

6616 Lexington Ave

Los Angeles, CA 90038

±8,740 SF Available For Lease

Office. Flex. Creative Opportunity in Hollywood.

For Lease

Building
Freestanding
single-tenant

Available SF
8,740 SF
Ground Floor

Asking Lease Rate
$2.75 /SF NNN
NNN exp: $0.60 /SF

Parking
9 spaces
in secured lot
*Plethora of additional surface spaces on same block

Term Length
Short or Long
Term Lease

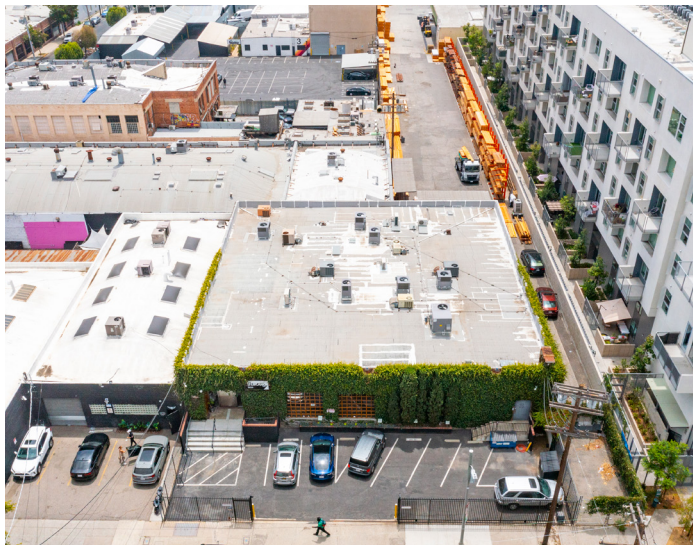
Furniture
Available

Property Highlights

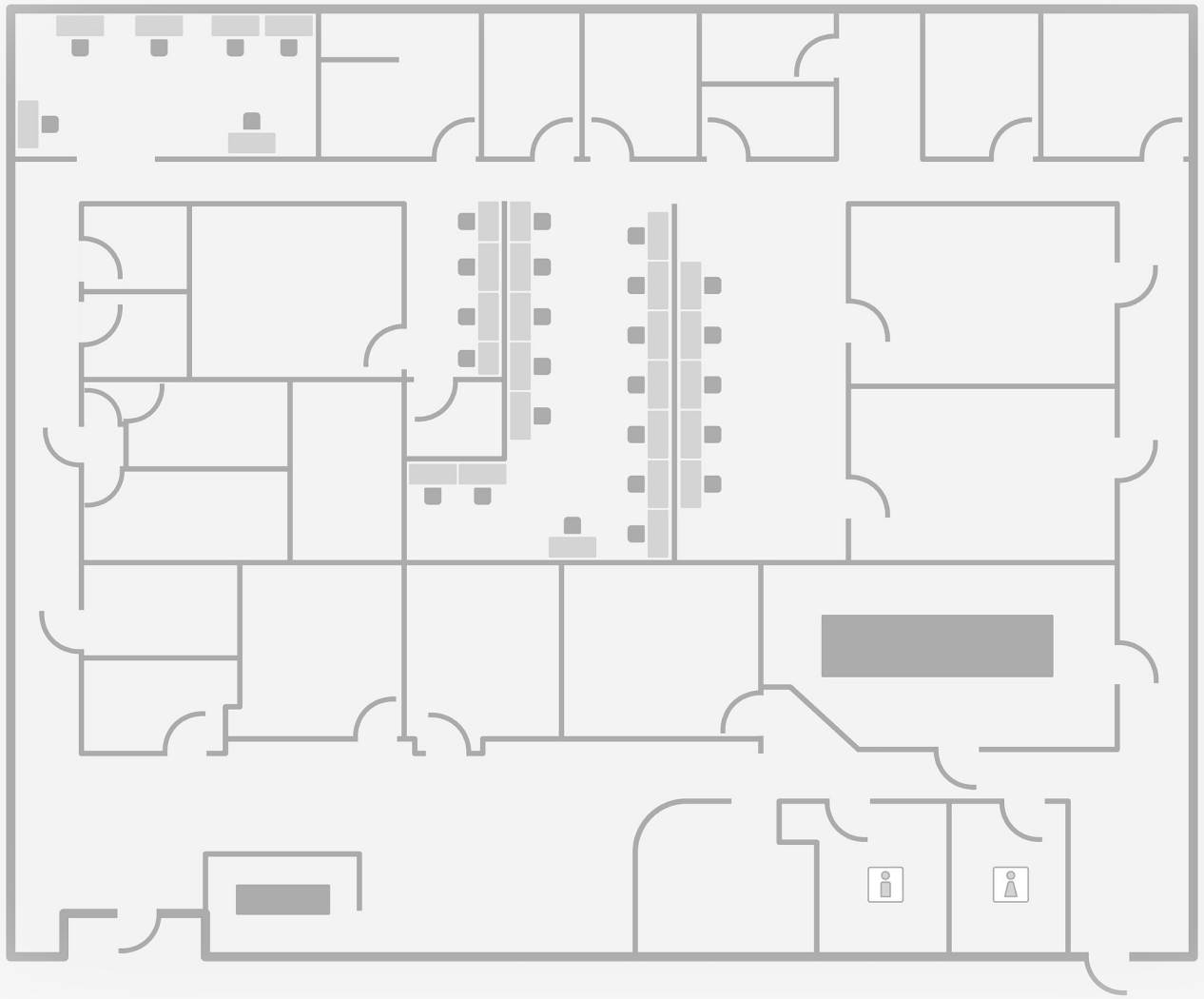
- Authentic architectural character
- Creative-industrial aesthetic with unique identity
- Open floor plan potential
- Adaptable to a variety of business uses
- Abundant natural light opportunities
- High-ceiling environment
- Low NNN Expenses
- Surrounded by a dynamic mix of office, studio, retail, and residential developments
- Highly walkable location with a wide variety of restaurants, cafes, and service amenities nearby
- Centrally situated between Hollywood, West Holly wood, Koreatown, and Downtown Los Angeles







Floor Plan



Interior Photos



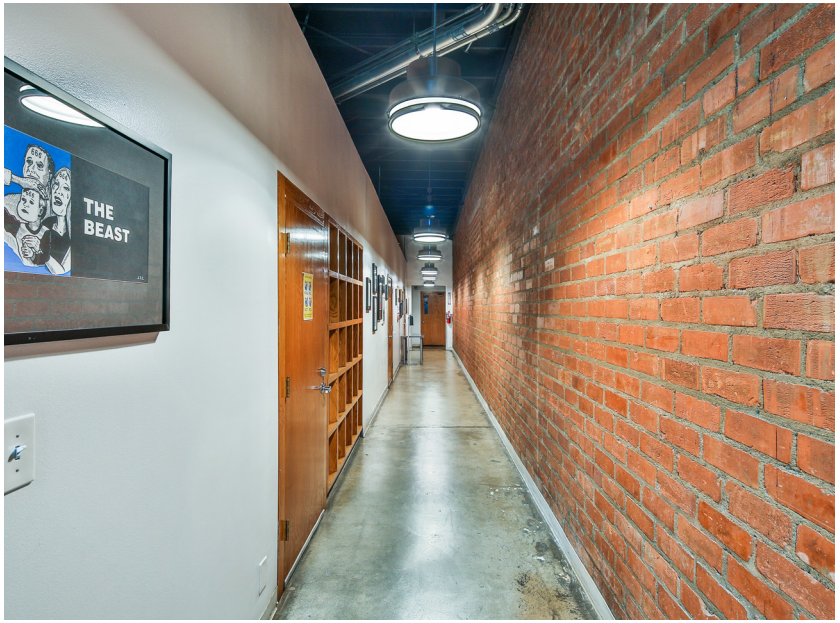






Interior Photos









Exterior Photos

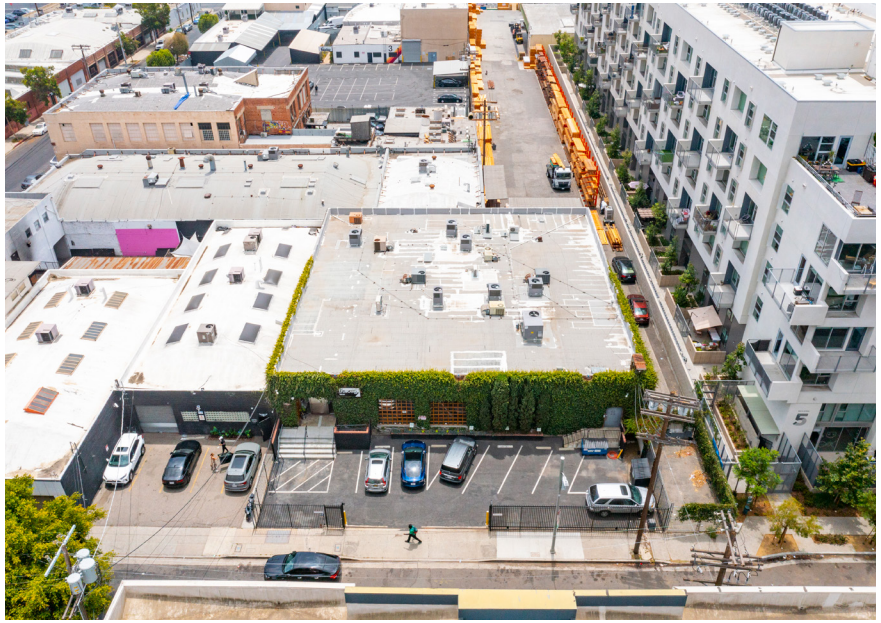








Aerial Photos



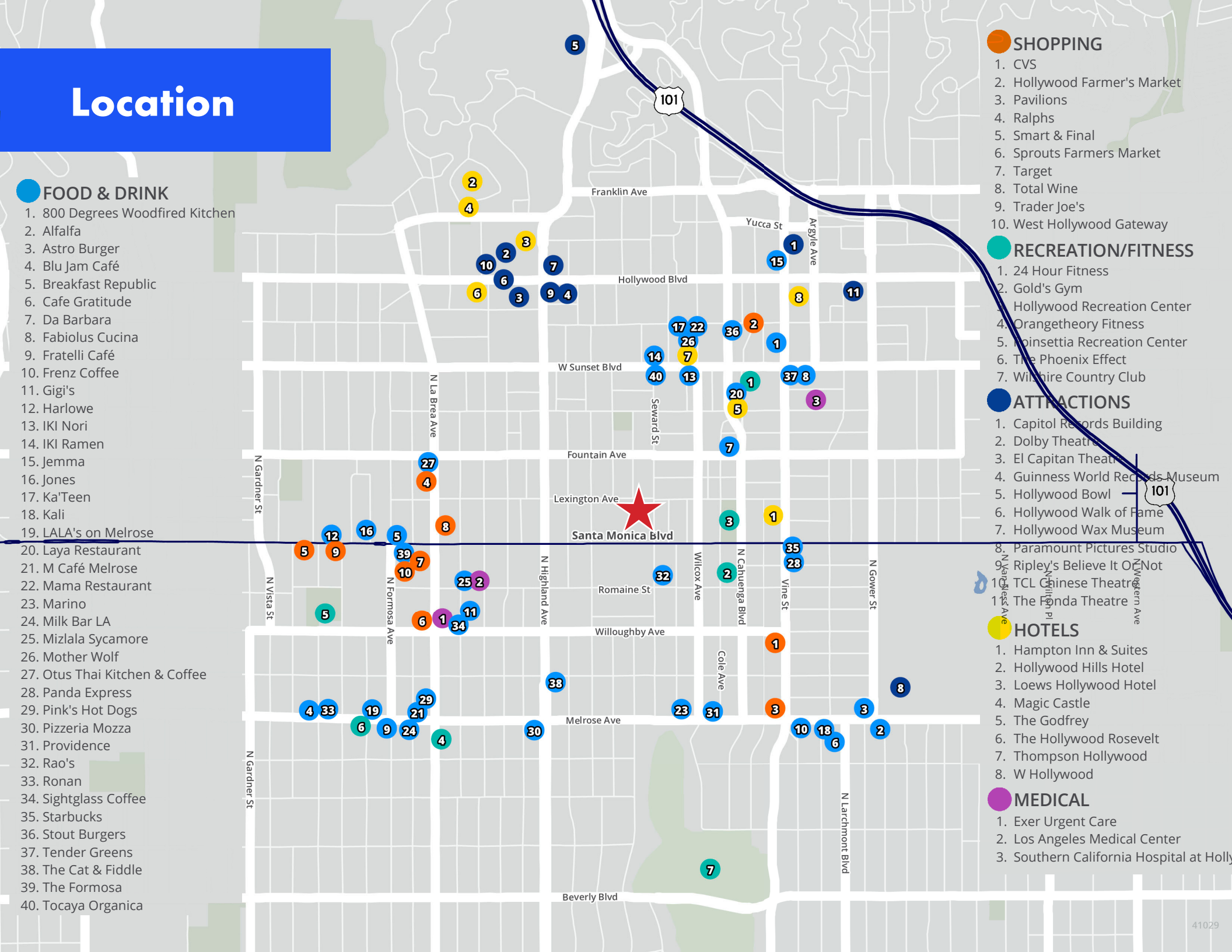







Parking
Lexington Ave
on-site lot
6616 Lexington Ave.
Seward St
STOP
additional
parking

Location



FOOD & DRINK

1. 800 Degrees Woodfired Kitchen
2. Alfalfa
3. Astro Burger
4. Blu Jam Café
5. Breakfast Republic
6. Cafe Gratitude
7. Da Barbara
8. Fabiolus Cucina
9. Fratelli Café
10. Frenz Coffee
11. Gigi's
12. Harlowe
13. IKI Nori
14. IKI Ramen
15. Jemma
16. Jones
17. Ka'Teen
18. Kali
19. LALA's on Melrose
20. Laya Restaurant
21. M Café Melrose
22. Mama Restaurant
23. Marino
24. Milk Bar LA
25. Mizlala Sycamore
26. Mother Wolf
27. Otus Thai Kitchen & Coffee
28. Panda Express
29. Pink's Hot Dogs
30. Pizzeria Mozza
31. Providence
32. Rao's
33. Ronan
34. Sightglass Coffee
35. Starbucks
36. Stout Burgers
37. Tender Greens
38. The Cat & Fiddle
39. The Formosa
40. Tocaya Organica

SHOPPING

1. CVS
2. Hollywood Farmer's Market
3. Pavilions
4. Ralphs
5. Smart & Final
6. Sprouts Farmers Market
7. Target
8. Total Wine
9. Trader Joe's
10. West Hollywood Gateway

RECREATION/FITNESS

1. 24 Hour Fitness
2. Gold's Gym
3. Hollywood Recreation Center
4. Orangetheory Fitness
5. Poinsettia Recreation Center
6. The Phoenix Effect
7. Wilshire Country Club

ATTRACTIONS

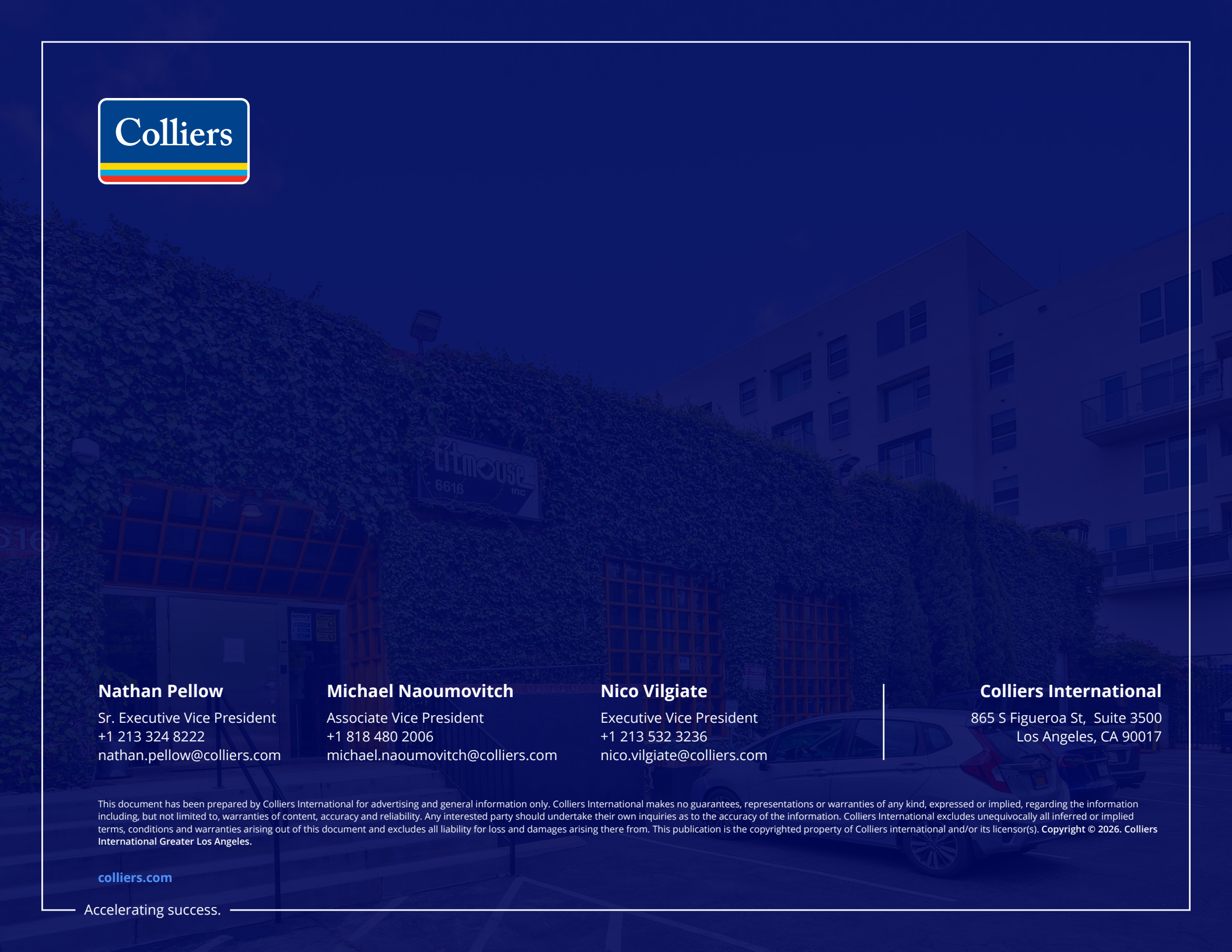
1. Capitol Records Building
2. Dolby Theatre
3. El Capitan Theatre
4. Guinness World Records Museum
5. Hollywood Bowl
6. Hollywood Walk of Fame
7. Hollywood Wax Museum
8. Paramount Pictures Studio
9. Ripley's Believe It Or Not
10. TCL Chinese Theatre
11. The Fonda Theatre

HOTELS

1. Hampton Inn & Suites
2. Hollywood Hills Hotel
3. Loews Hollywood Hotel
4. Magic Castle
5. The Godfrey
6. The Hollywood Rosevelt
7. Thompson Hollywood
8. W Hollywood

MEDICAL

1. Exer Urgent Care
2. Los Angeles Medical Center
3. Southern California Hospital at Holly



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