

5335 SANTA MONICA BLVD

LOS ANGELES, CA 90029

Creative, move-in ready studio suites on Santa Monica Blvd — 7 private studios in a flexible creative building (ideal for artists, writers, photographers, small teams).



ONE WEST GROUP
theonewestgroup.com

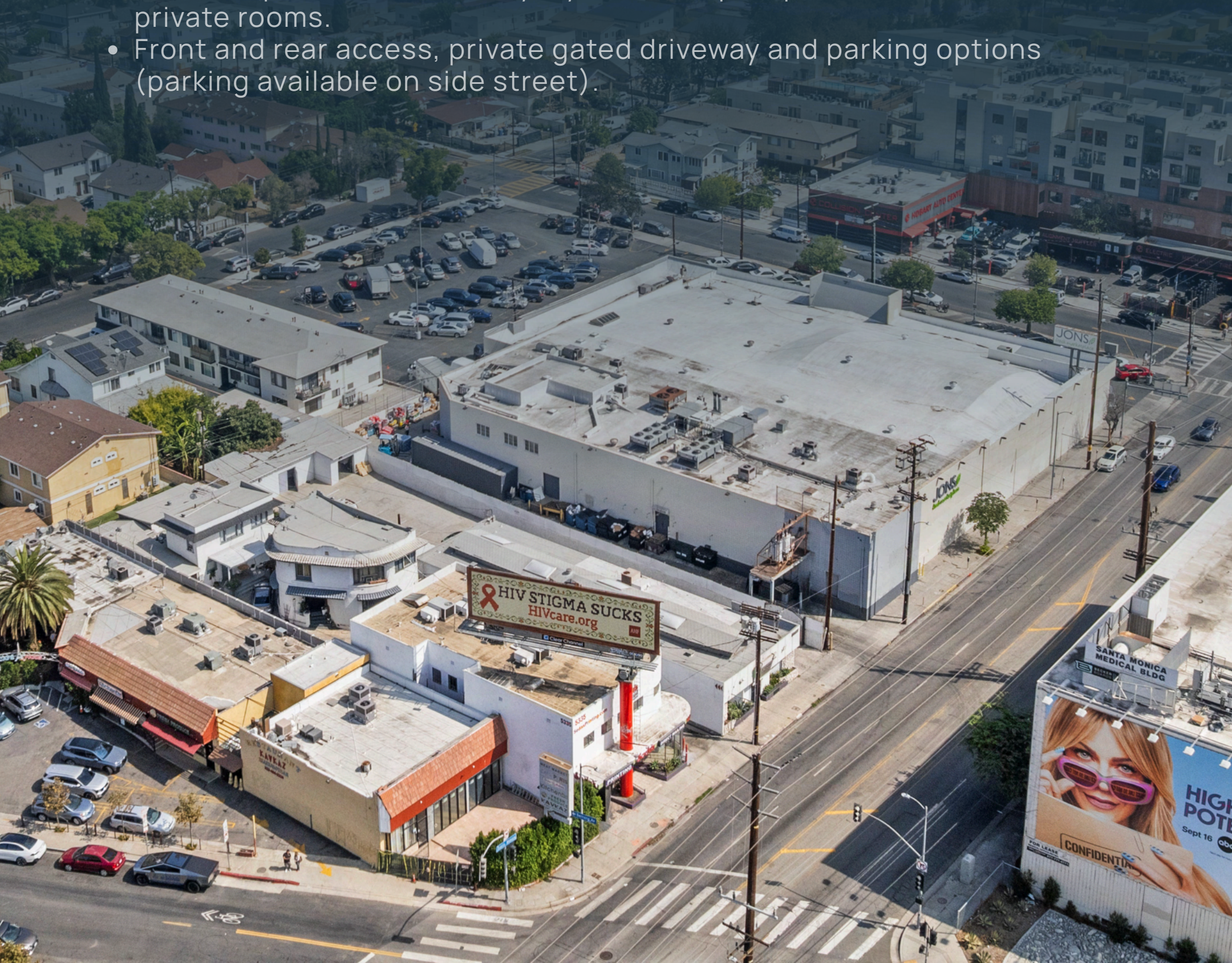
PROPERTY OVERVIEW

A character-rich, second-floor creative workspace property at 5335 Santa Monica Blvd offering seven private studios for lease in the heart of Hollywood/ East Hollywood. In a creative/production-friendly space.

7 STUDIOS AVAILABLE

KEY BUILDING HIGHLIGHTS

- Seven private, lockable studio suites (available now) — ideal for artists, designers, photographers, consultants, and small production teams.
- Creative/production-friendly layout with open-plan studios and smaller private rooms.
- Front and rear access, private gated driveway and parking options (parking available on side street).



UNIT FEATURES (TYPICAL FOR THE STUDIOS)

- Private keyed entry for each suite
- Plug-and-play electrical and internet ready
- High ceilings and natural light in many suites (creative-friendly)
- Flexible sizes suitable for 1–2 people depending on layout (~ 100 SF per studio)
- Shared kitchenette
- Utilities / operating expenses: Owner pays for water and utilities.
- Central A/C
- WiFi access
- In-building amenities: kitchen/eating area, bathroom/dressing area, natural light and window frontage on Santa Monica Blvd.

LOCATION & NEIGHBORHOOD

- Prime Santa Monica Blvd location with strong street visibility and transit access – close to local services and within easy driving distance of nearby production studios and the 101 corridor.

IDEAL TENANTS

- Photographers, small production/post teams, illustrators, design studios, creative agencies, independent practitioners (massage/yoga/consulting if desired and allowed by lease), small teams needing private studios with flexible (annual) lease terms.

LEASE TERMS & AVAILABILITY

- Seven studios available – flexible lease (1+ year options)

MONTHLY RENTAL RATES (PER SUITE)

1. Suite A1	Four Hundred Twenty-Five Dollars (\$425.00)
2. Suite B7	Four Hundred Twenty-Five Dollars (\$425.00)
3. Suite B8	Four Hundred Twenty-Five Dollars (\$425.00)
4. Suite B9	Four Hundred Fifty Dollars (\$450.00)
5. Suite C10	Five Hundred Dollars (\$500.00)
6. Suite C11	Six Hundred Twenty-Five Dollars (\$625.00)
7. Suite D14	Six Hundred Dollars (\$600.00)



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BOOK A TOUR AND FIND THE STUDIO SUITE THAT FITS YOUR CREATIVE FLOW.

Contact Biaina (listing agent) to tour the building and get current unit-level pricing, floor plans, and availability.