



ZACUTO GROUP
COMMERCIAL REAL ESTATE

7065

LEXINGTON AVE

west hollywood

CREATIVE COMPOUND | FOR SALE

DETAILS

7065 LEXINGTON AVENUE

WEST HOLLYWOOD, CA 90038

*Multi-story creative compound
in the heart of West Hollywood.
Open plan layout ideal for
production or creative studios.*

PRICE

\$3,150,000

PPSF

\$721.31/SF

TOTAL SIZE

4,367 SF

LOT SIZE

5,227 SF

GATED PARKING

7 on-site spaces

APN

5531-012-021

ZONING

C2

7065
LEXINGTON AVE
West Hollywood

LISTING TEAM

JAKE ZACUTO

Managing Director

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DRE #01377441

JUSTIN KREISBERG

Senior Director

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DRE #02087507

CREATIVE COMPOUND

The property has a 2-story + loft main building with a separate on-site container and converted garage, perfect for dynamic creatives in the industry.

MAIN BUILDING 3,267 SF
STUDIO SIZE 1,100 SF

- Flexible layout with indoor/outdoor flow
- Full kitchen, conference room, private offices and roll up door
- Situated in a private gated lot with plenty of parking

PRIME WEST HOLLYWOOD LOCATION

Near the intersection of La Brea & Fountain Avenue with exceptional walkability to incredible restaurants, retail, and entertainment.

**All Square Footages are approximate.*

**Buyer to verify*



SALE

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PARK LA BREA

MIRACLE MILE

BEVERLY HILLS



LISSON GALLERY

LA BREA AVENUE

SUBJECT PROPERTY





TCL CHINESE THEATRE

HOTEL ROOSEVELT



FOUNTAIN AVE

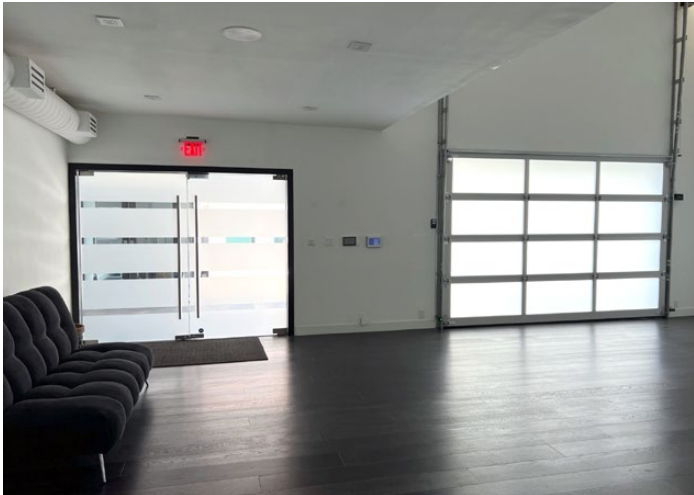


SUBJECT PROPERTY

LA BREA AVENUE

SYCAMORE AVE

LEXINGTON AVE



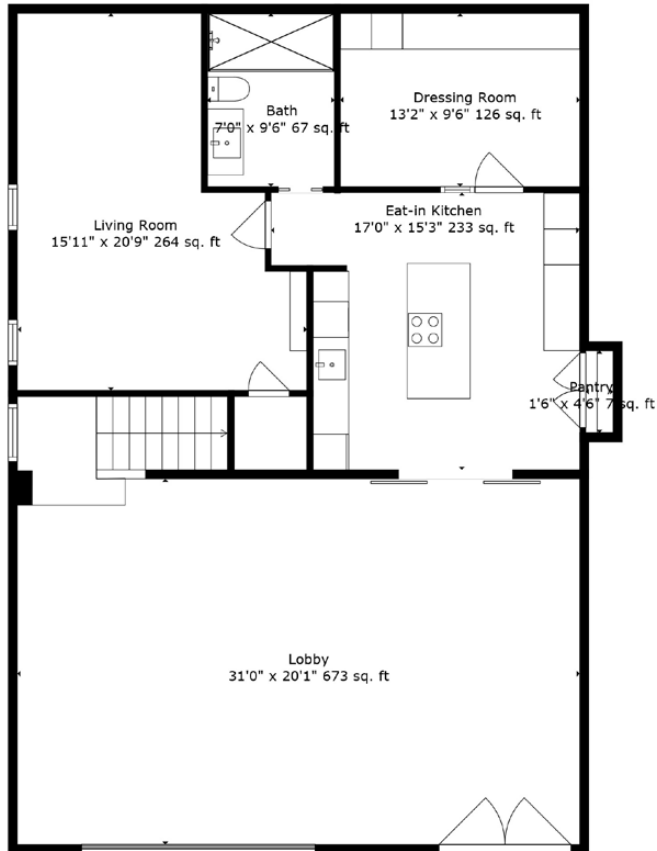
DETAILS

- Situated in a private, enclosed lot at the crossroads of La Brea & Fountain Ave in West Hollywood
- Recently updated interiors with exposed ceilings, plank flooring, and custom lighting
- Open plan design
- Plenty of natural light, with large wide doors and high ceilings
- Parking included on-site

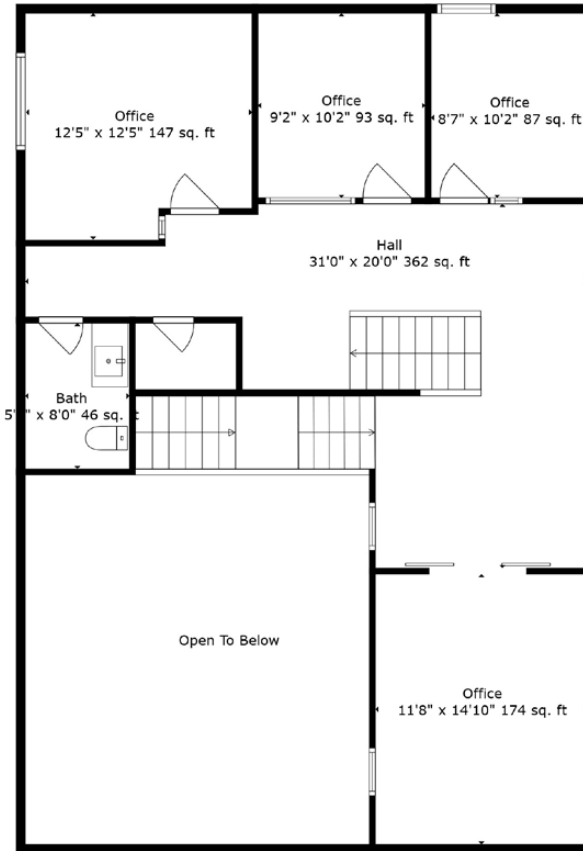


FLOOR PLAN

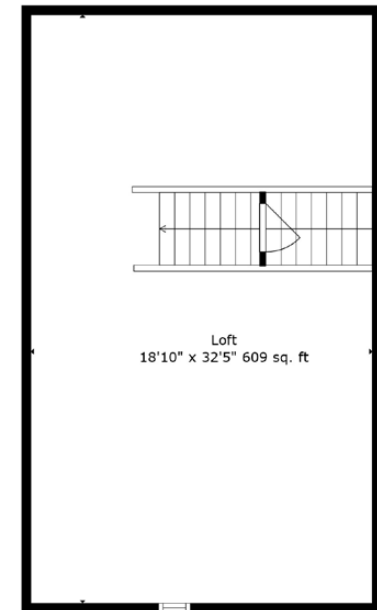
MAIN BUILDING



Floor 1



Floor 2



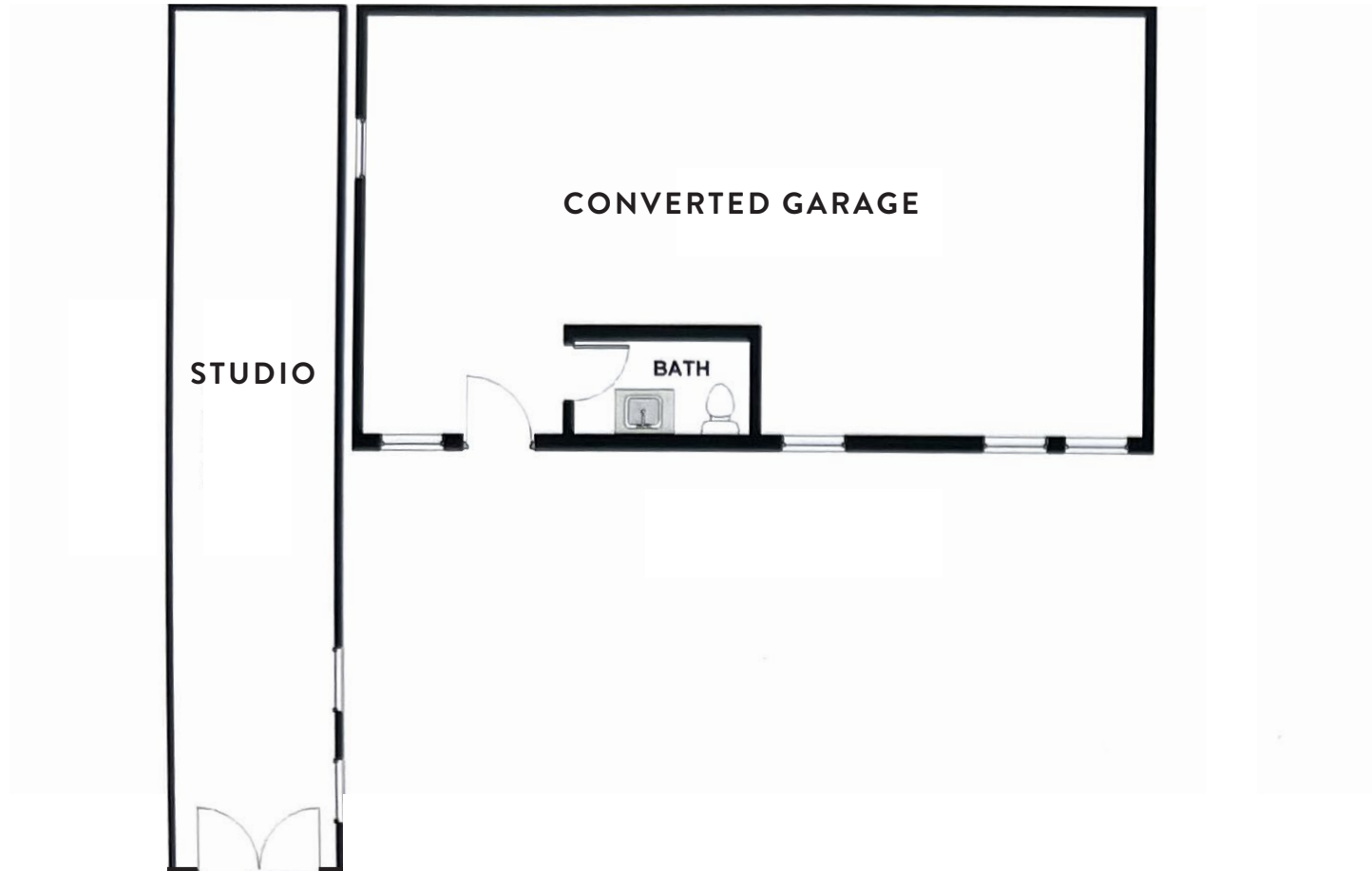
Floor 3



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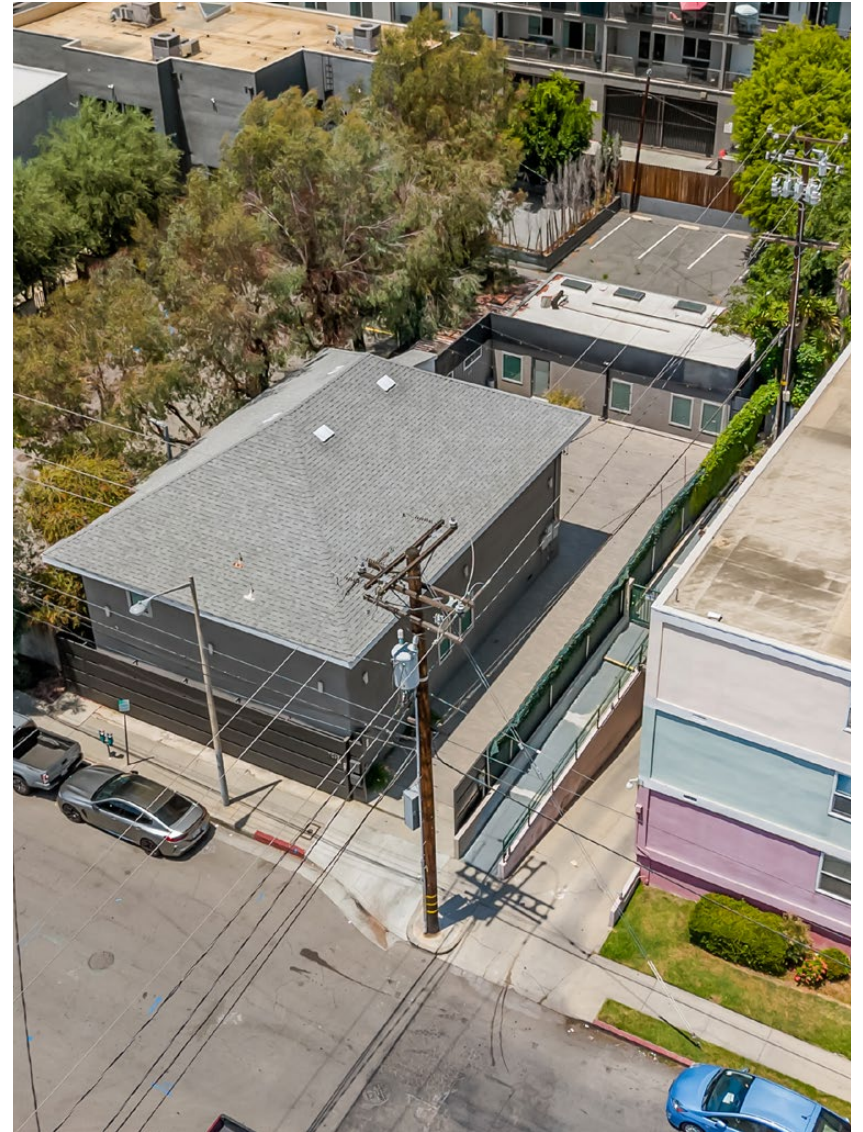
FLOOR PLAN

STUDIO + CONVERTED GARAGE



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DYNAMIC WEST HOLLYWOOD LOCATION

CENTRAL TO THE BEST DOWNTOWN RESTAURANTS & AMENITIES



📍 SALT'S CURE | 1155 N HIGHLAND AVE



📍 JONES | 7205 SANTA MONICA BLVD



📍 IN N OUT | 7009 SUNSET BLVD



📍 L'ANTICA PIZZERIA | 1534 N MCCADDEN PL



📍 SIGHTGLASS COFFEE | 7051 WILLOUGHBY



📍 NEXT DOOR LOUNGE | 1154 N HIGHLAND AVE



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