

FOR LEASE



Iconic High-Profile Beverly Blvd Space For Lease
A Cozy Space, Alfred Adjacent or A Significant Space

7366 – 7386 Beverly Boulevard (at N Martel Avenue)
West Hollywood, CA 90036



For Lease
Approx. 1,235 – 13,660 RSF



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Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
West Hollywood, CA 90036

Beverly Boulevard at Martel Avenue




Walk Score
93
Walker's Paradise
Daily errands do not require a car.

Transit Score
57
Good Transit
Many nearby public transportation options.

Bike Score
61
Bikeable
Flat as a pancake, minimal bike lanes.



<p>Size</p>	<p>"A Cozy Space" @ \$5.00 NNN Approx. 1,235 RSF <ul style="list-style-type: none"> 7374 Beverly Blvd. </p> <p>"Alfred Adjacent" @ \$7.50 NNN Approx. 1,970 RSF – 4,405 RSF Multiple Configuration Options Available! Adjacent To Corner & New Tenant: Alfred Coffee <ul style="list-style-type: none"> 7384 – 7382 Beverly Blvd. & 176 – 178 Martel Ave. </p> <p>"A Significant Space" @ \$5.00 NNN Approx. 5,677 – 6,912 RSF <ul style="list-style-type: none"> 7366 – 7374 Beverly Blvd. </p>
<p>NNN Lease</p>	<p>Very Low Nets (approx. \$.11 per foot)!</p>
<p>Current Tenants</p>	<ul style="list-style-type: none"> Modernica Black Mask Studios Bleu Clothing Stroll Garden IGE Design Re-Mix Vintage Shoes Alfred Coffee *Coming Soon!* 
<p>Features</p>	<ul style="list-style-type: none"> Large window line High finished ceilings with skylights & polished concrete floors Private restroom(s) Abundant free parking Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy High-traffic high-street retail environment home to a rich assortment of restaurants, furniture & designer storefronts, high-end work-out studios, art, clothiers and more
<p>Parking</p>	<p>Approx. 2 spaces / 1,000 SF, Free of Charge</p>
<p>Zoning</p>	<p>LAC2</p>

Floor Plan

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
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"A Cozy Space"

Approx. 1,235 RSF

- 7374 Beverly Blvd.



"Alfred Adjacent"

Approx. 1,970 RSF – 4,405 RSF

- 7384 – 7382 Beverly Blvd.
& 176 – 178 Martel Ave.



"A Significant Space"

Approx. 5,677 – 6,912 RSF

- 7366 – 7374 Beverly Blvd.



Property Description

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"A Cozy Space"

Approx. 1,235 RSF

7374 Beverly Blvd.



- Frontage on Beverly Blvd.
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Kitchenette
- Loft Layout
- Versatile In-Line Space with Impeccable Co-Tenancy



Property Description

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“Alfred Adjacent”

Approx. 1,970 RSF – 4,405 RSF

- 7384 – 7382 Beverly Blvd.
& 176 – 178 Martel Ave.



- First Time On Market in Approximately 30 Years
- Adjacent to / Surrounding Alfred Coffee in Hard Corner
- Food Use Possible
- Exceptional Co-Tenancy
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Parking = 2:1,000 SF (tandem) Free of Charge



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"A Significant Space"

Approx. 5,677 – 6,912 RSF

- 7366 – 7374 Beverly Blvd.

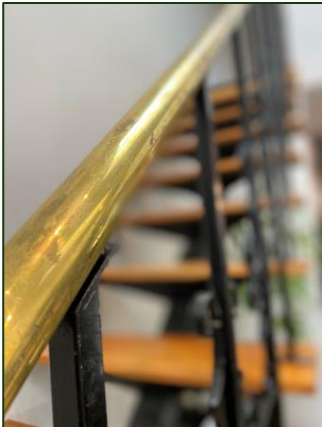
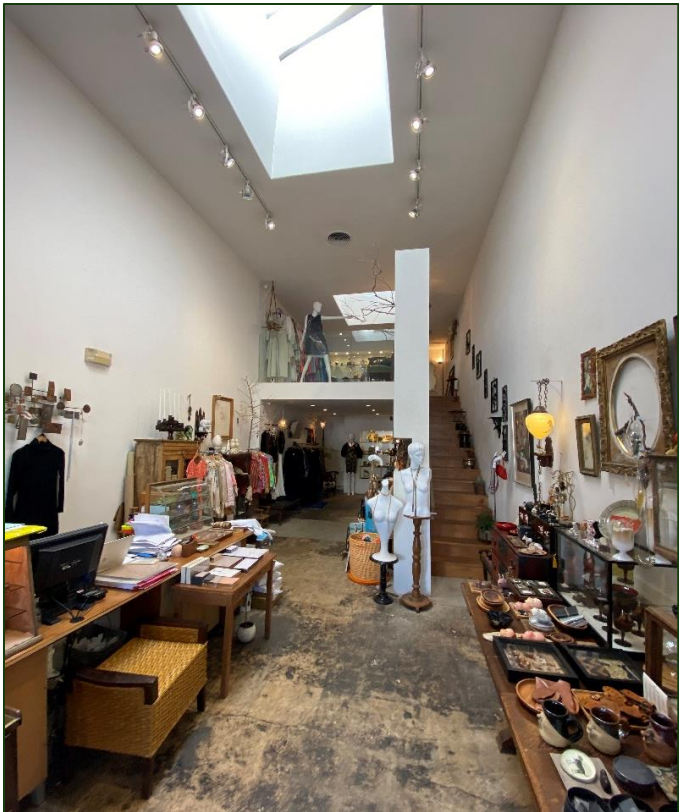


- Opportunity for a Significant Presence in a Premiere West Hollywood Location
- South-East Corner of Beverly Blvd. and Martel Ave.
- Up to 16'+ Ceiling Heights Throughout
- Architectural Mid-Century Design and Construction
- Stable Long-Term Tenant History
- Surrounded by Notable Restaurants, Design, Art Galleries, and Renowned Retail
- Iconic showroom / Creative Office / Gallery Space
- Open Plan
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Hard-Lid Ceilings
- Floated Walls
- Parking = 2:1,000 SF (Tandem) Free of Charge





Photos



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Maps

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