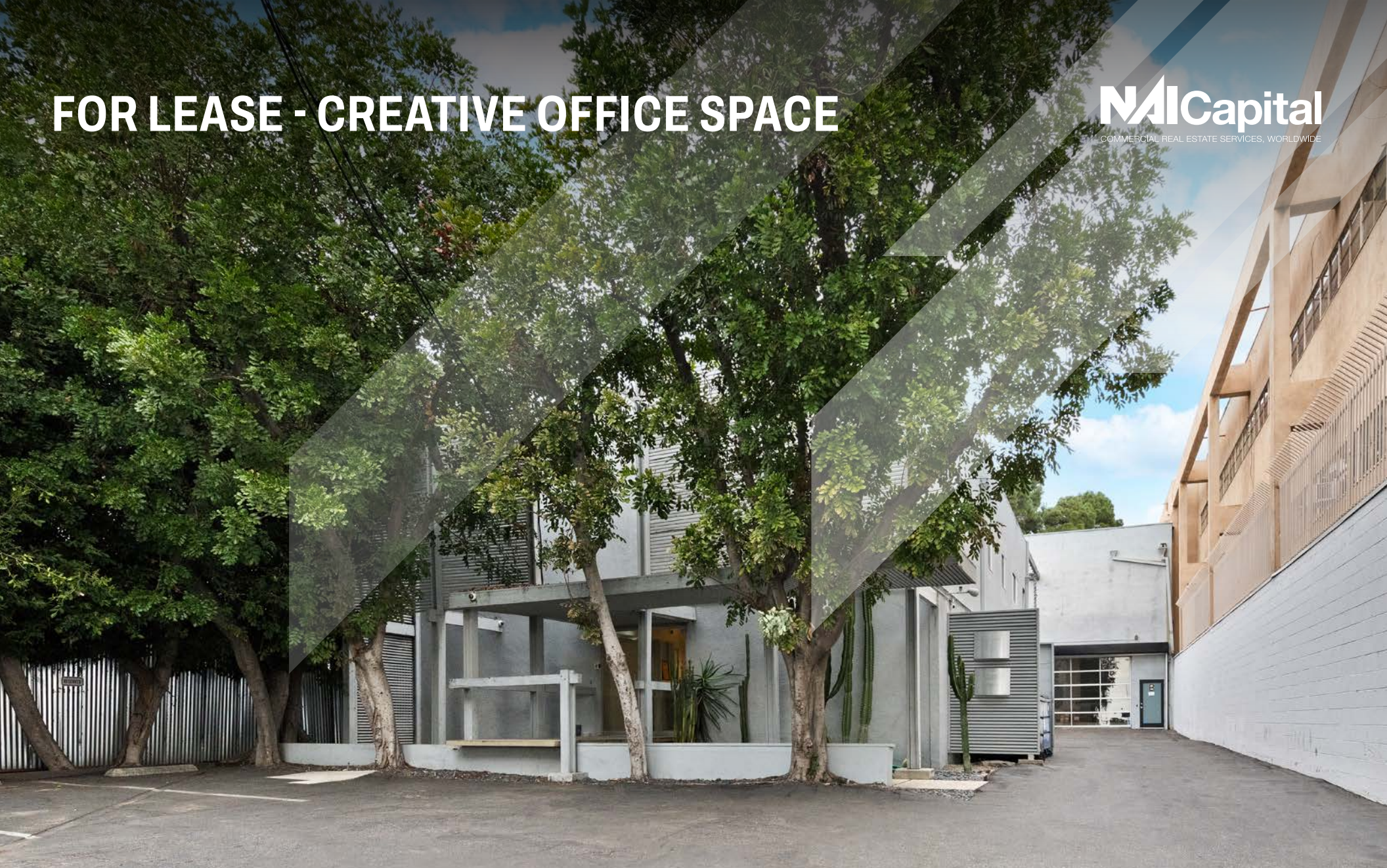


# FOR LEASE - CREATIVE OFFICE SPACE

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



**7039 SUNSET BLVD., LOS ANGELES, CA 90028**

**SECLUDED CREATIVE OFFICE SPACE ON SUNSET BOULEVARD**



**Jared Swedelson**

Senior Associate

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Cal DRE Lic #02105146

**NAI Capital - Encino**

15821 Ventura Boulevard

Encino, CA 91436

818.905.2400

818.905.2425 fax

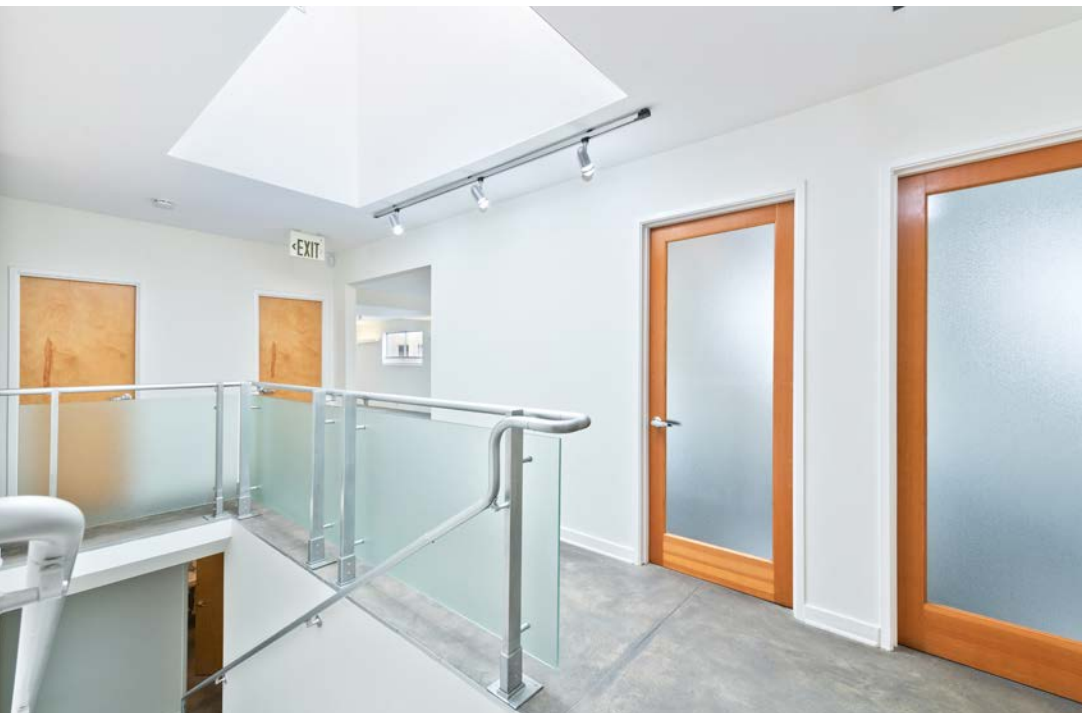
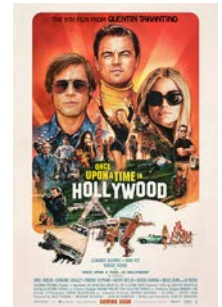
[www.naicapital.com](http://www.naicapital.com)



**Lease:** \$2.50/SF NNN  
**Building Size:** 3,250 SF (full 6,500 SF building may be available)

### Key Highlights

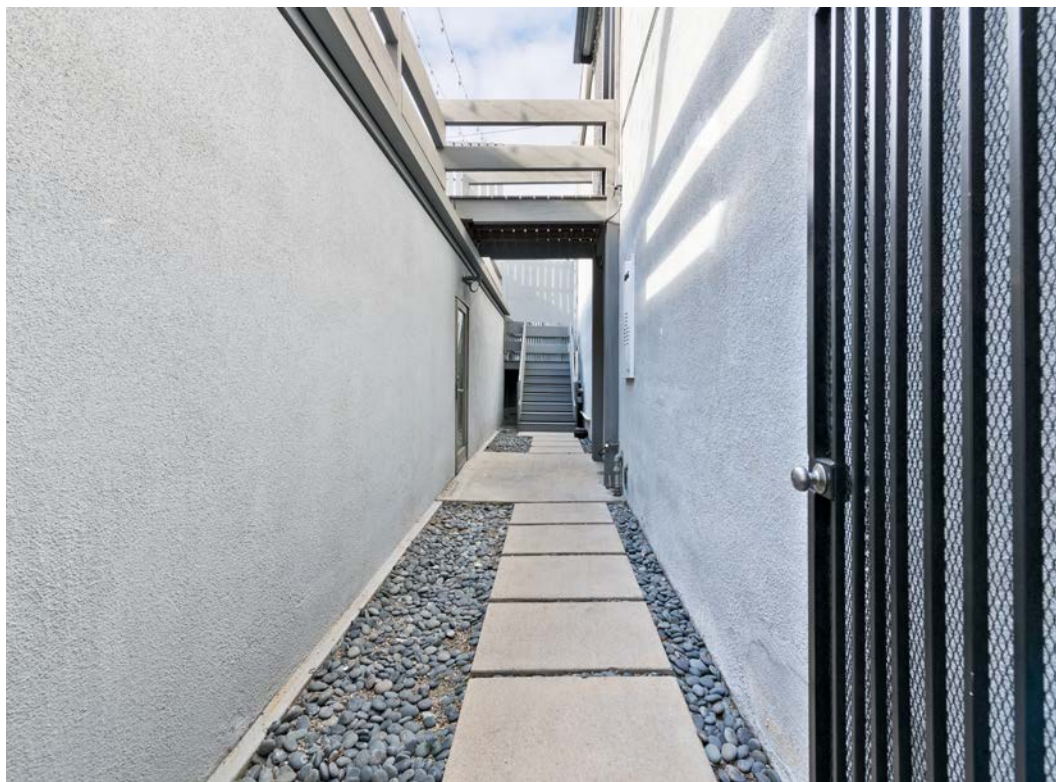
- **Irreplaceable Location** – The Famous Sunset Boulevard in Heart of Hollywood.
- **Unlimited Functionality** – Production, Studio, Creative Office, Techtainment etc.
- **Hollywood History** – Previously used for the post-production of Quentin Tarantino’s “Once Upon a Time in Hollywood” and formerly owned by Saul Bass, a Oscar winning filmmaker and American graphic designer.



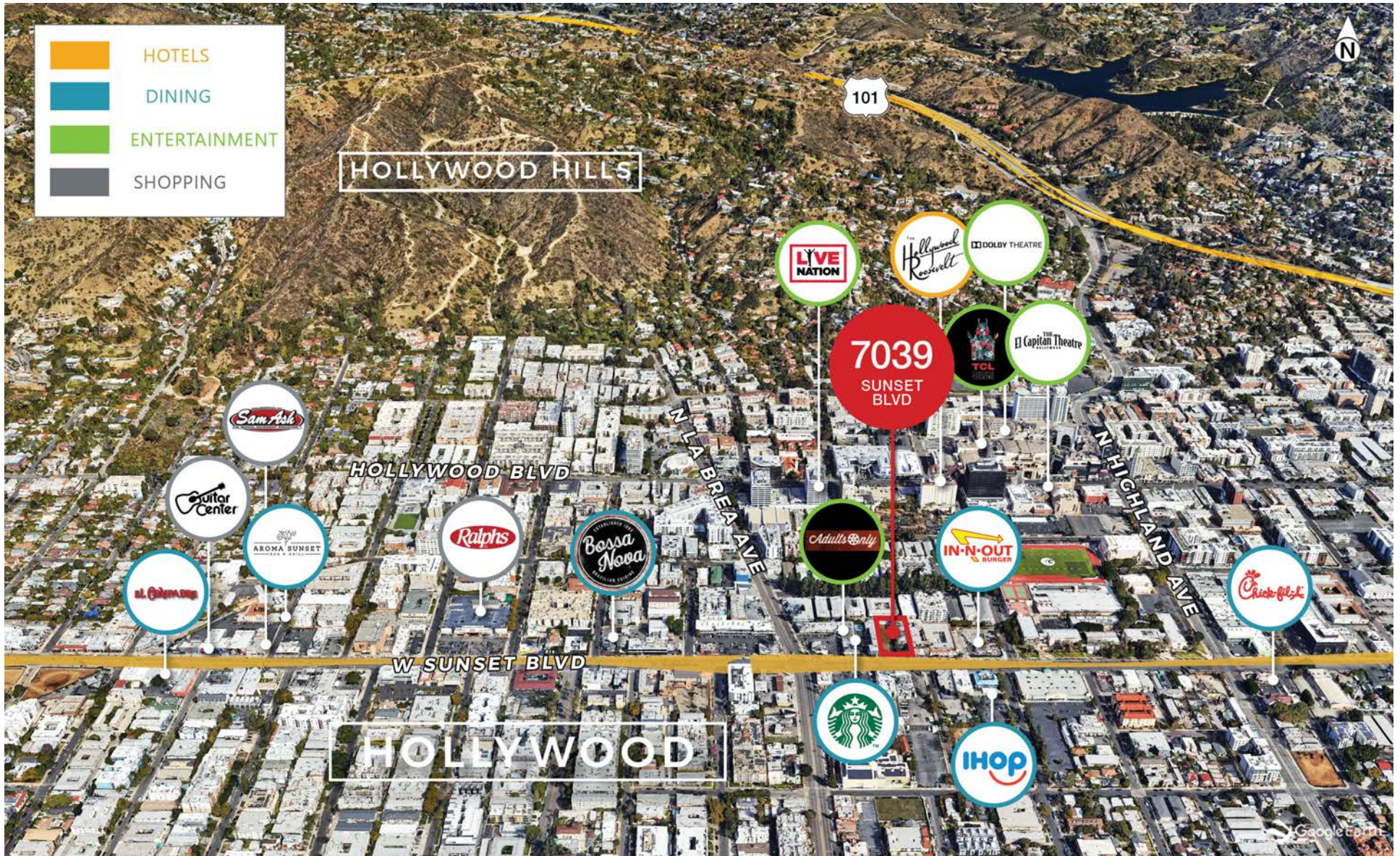
### Building Specifications

- **5 Private Offices**
- **Large Open Space**
- **2 Restrooms**
- **Exclusive Outdoor Deck & Bar**
- **5 Gated Parking Spaces (Ample adjacent parking available)**





# RETAIL MAP



# FLOOR PLAN

## Second Floor





## CONTACT INFORMATION

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