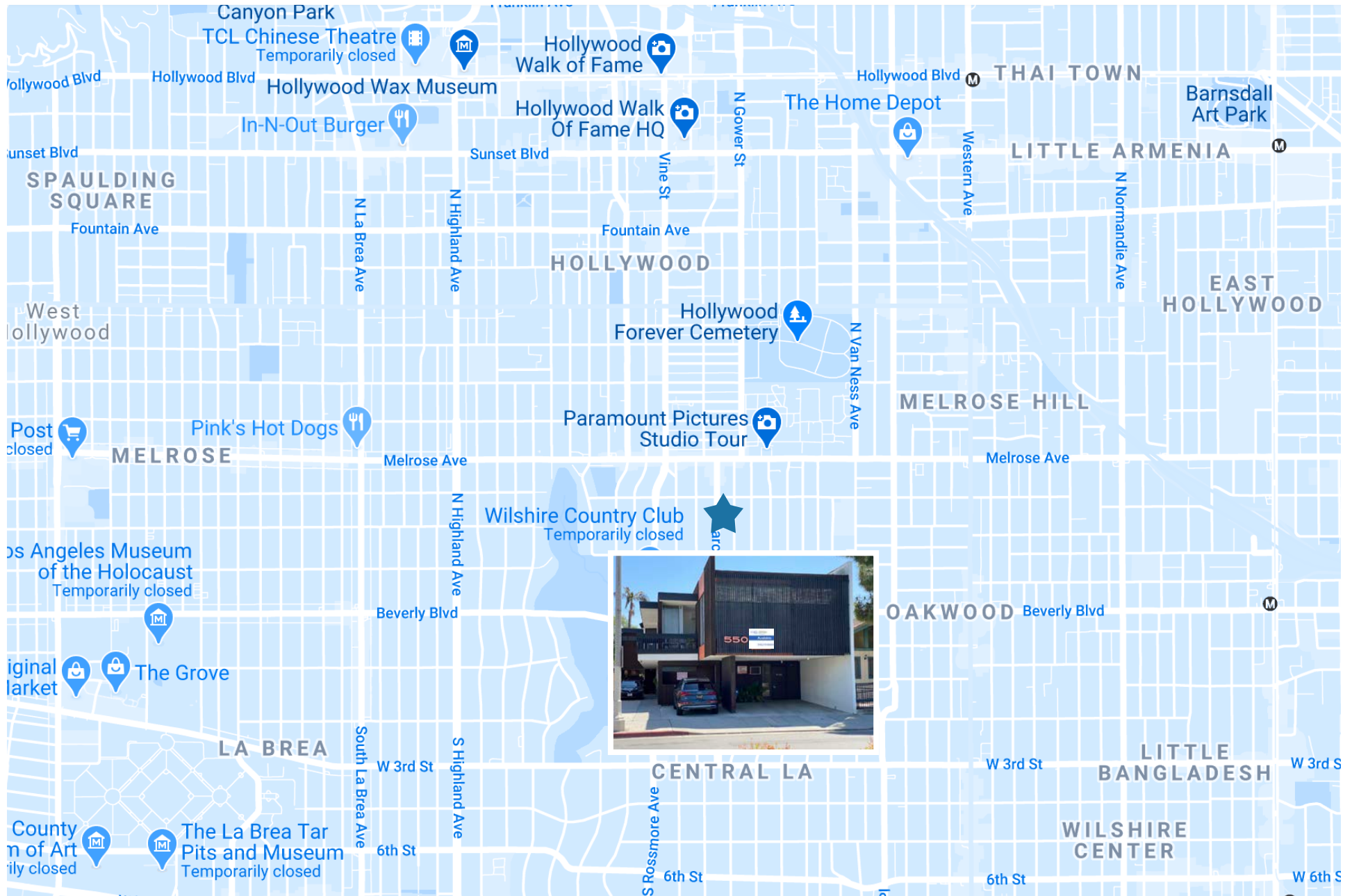
UNIT 100: \$1.99 PSF/MO

**AVAILABLE
IMMEDIATELY**

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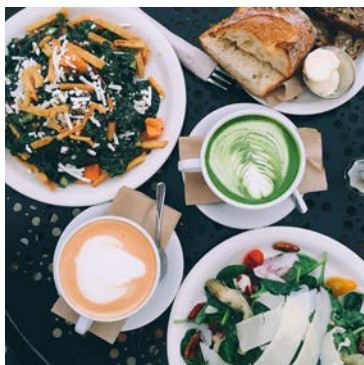
ADDITIONAL PHOTOS (UNIT 100)



AREA MAP



AERIAL



DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 39,753

2 MILE: 276,091

3 MILE: 595,960

MEDIAN HOUSEHOLD INCOME

1 MILE: \$106,867

2 MILE: \$82,371

3 MILE: \$82,678

MEDIAN AGE

1 MILE: 40

2 MILE: 38

3 MILE: 38

WALK SCORE

70



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