

6666 LEXINGTON AVENUE

LOS ANGELES, CA 90038

FOR LEASE

CREATIVE OFFICE AND WAREHOUSE

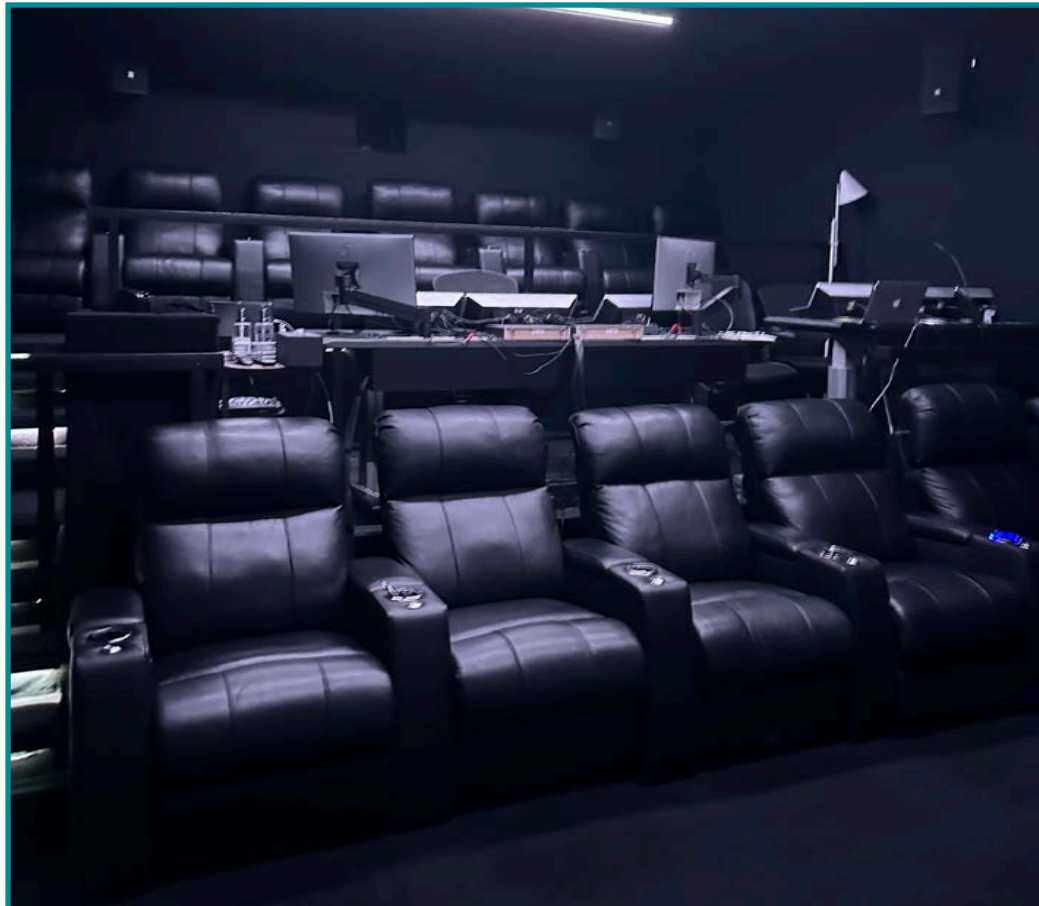
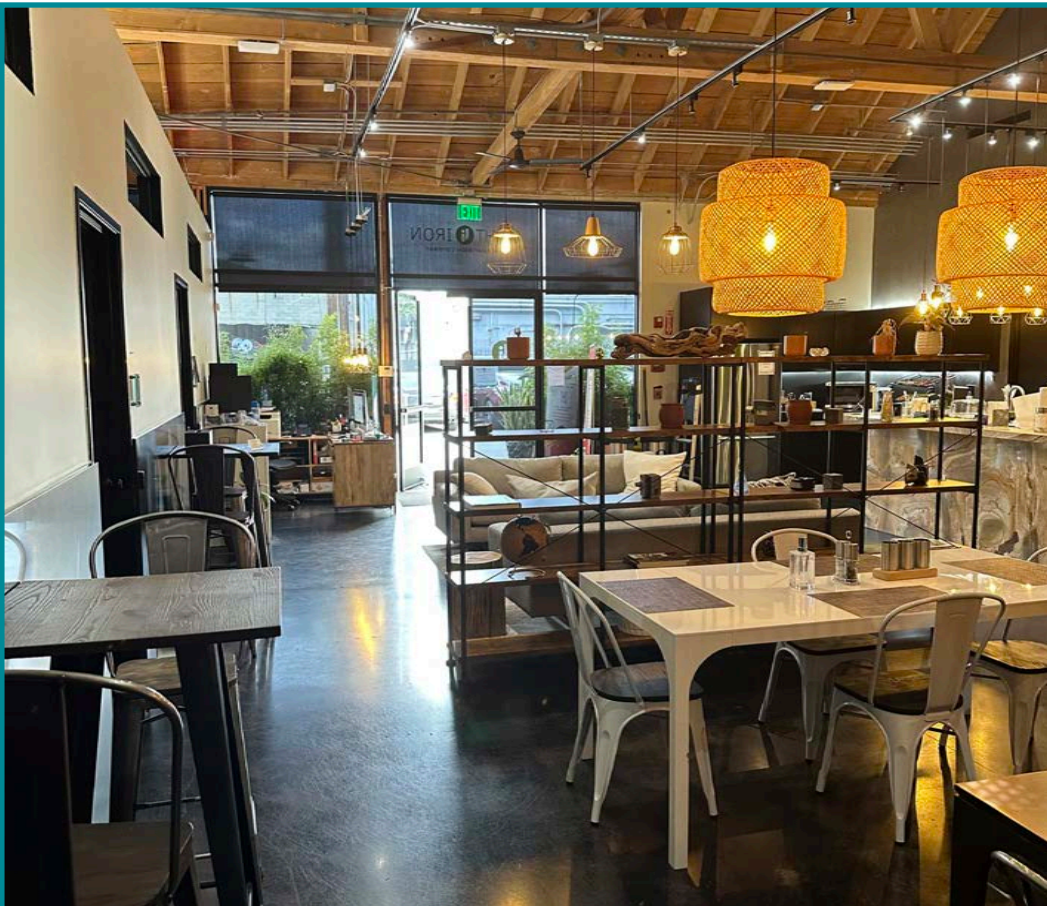
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WESTMAC
Commercial Brokerage Company

Property Information



Location

6666 Lexington Avenue
Los Angeles, CA 90038

Available Space

Approximately 25,466 total rentable square feet.
Approximately 5,904 rentable square feet of creative office and approximately 19,562 rentable square feet of warehouse.

Lease Term

Three [3] to ten [10] years

Rental Rate

\$2.40 per square foot, per month, net net net.
(Property taxes & insurance are approximately \$0.10/SF/Mo.)

Parking

Abundance of secured gated on-site parking

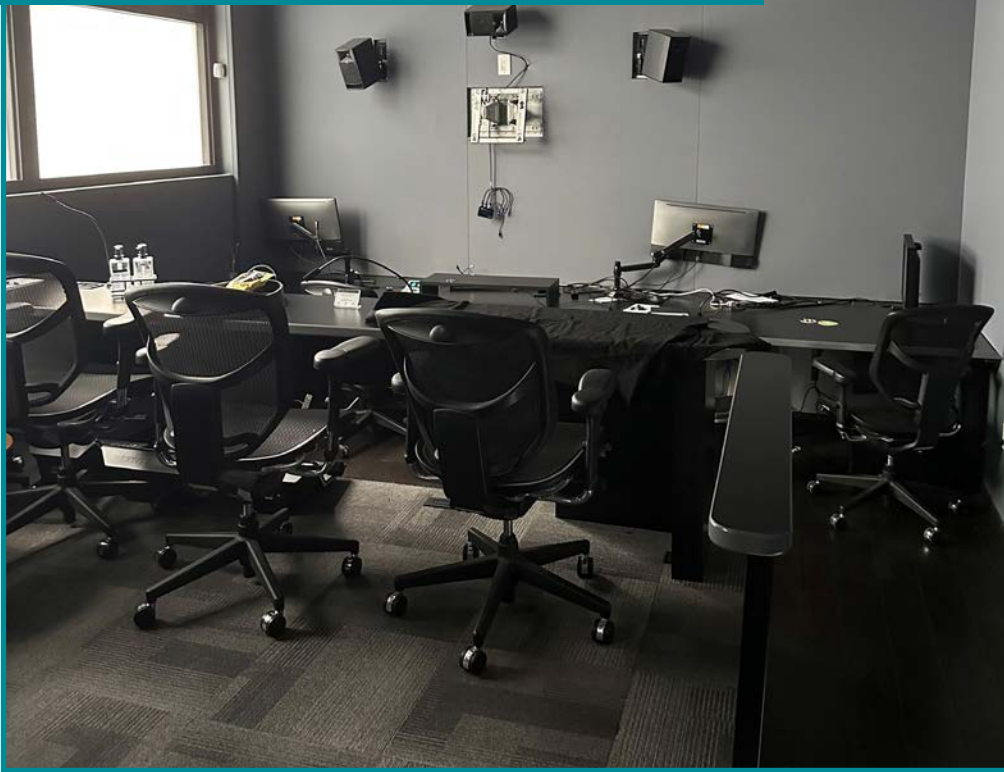
Occupancy

Immediately

Zoning

LA [Q] M1 - 1VL - SN

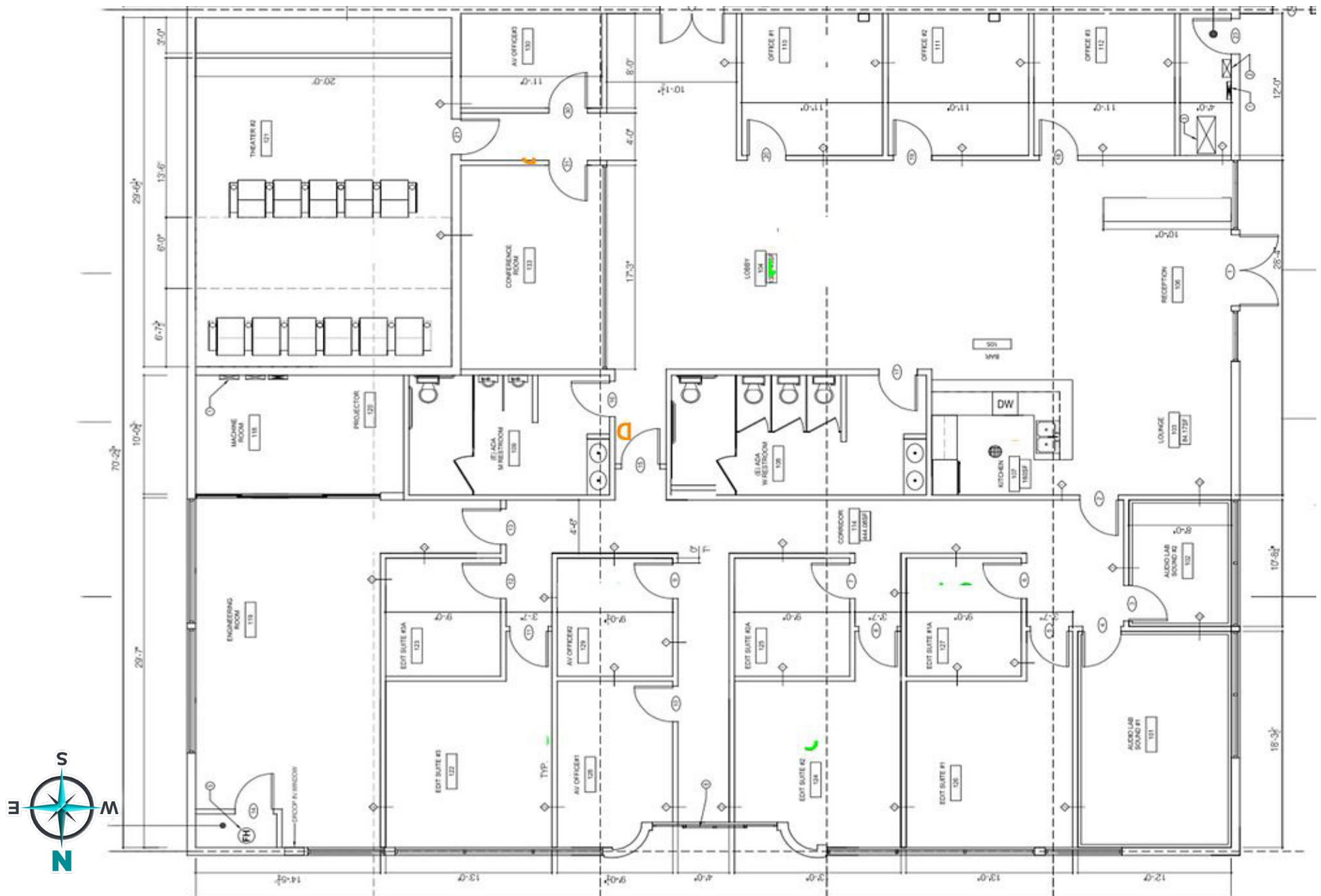
Building Features



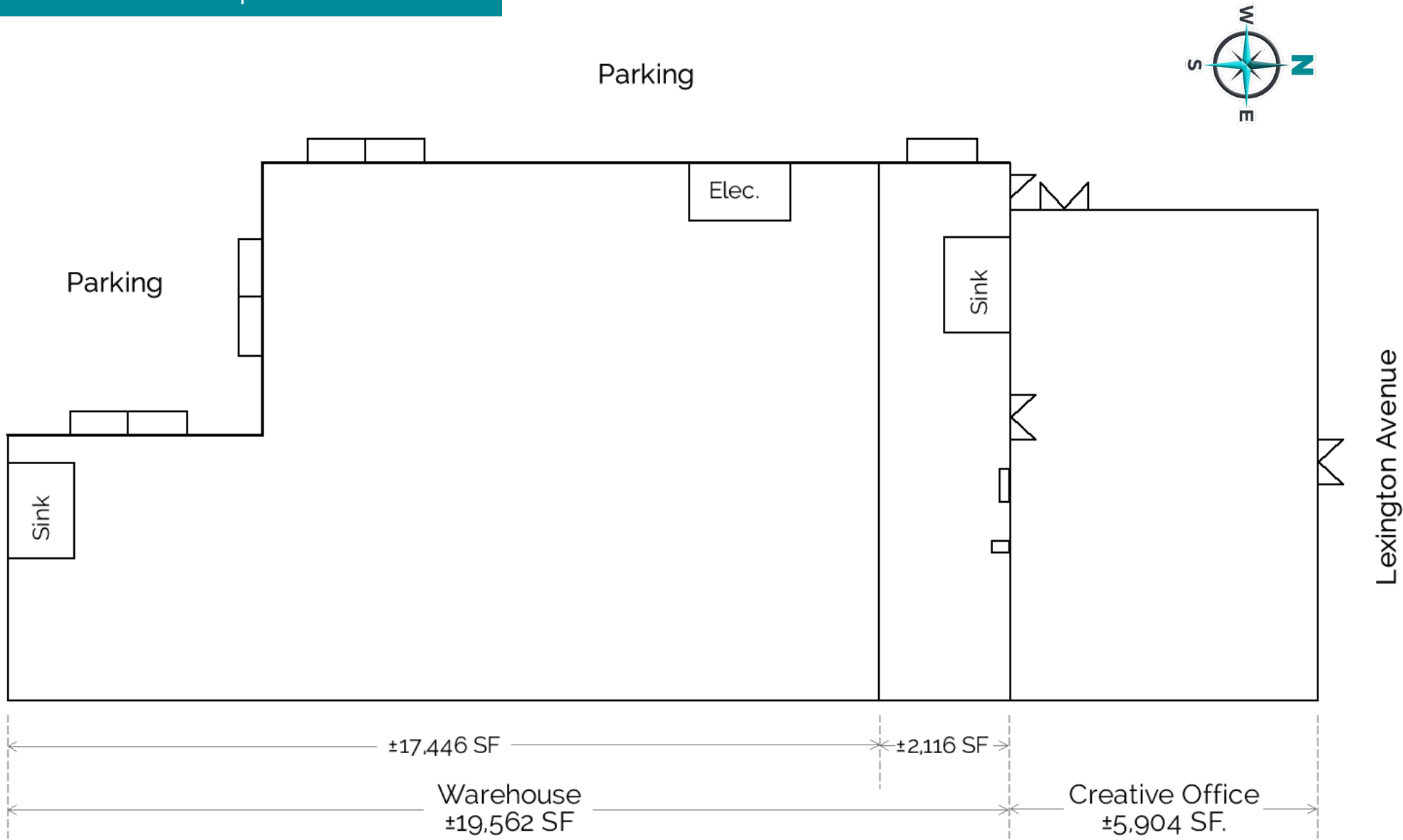
- » High ceilings (14 - 16 feet)
- » Creative adaptive reuse warehouse
- » Separate street entrance
- » Polished concrete floors
- » Two bathrooms with shower
- » High end open kitchen concept
- » Seven [7] ground- level loading doors

- » Office portion has a creative build-out
- » Multiple private offices
- » Open area
- » Conference areas for meetings with wiring and multimedia functionality
- » Available signage

Floor Plan | Creative Office



Floor Plan | Warehouse



Property Photographs



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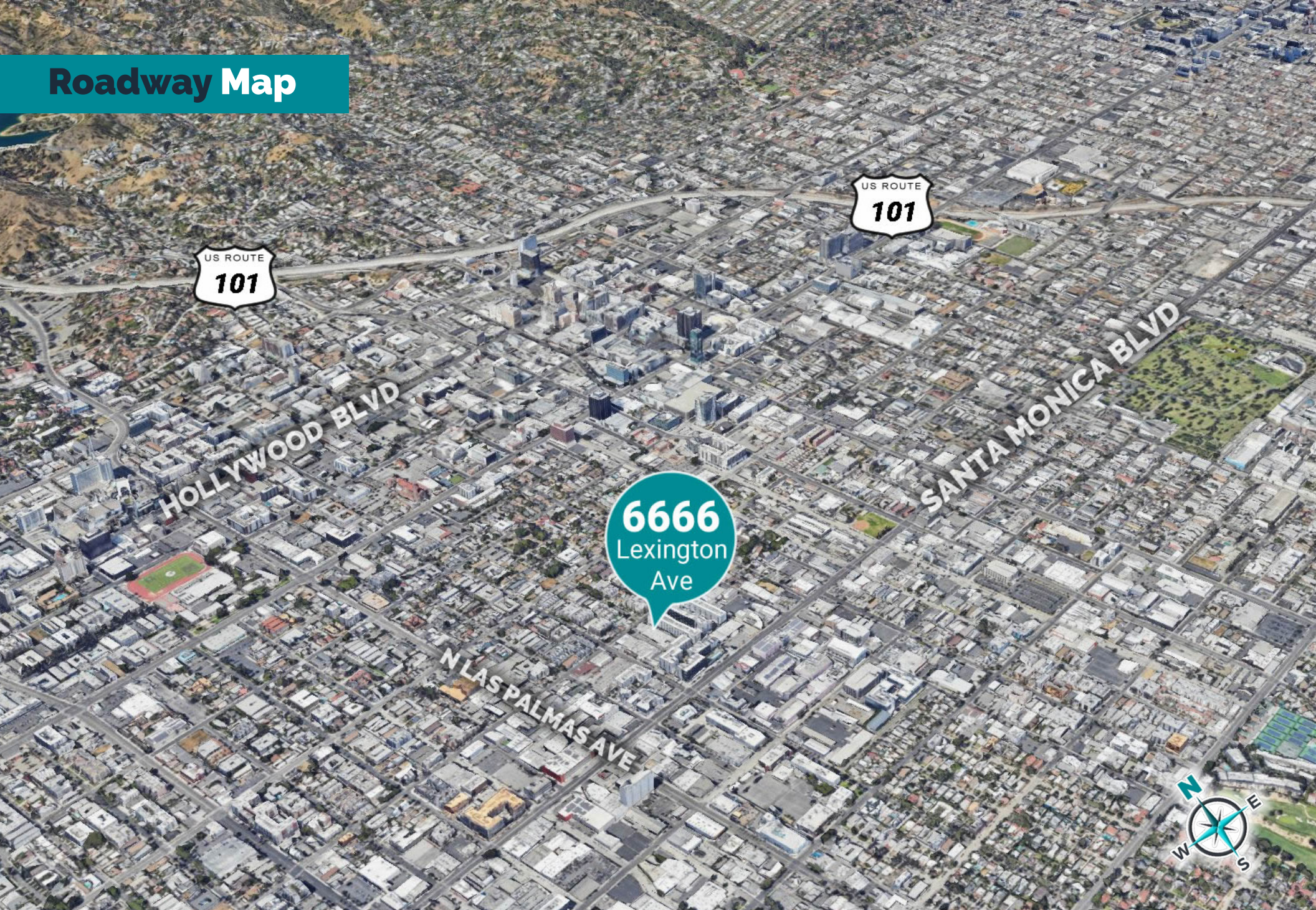
- » Two [2] blocks from Sunset Las Palmas studios
- » Only a few blocks away from the Hollywood Walk of Fame, Hotel Hollywood, and many other famous Hollywood locations
- » Prime Location near 101 freeway and other major roadways and transit hubs

- » Just a few minutes from a variety of restaurants and amenities including, AVA Hollywood, Salt's Cure, Fat Sal's, Duke's Cafe, Zermenos, Philz, Tender Greens, Gold's Gym and more

Aerial Map



Roadway Map



Amenity Map





Exclusively Listed by:



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