

# FOR LEASE



**1,044 – 7,579 SF**

## CREATIVE OFFICE

**8075 W. 3RD STREET | WEST HOLLYWOOD, CA 90048**

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**SPECTRUM**  
— COMMERCIAL REAL ESTATE, INC.

[spectrumcre.com](http://spectrumcre.com) | 818.252.9900

# BUILDING SIGNAGE OPPORTUNITY (30'X30')



FREE ADVERTING!



Sign a Lease Over 2,000 SF &  
Receive Building Signage at  
NO Additional Cost



*(\*Contact Broker to Discuss)*



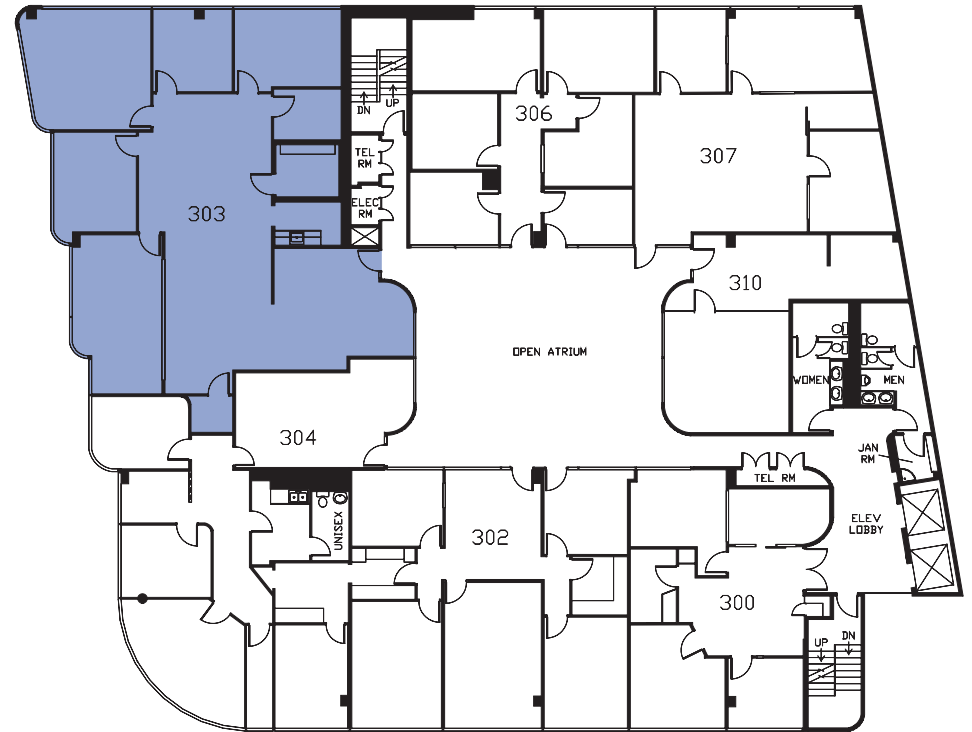


# 3RD FLOOR

| SUITE | SIZE (SF) | DESCRIPTION |
|-------|-----------|-------------|
|-------|-----------|-------------|

|     |       |  |
|-----|-------|--|
| 303 | 2,968 | Beautiful corner office suite with wrap-around window line. Six (6) offices, bullpen, IT/work room, kitchenette/breakroom. |
|-----|-------|--|

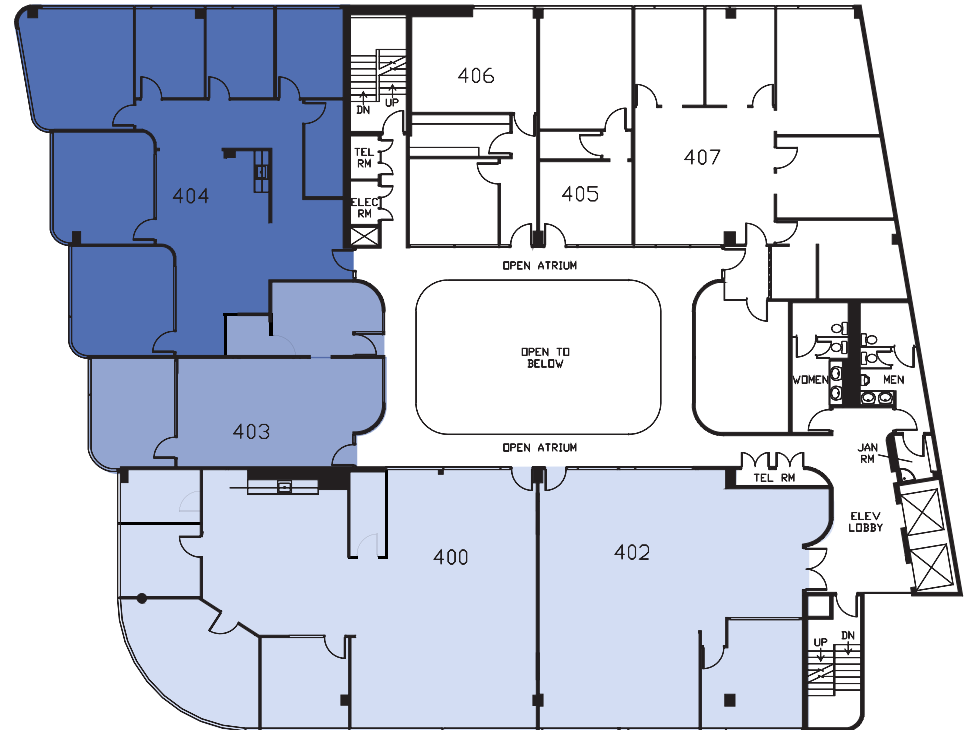
[Click Here for More Interior Photos](#)



# 4TH FLOOR

| SUITE              | SIZE (SF) | DESCRIPTION   |
|--------------------|-----------|---|
| 400/402*           | 4,513     | Double door entry off the elevator. Five (5) window offices, two (2) bullpen areas, reception area, open kitchenette + IT closet/storage. |
| 402                | 1,977     | Open concept with large open space, exposed ceiling, one (1) window office, double door entry off the elevator. Breathtaking views!       |
| 403*               | 1,044     | One (1) window office, two (2) built-in cubicle desks, bullpen area, exposed ceiling + duel entry/exit.                                   |
| 404*               | 2,200     | Corner office, creative layout with exposed ceiling, five (5) window offices, bullpen area, open kitchenette + IT closet/storage.         |
| 400/402, 403 & 404 | 7,579     | *Can be combined  |

[Click Here for More Interior Photos](#)



SUITE 400



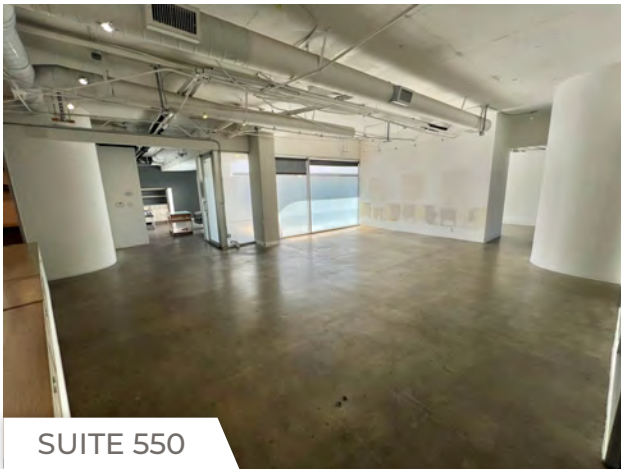
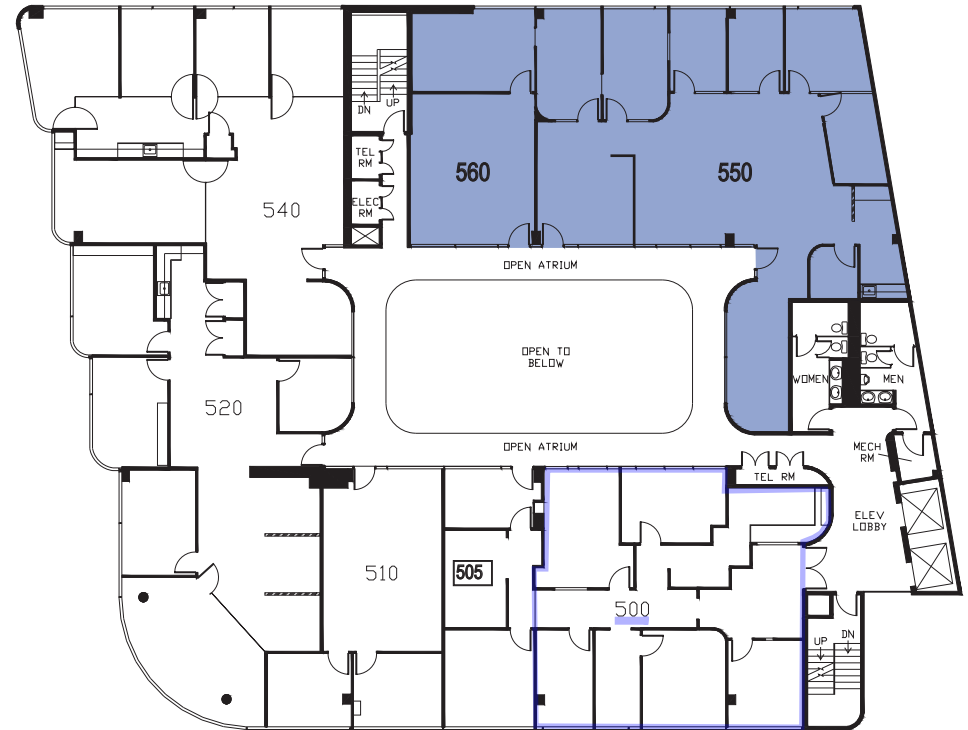
SUITE 402

# 5TH FLOOR

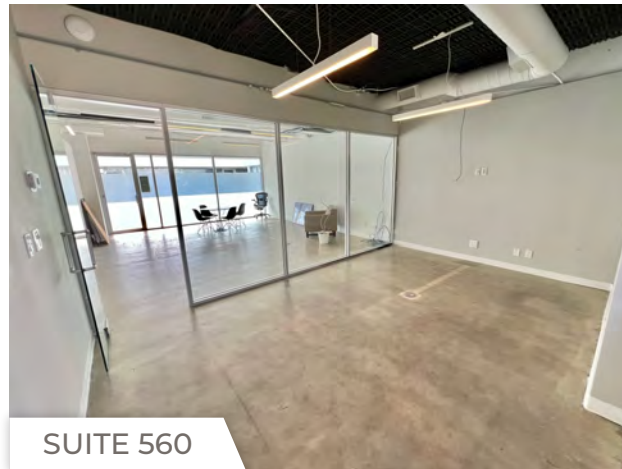
| SUITE    | SIZE (SF) | DESCRIPTION   |
|----------|-----------|---|
| 500      | 1,800     | Five (5) window offices, creative space, natural light throughout with great views.   |
| 550      | 2,433     | Corner office, creative layout, exposed ceiling, great views, five (5) offices, bullpen, large work room, kitchenette/breakroom & (2) entry/exits.      |
| 560      | 815       | Creative space, exposed ceiling, natural light throughout, great views, one (1) office & open space.  |
| 550/560* | 3,248     | Corner office, creative layout, exposed ceiling, great views, six (6) offices, large bullpen, large work room, kitchenette/breakroom & (3) entry/exits. |

\*can be combined

[Click Here for More Interior Photos](#)



SUITE 550



SUITE 560



SUITE 550

GROUND FLOOR  
AMENITIES



High-Image Class-A Office Building with Open Atrium



Excellent Tenant Mix with Great Synergy



Efficient Floor Plan Options to Optimize Space Layout



Extensive Interior & Exterior Window Line with Sweeping Views



Newly Upgraded Common Areas



Available for Immediate Occupancy



Convenient Parking Structure with Valet Service



Elevator Served



Professionally Managed



Building Signage Available with Any Office Lease Above 2,000 SF *(\*Contact Broker)*

Prime West Hollywood Location with Prominent Street Exposure Along W. 3rd Street

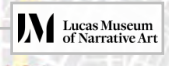
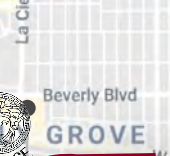
Direct Pedestrian Access from W. 3rd Street

Walking Distance to Fitness, Entertainment, Restaurants, Shops

Close Proximity to Multiple Retail Services including Farmers Market, The Grove LA, Beverly Center, Hotels, CBS Studios, Golf Courses & Daycare Facilities

Walk Score (96) Walker's Paradise







## MIRACLE MILE OVERVIEW

Located in The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.





## **LOS ANGELES COUNTY MUSEUM OF ART**

LACMA's collections and particularly its exhibitions and programming have long been the most impressive in the city.  
Petersen Automotive Museum

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## **PETERSEN AUTOMOTIVE MUSEUM**

Miracle Mile was the first commercial development in LA designed expressly for the benefit of drivers, and so a former department store makes an apt home for this museum of car culture.

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## **LA BREA TAR PITS AND MUSEUM**

Paleontologists are still at work here, having dragged more than 3.5 million fossils from the mire over the years. Many of these specimens are now on display in this delightfully old-fashioned museum.

## BEVERLY GROVE OVERVIEW

Beverly Grove is an affluent neighborhood located in the central region of Los Angeles, California. It is bordered by Beverly Hills to the West, West Hollywood to the North, Fairfax to the East, and Mid-City to the South.

Beverly Grove is known for its popular shopping and dining destinations, including the Grove outdoor mall, Farmers Market, West 3rd Street shopping district, Beverly Center, LA Brea Tar Pits, Petersen Automotive Museum, LACMA and Cedars-Sinai, one of the top hospitals in Southern California.



### FARMERS MARKET

Located next to The Grove, the Farmers Market has been a staple of the Beverly Grove community since 1934. It features dozens of food stalls and vendors selling everything from fresh produce to international cuisine.



### CBS TELEVISION CITY

This iconic television production facility has been home to many famous TV shows, including The Price is Right, The Late Late Show with James Corden, and The Carol Burnett Show.



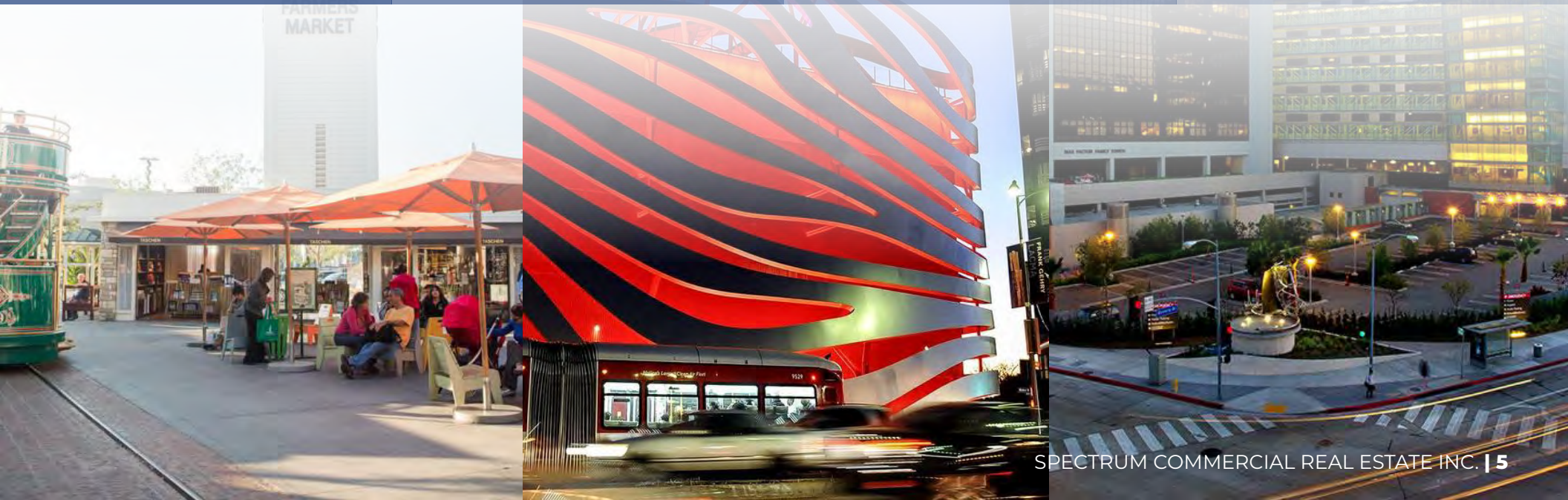
### PETERSEN AUTOMOTIVE MUSEUM

This museum displays a vast collection of classic and modern cars, motorcycles, & other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts of any age.



### THE GROVE

This outdoor shopping center is one of the most popular destinations in Beverly Grove, featuring a mix of high-end and midrange retailers, as well as restaurants, a movie theater, and a large central park.



# DEMOGRAPHICS



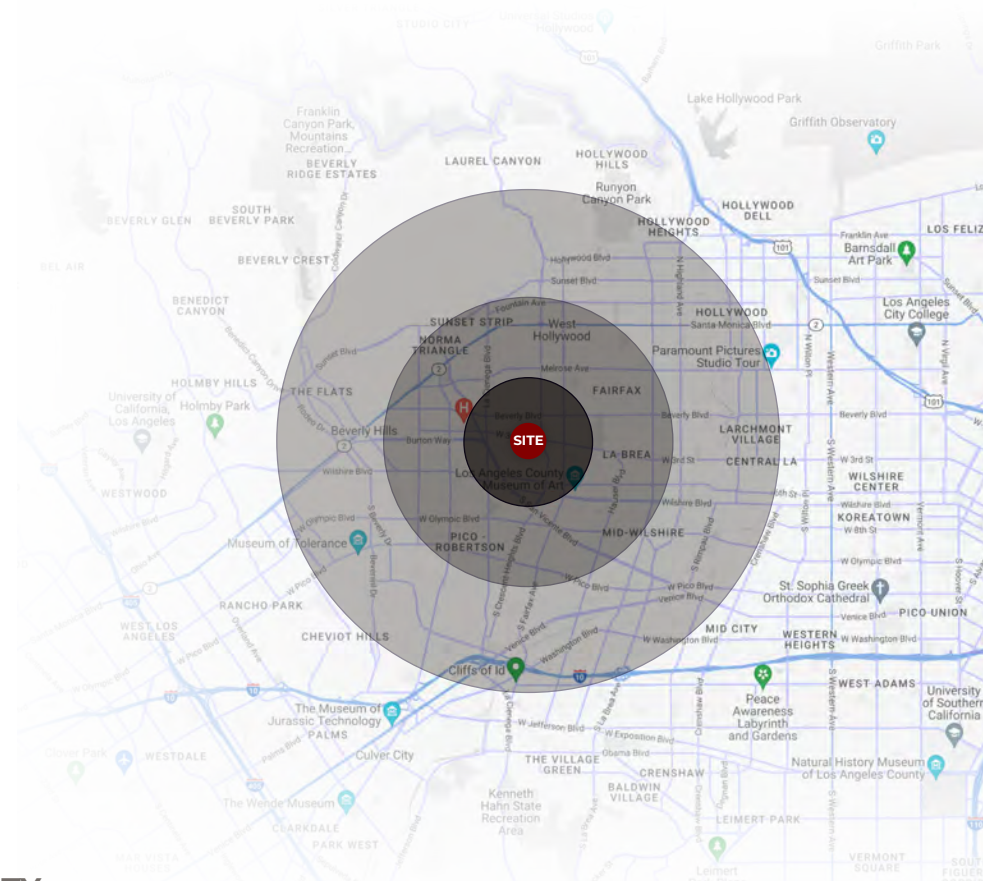
| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Estimated Population | 41,608 | 334,143 | 961,195 |
| Estimated Households | 22,537 | 167,880 | 425,160 |



| HOUSEHOLD INCOME         | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$166,224 | \$150,729 | \$128,989 |
| Median Household Income  | \$110,798 | \$102,613 | \$91,754  |



| DAYTIME population | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses   | 7,171  | 39,158  | 74,477  |
| Total Employees    | 49,474 | 258,773 | 526,336 |

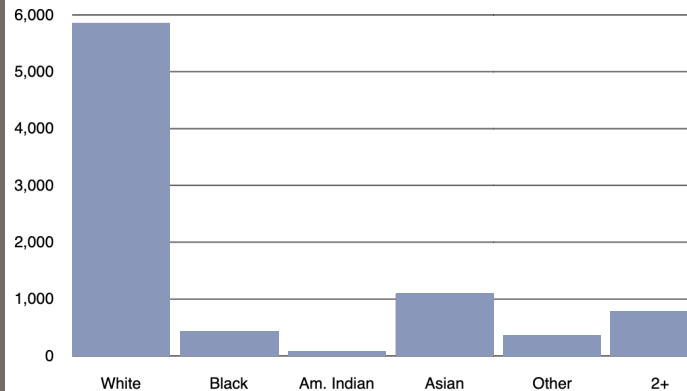


## DRIVE TIMES

### DESTINATIONS

| DESTINATIONS                | DISTANCE        |
|-----------------------------|-----------------|
| LA County Museum of Art     | 4 Minute Drive  |
| Cedars-Sinai Medical Center | 5 Minute Drive  |
| Kaiser Permanente Medical   | 10 Minute Drive |
| The Getty                   | 26 Minute Drive |
| Los Angeles Intl. Airport   | 33 Minute Drive |
| Port of Los Angeles         | 50 Minute Drive |
| Port of Long Beach          | 50 Minute Drive |

## RACE & ETHNICITY



**961,195\***  
TOTAL POPULATION



**\$128,989\***  
AVERAGE INCOME



**526,336\***  
DAYTIME EMPLOYMENT



**74,477\***  
TOTAL BUSINESSES

\* 5 MILE RADIUS

**8075 W. 3RD STREET**

# **FOR LEASE** | CREATIVE OFFICE BUILDING



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