

6666 LEXINGTON AVENUE

LOS ANGELES, CA 90038

FOR LEASE



CREATIVE OFFICE AND WAREHOUSE

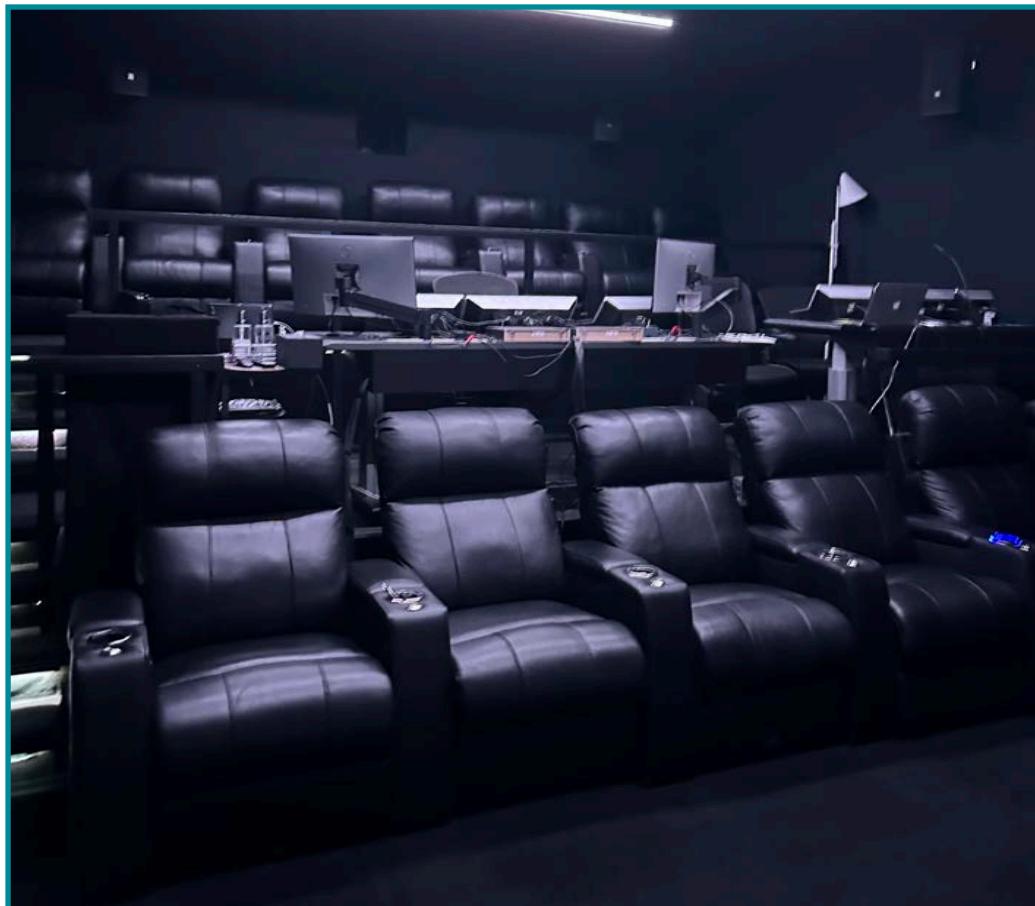
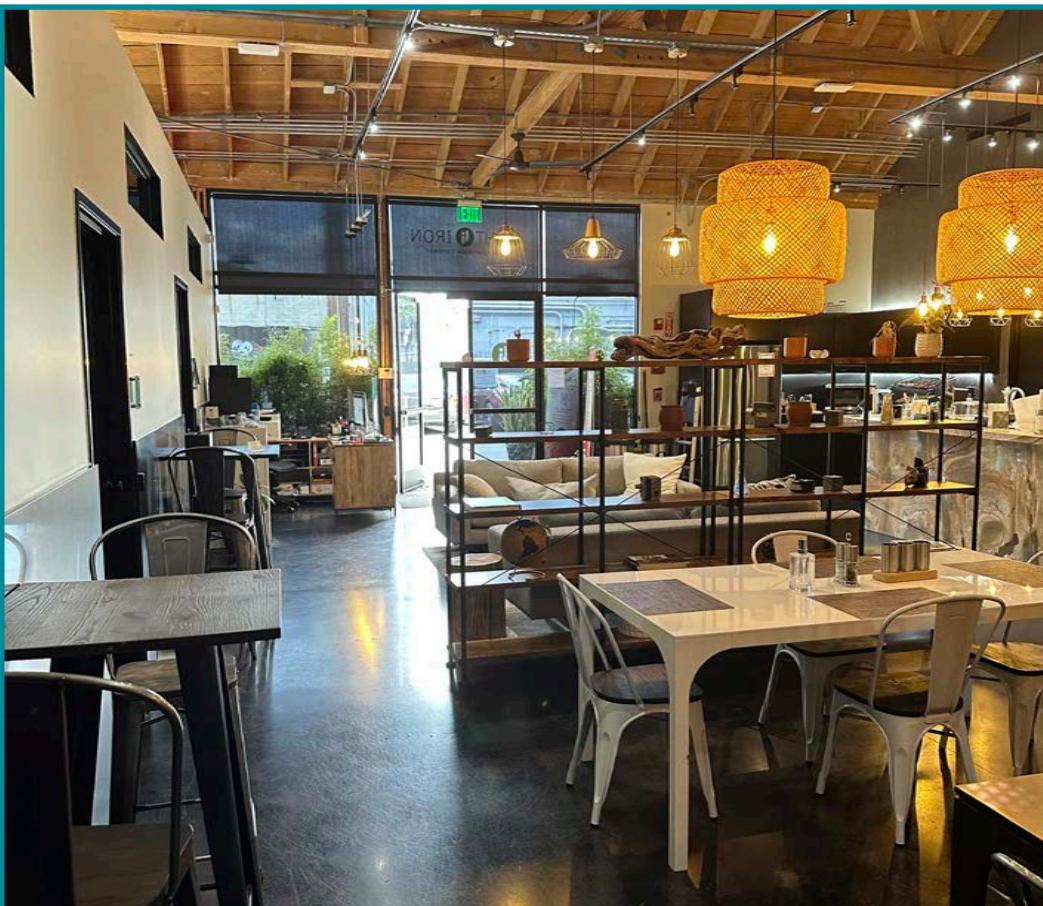
WILLIAM B. ALTHOUSE
althouse@westmac.com
310-966-4389
DRE# 01403020

JEFFREY M. PICKETT
pickett@westmac.com
424-832-5306
DRE# 01828924

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 S Sepulveda Boulevard, Los Angeles, CA 90025
310.478.7700 | www.westmac.com
Company DRE #01096973

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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

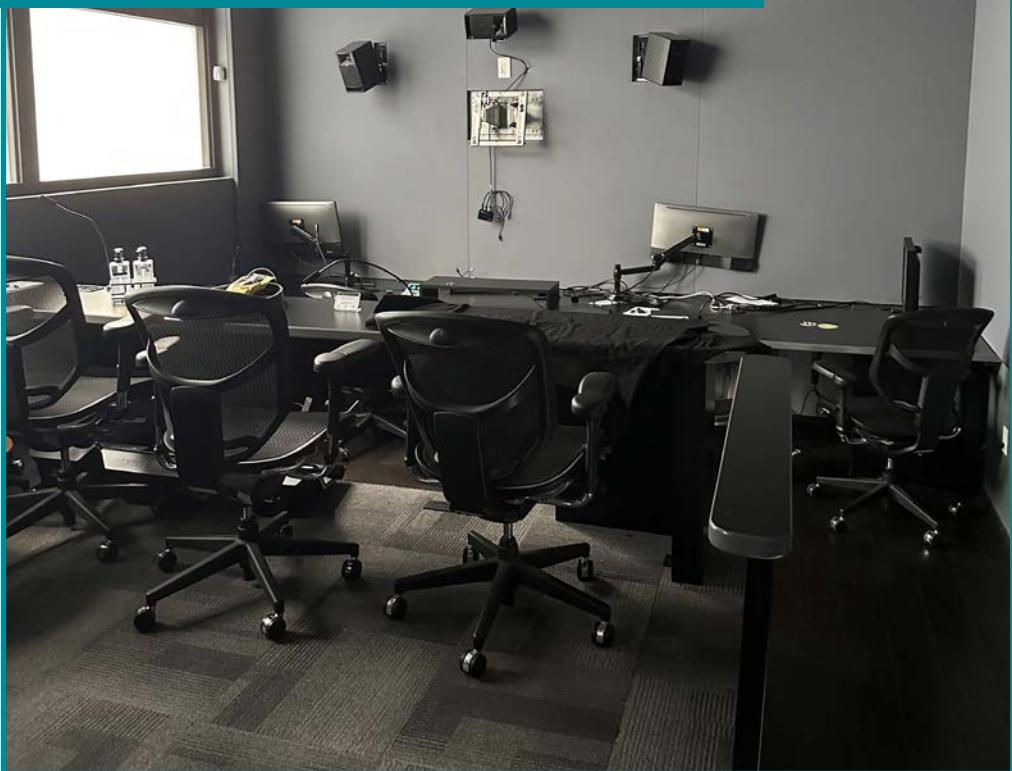
Occupancy

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

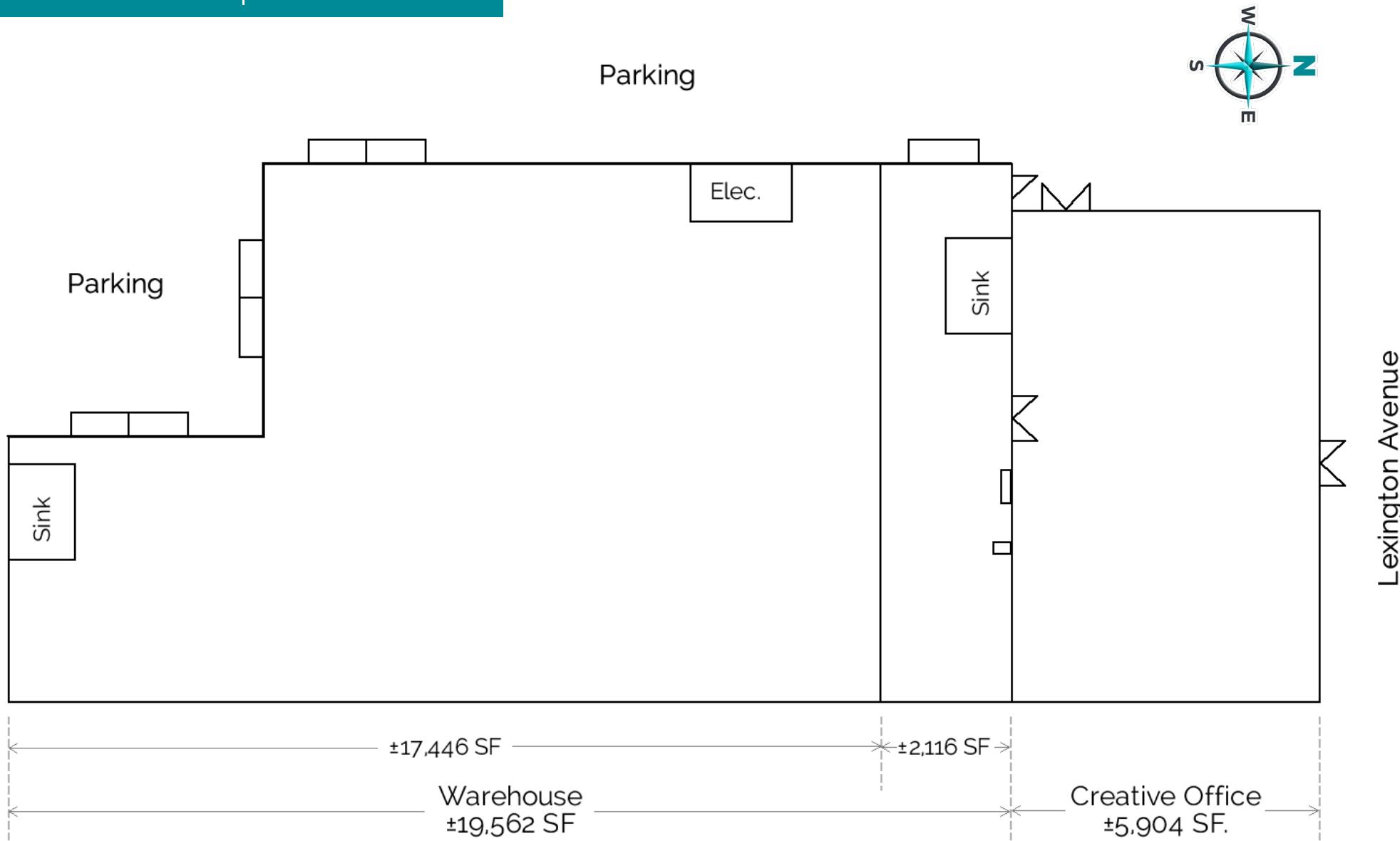


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Floor Plan | Warehouse



Property Photographs



Location Information

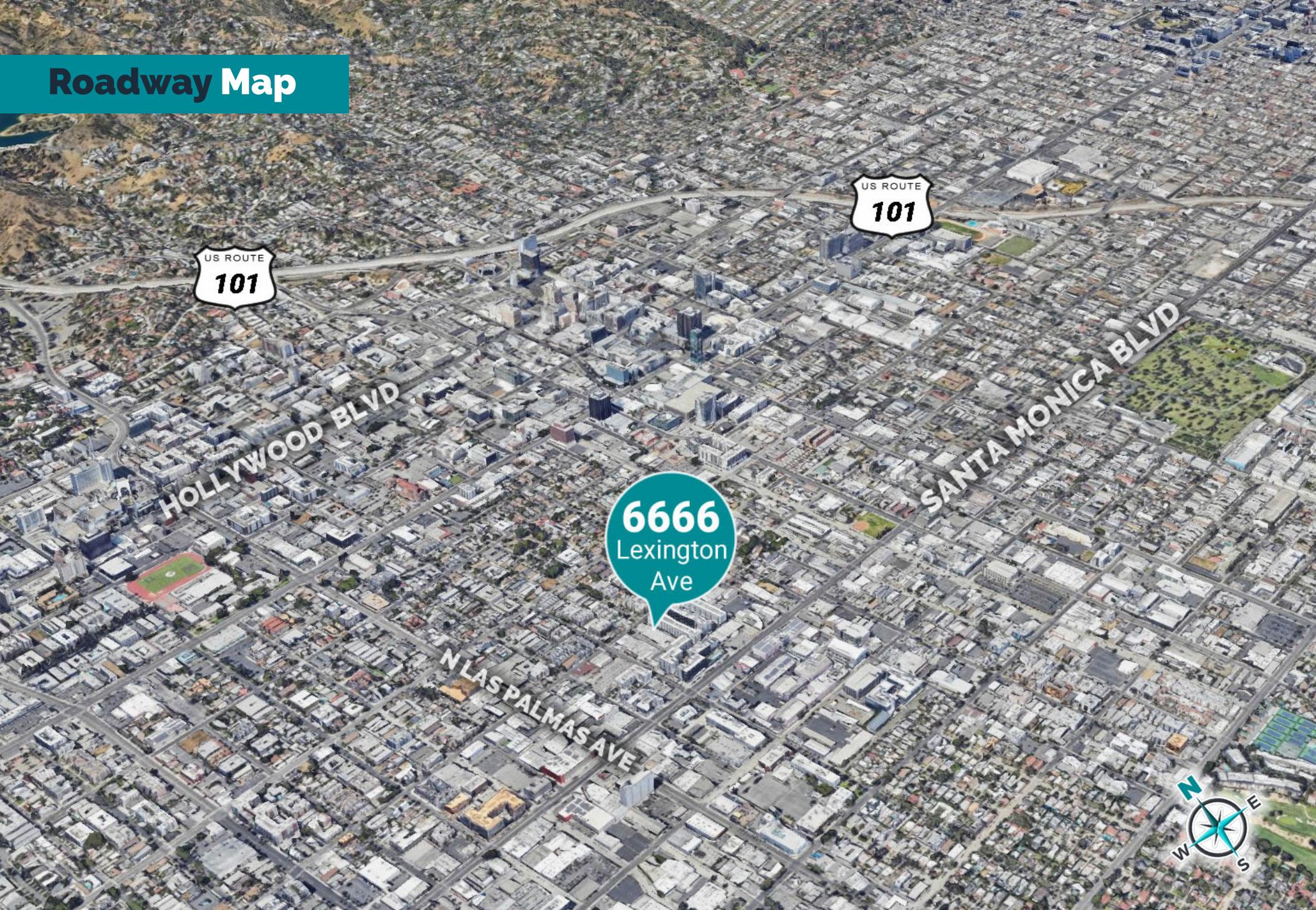


- » Two [2] blocks from Sunset Las Palmas studios
- » Only a few blocks away from the Hollywood Walk of Fame, Hotel Hollywood, and many other famous Hollywood locations
- » Prime Location near 101 freeway and other major roadways and transit hubs
- » Just a few minutes from a variety of restaurants and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



WILLIAM B. ALTHOUSE

Executive Vice President
althouse@westmac.com
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