

8221-8225 SANTA MONICA BLVD WEST HOLLYWOOD, CA 90046



FOR LEASE - STAND-ALONE RETAIL / OFFICE BUILDING IN WEST HOLLYWOOD



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Property Details



Property Description

Exceptional opportunity to lease a high-profile $\pm 20,000$ SF stand-alone retail/office building located in the heart of West Hollywood. Featuring 150 feet of highly visible frontage along Santa Monica Boulevard this distinctive building boasts exceptional architectural elements, including 17-foot high ceilings, exposed brick walls, a pitched roof, skylights, and a versatile two-story layout.

The property offers a blend of open space on the ground floor with additional retail or office potential on the second floor. Ample on-site parking is included with 35 surface spaces, which can be reconfigured to accommodate additional vehicles, making this property an unparalleled opportunity for a variety of uses.

Property Details



Lease Rate:

\$3.85/SF NNN

Available SF:

±10,000-19,097 SF

Parking:

35 spaces

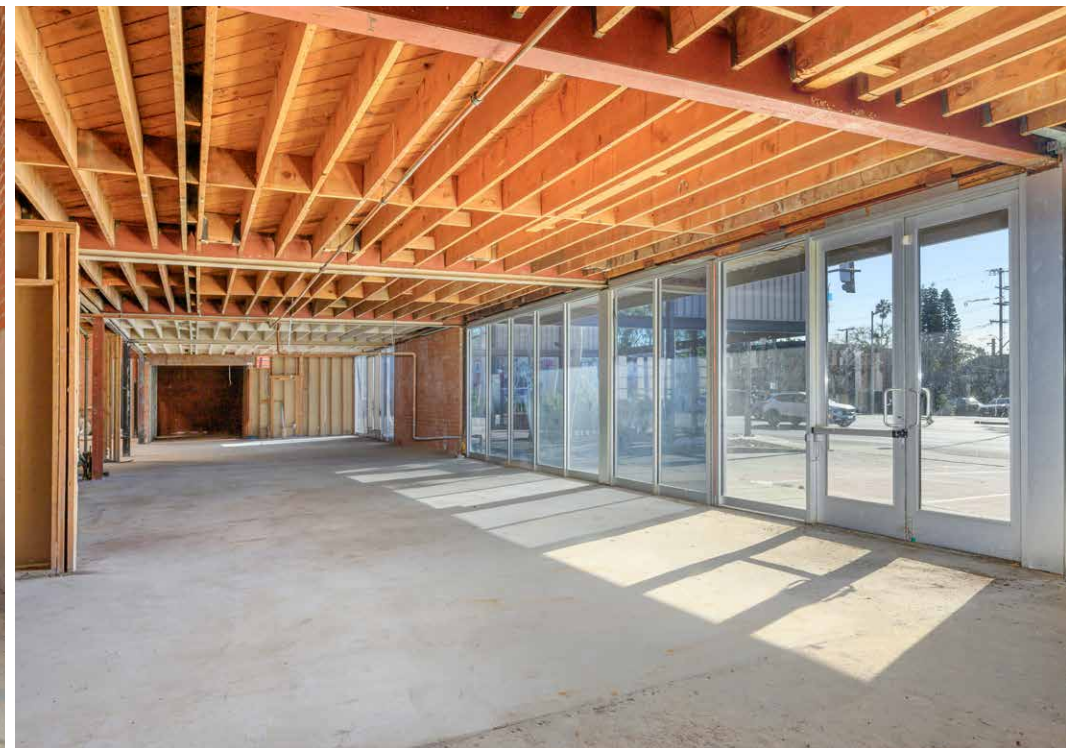
Zoning:

WDC2A*

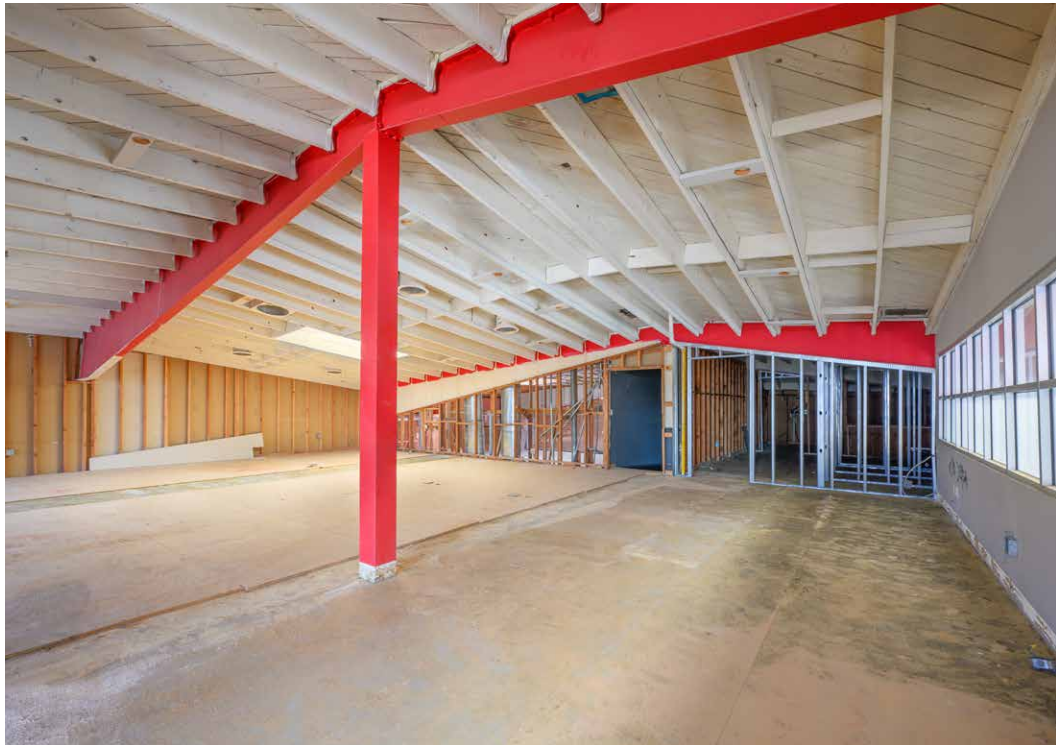
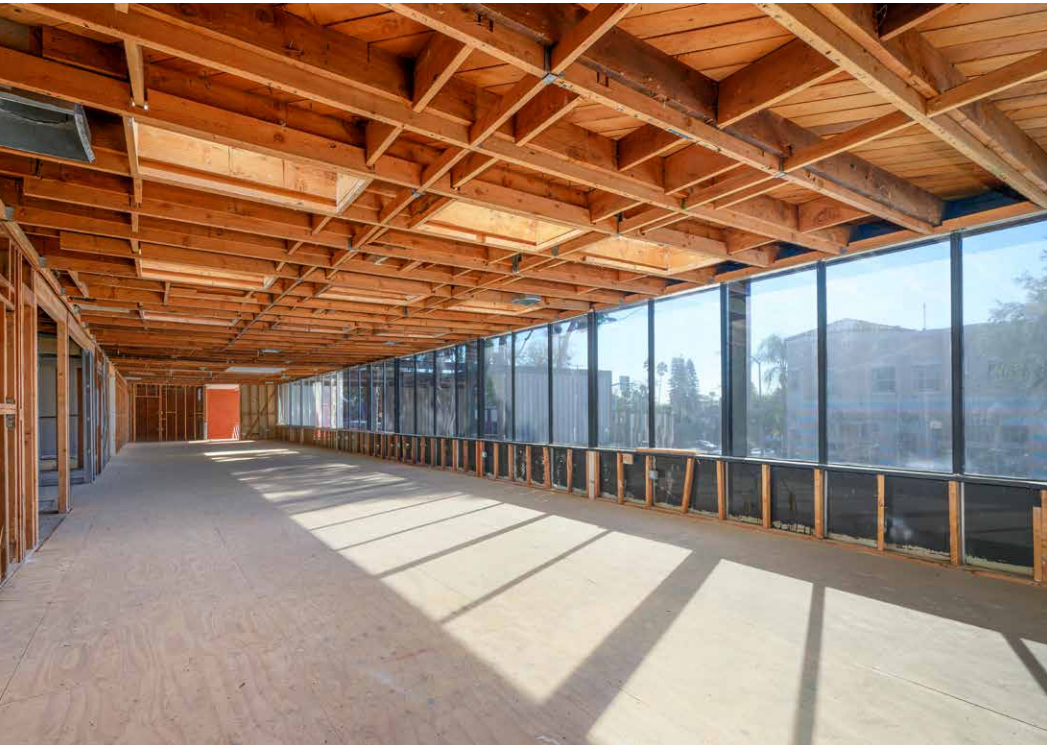
Space Features

- Flexible open layout, offering a blank canvas for customization
- Stunning architectural details
- Exposed brick walls, soaring 17-foot ceilings, skylights, and a pitched roof
- High profile presence with 150 feet of prime frontage on Santa Monica
- Potential for divisibility
- Equipped with heavy power

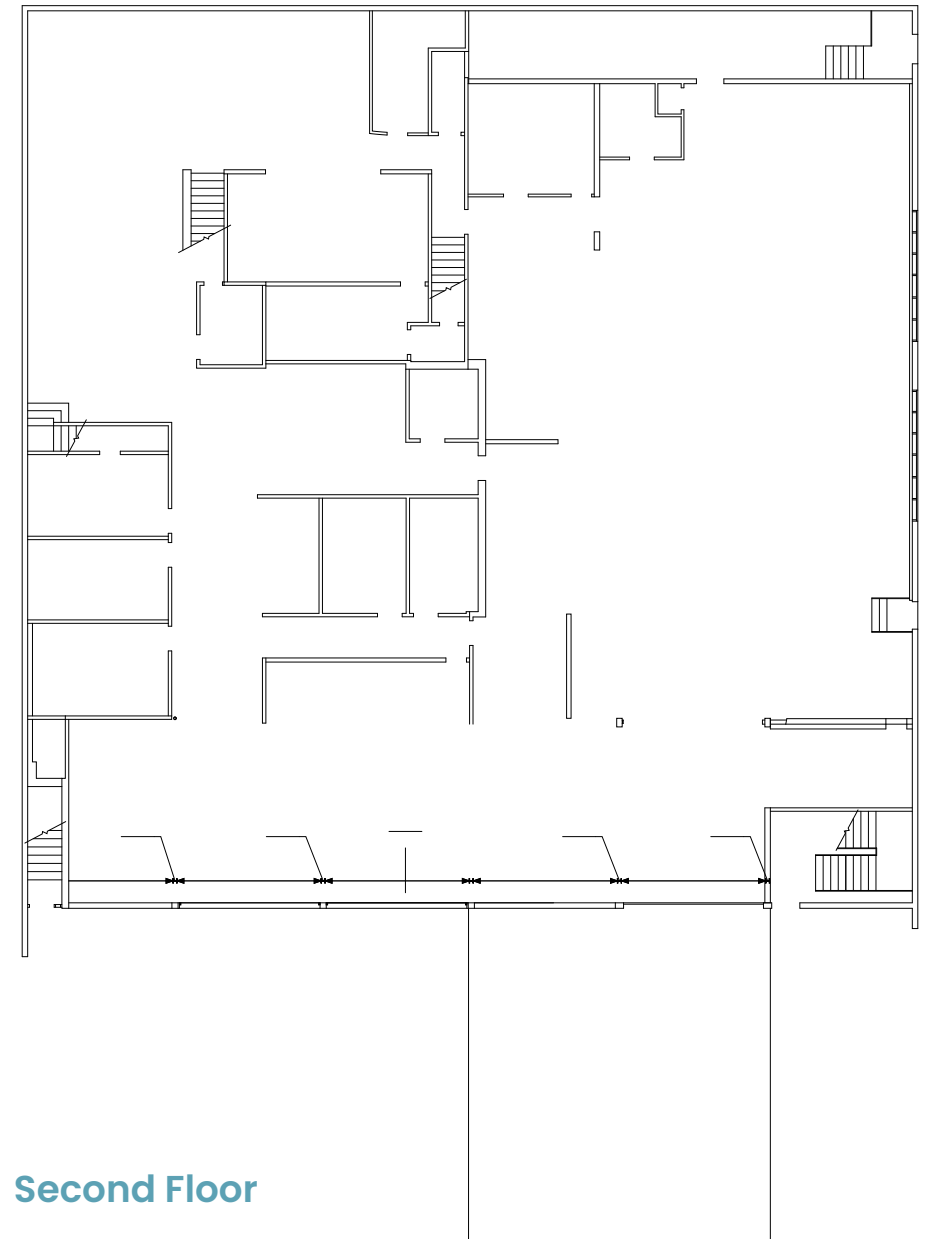
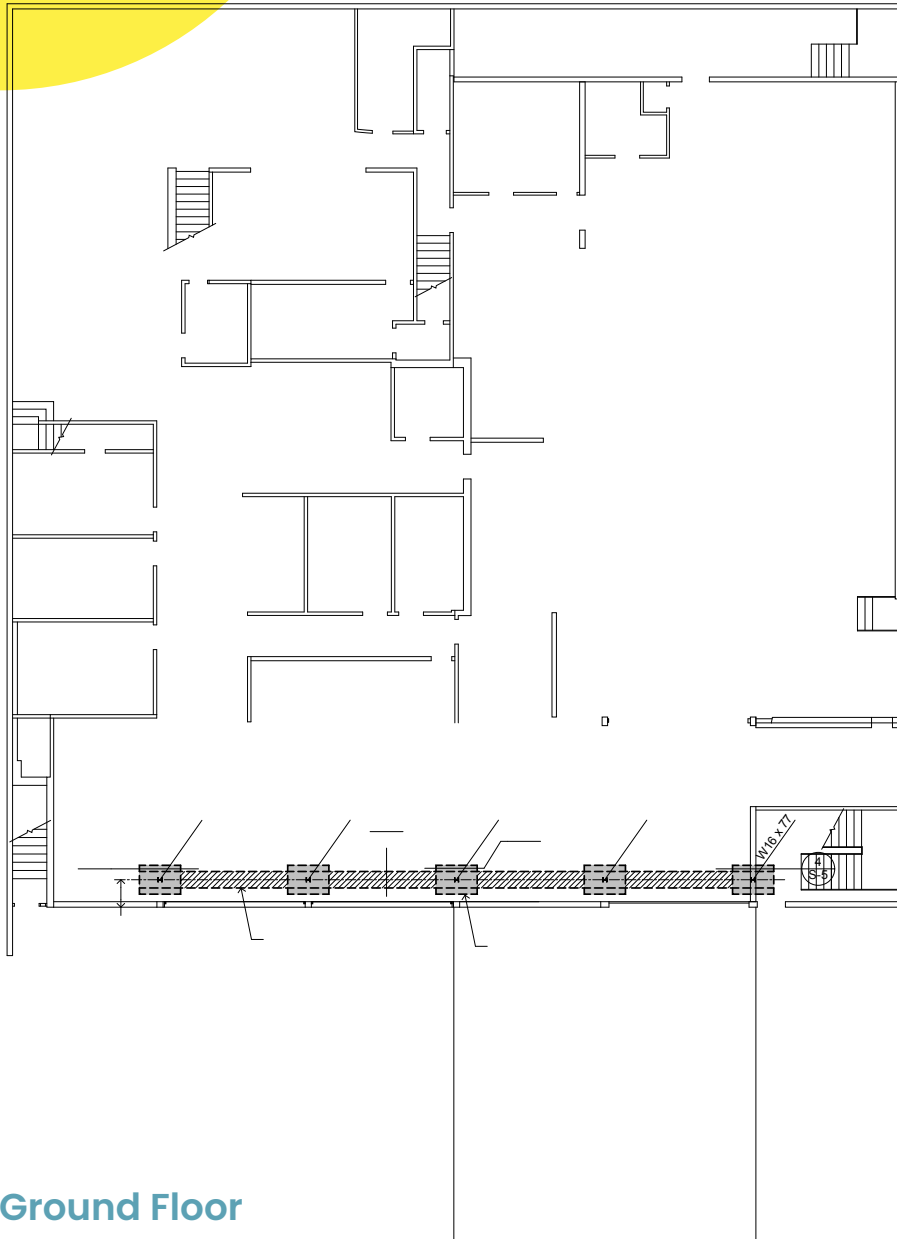
Property Photos



Property Photos



Floor Plans



Ground Floor

Second Floor

High Profile Visibility on Santa Monica Blvd

WEST HOLLYWOOD DEMOGRAPHICS

	1 Mile	3 Miles
Population	47,326	290,078
Households	29,214	152,447
Median Age	39.6	39.3
Avg. Household Income	\$145,516	\$166,933
Businesses	5,785	37,051




29,400 ATC

SITE

SANTA MONICA BLVD

N

Retail Map



WEST HOLLYWOOD



8221-8225
SANTA MONICA BLVD

SANTA MONICA BLVD

LA CIENEGA BLVD

NOBU

N FAIRFAX AVE

LAUREL HARDWARE

MELROSE BLVD





Additional Parking



SITE

**CITY OWNED
PARKING LOT**

**3 MINUTES WALK
FROM SITE**

SANTA MONICA BLVD

CRESCENT HEIGHTS BLVD

66 SPACES

Contact Info

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