

6535 SANTA MONICA BLVD. LOS ANGELES 90038

FOR LEASE - CREATIVE OFFICE / FLEX SPACE IN HOLLYWOOD



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Building Details



Lease Rate:

\$2.75/SF
NNN

Available SF:

5,950 SF (or divisible
to 2,975 SF)

Parking:

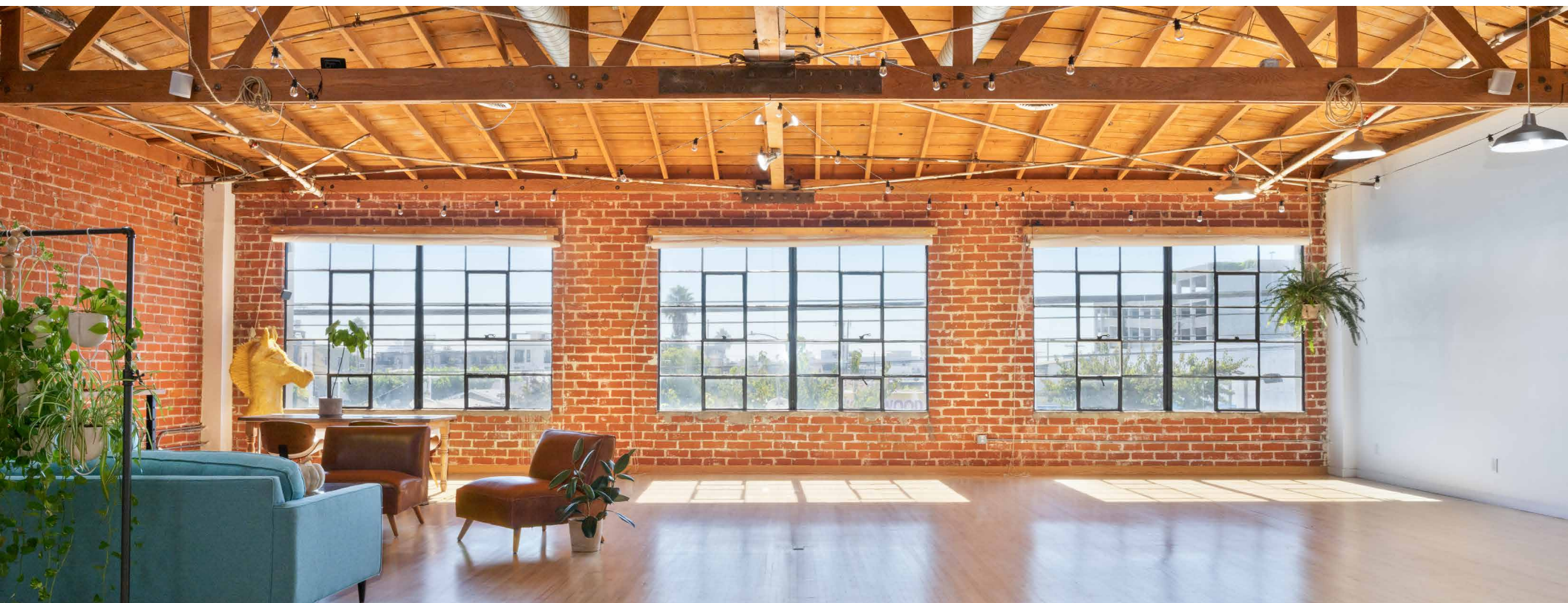
6 spaces (additional
parking across the street)

Property Description:

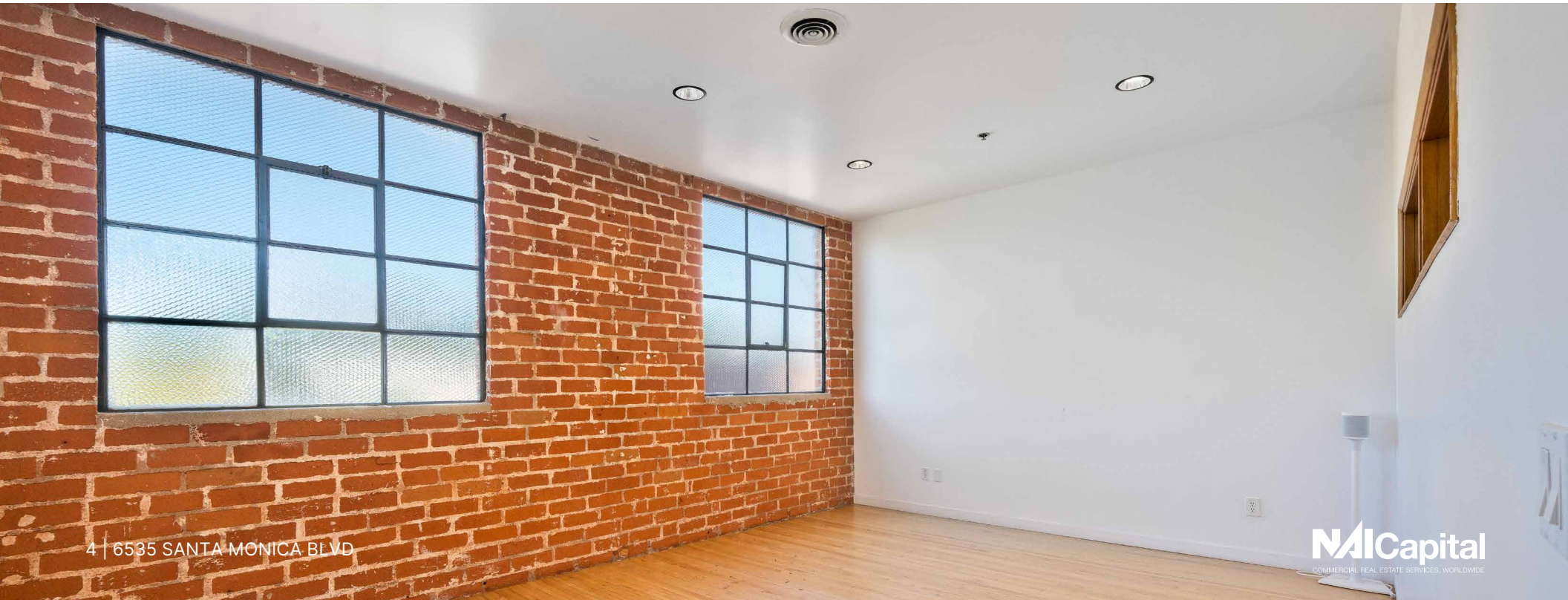
Discover breathtaking second-floor creative office space within the historic Hudson Theaters project, located in the heart of the Hollywood Media District. This space offers an ideal blend of high-ceilinged open areas and perimeter high-end private offices. Abundant natural light pours in through multiple skylights and vintage oversized operable windows, giving the space a unique character steeped in rich history. Once a Hollywood landmark as the Hudson Theatre, the property was featured in the newly released series "The Offer," depicting the making of the iconic film The Godfather. It also neighbors the studio of legendary photographer Herb Ritts, whose foundation still operates here today and has hosted none other than Marilyn Monroe herself.

Space Features:

- Open floor plan with 9 private offices
- Newly remodeled kitchen
- Interior bathroom
- Private Freight elevator
- Three points of ingress and egress with double-door entry
- Potential to be divisible to 2,975 SF



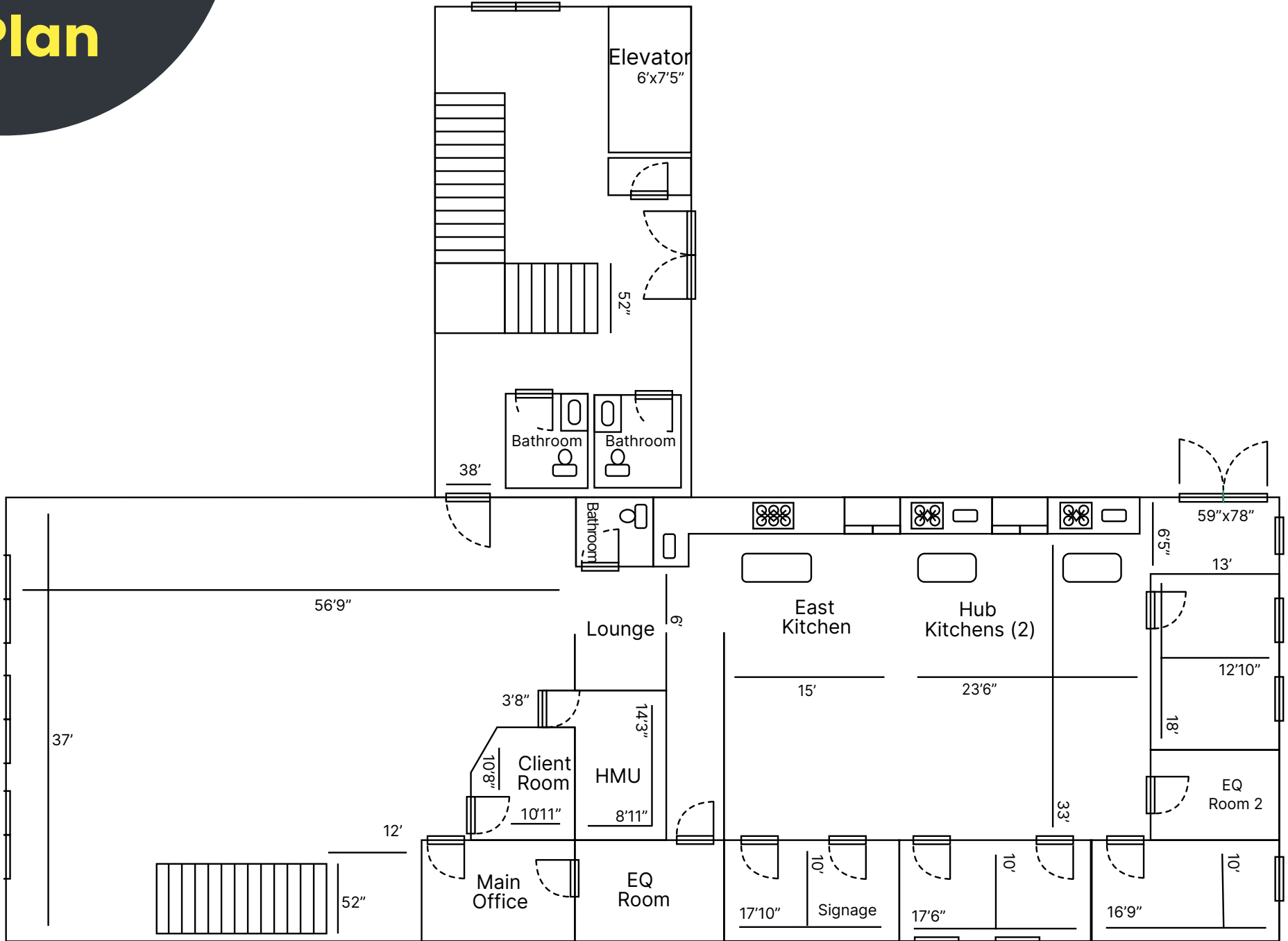
Property Photos



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Floor Plan



Retail Map



Contact Info

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