



# 6600 Lexington Avenue

On a quiet tree lined street within the Hollywood Media District (also known as LA's real Furniture and Art District), sits a corner two story building built in the 1930s, masterfully renovated and ready for occupancy in 2025.

Steeped in rich Hollywood history, the building was once home to various recording studios, an ad agency, film production offices, and most recently a multi-use creative space.

The nondescript facade ensures privacy and security, while the dynamic mix of neighbors including art galleries, showrooms, and creative offices draws in a refined and eccletic clientele.





## Available as:

**Single tenant user** - \$2.95/SF NNN

(\$0.50/SF nets)

Whole building / two floors: 10,750 SF

### **Multi tenant** - \$2.95/SF NNN

(\$0.50/SF nets)

Top floor: 6,335 SF with high ceilings and a 2nd story roll up loading door

Ground floor: 4,715 SF with high ceilings and a rear roll up loading door

- Upgrades to the property included new flooring, windows, doors, plumbing and HVAC.
- Up to 11 parking spaces on property.

#### Ground Floor features:

- Striking Architectural Entrance
- Rear Roll-up Door
- High ceilings
- Walk-in safe
- Two ADA compliant restrooms
- Custom kitchen ready
- Brand new HVAC system
- 5 Parking Spaces

#### 2nd Story Features:

- High ceilings
- Two private restrooms
- Option for sky lights
- Ready for custom kitchen
- Brand new HVAC system
- 6 Parking Spaces

## FOR LEASE



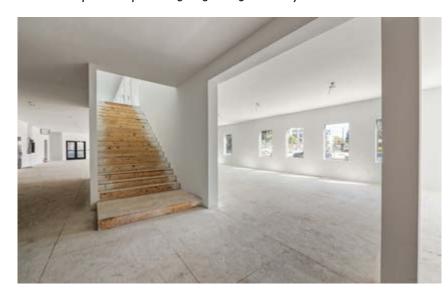




## FOR LEASE

#### SPACE READY FOR TENANT IMPROVEMENTS

Currently an updated, modernized and finished shell awaiting tenant input on flooring, lighting and layout.









### 6600 Lexington Hollywood Media District





MIZ LA LA



≝ SYCAMORE KITCHEN





superba FOOD + BREAD







**CARPENTERS** NORKSHOP3ALLERY

GALERIE GROUND

**GLADSTONE GALLERY** 

MAKE ROOM

MARIAN GOODMAN

DIANE ROSENSTEIN GALLERY

LISSON GALLERY

FAHEY/KLEIN G A L L E R Y

HOLLYHUNT

KOHN GALLERY





















#### HEIMAT.







REENA SPAULINGS FINE ART



Moskowitz Bayse



#### NonakaHill

NAZARIAN / CURCIO

GREY COLLECTIVE

## Within 1 mile

## 6600 Lexington Hollywood Media District



**●** SIGHTGLASS COFFEE | 7051 WILLOUGHBY



HEIMAT | 960 N LA BREA



L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



SALTS CURE | 1155 HIGHLAND



● SUPERBA FOOD & BREAD | 6530 SUNSET



MADLAB COFFEE | 6515 W SUNSET



MOTHERWOLF | 1545 WILCOX



BAR LIS | 1541 WILCOX









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