

**HOLLYWOOD OWNER-USER BUILDING**

**FOR SALE: Office/Warehouse**

**USED TO BE \$1000/SF AND IS NOW \$683/SF!**

**5802**  
willoughby  
avenue LOS ANGELES  
CALIFORNIA



~~\$6,995,000~~  
**\$6,495,000**  
ASKING PRICE



~~\$763~~  
**\$683**  
PRICE PER SF BUILDING



**±9,500 SF**  
BUILDING SIZE



**±6,490 SF**  
LAND SIZE

**VIEW OFFERING MEMORANDUM**

**PROPERTY HIGHLIGHTS**

- **Newer building built in 2013**
- **Private gated underground parking**
- Two story building with mezzanine, underground parking, and rooftop deck.
- Breakdown of floors:
  - Subterranean Level: Gated parking for approximately 13 cars
  - First Floor: Warehouse area and gated rear parking for approximately 4 cars
  - Mezzanine: Office space
  - Second Floor: Creative office space
  - Roof: Rooftop deck with patio
- Second floor creative office space with open floor plan for cubicles, high ceilings, skylights, kitchen, nine offices and a conference room.
- Four bathrooms (two on first floor and two on second floor).
- Elevator serving underground parking level up to second floor.
- Stairways at front and rear of building.
- Approximately 17 parking spaces. 13 in gated underground parking, and 4 in gated parking area at rear of building on the alley.
- High ceilings approximately 12 feet.
- Large grade level roll up door at rear of building for deliveries.
- Nearby to many great restaurants, coffee shops, and other amenities along Melrose Avenue and Larchmont Avenue.

**INVESTMENT SUMMARY**

<b>ADDRESS</b>	5802 Willoughby Ave. Los Angeles, CA
<b>APN</b>	5534-029-003
<b>ZONING</b>	C2
<b>PARKING SPACES</b>	±17
<b>STORIES</b>	2
<b>YEAR BUILT</b>	2013

**FOR MORE INFORMATION, PLEASE CONTACT:**

**DAVID GHERMEZIAN**  
Senior Managing Director  
t 310-407-6573  
david.ghermezian@nmrk.com  
CA RE Lic. #01084422

**JONATHAN DADOURIAN**  
Associate Director  
t 310-407-6567  
jonathan.dadourian@nmrk.com  
CA RE Lic. #01858129