

MAJOR PRICE REDUCTION



FOR SALE
or LEASE

Flex / Creative
Industrial / Post-
Production

18,060 SF Building on 17,469
SF of Land

6151 Santa Monica Blvd
Hollywood, CA 90038



PROPERTY DESCRIPTION

Address

6151 Santa Monica Blvd
Hollywood, CA 90038

Sale Price

~~\$6,500,000~~ \$5,500,000

Rental Rate

~~\$2.25~~ \$1.99 / SF NNN

Parking

Fenced, private parking for 26 cars

Year Built

1985

APN

5534-007-014 & 5534-007-015

Zoning

LAC2 & LARD1.5, respectively

Use

Flex, Creative Office, Warehouse,
Industrial, Post- Production

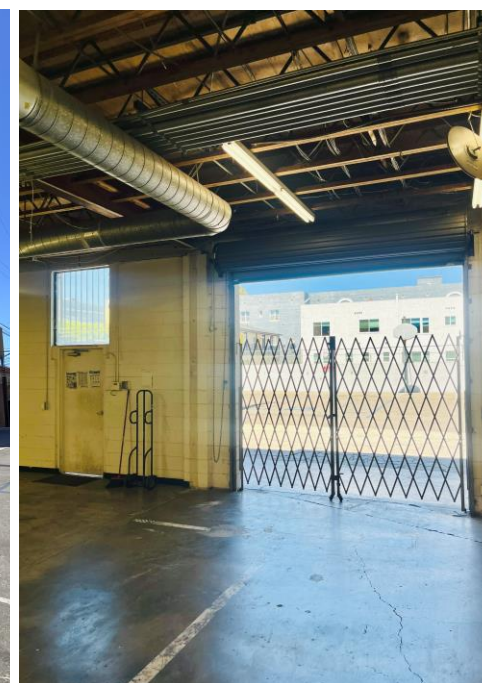
PROPERTY HIGHLIGHTS

- Men and Women's restrooms on both floors
- Kitchen w/ dishwasher, fridge, microwave & sink
- Shop sink downstairs
- Green screen / CYC wall
- GL Roll up 10x10'
- Approx. 12' min clear.
- Large Freight elevator (4,000 lb. capacity).
- 2,000 amps, 208/120 V, 3 Phase, 4 Wire.
Step-down and ample electrical distribution throughout
- Open web truss ceiling
- Skylights
- Exposed ducting throughout
- Approx 36 HVAC tonnes
- Secure multi-purpose facility
- Split face CMU construction

PROPERTY DESCRIPTION

PROPERTY PHOTOS





PROPERTY PHOTOS

FOR SALE or LEASE

FLEX / CREATIVE
INDUSTRIAL / POST-
PRODUCTION

6151 Santa Monica Blvd
Hollywood, CA 90038

COREY I. SPOUND Lic # 01142655
Principal

Tamarack Real Estate Services

[E] corey@tamarackres.com

[P] (818) 464-3215

[C] (310) 625-6825

GRANT NEWMAN Lic # 01484705
Executive Vice President

Tamarack Real Estate Services

[E] grant@tamarackres.com

[C] (310) 528-5742

15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403