

FOR LEASE



Significant Opportunity For Lease
Iconic High-Profile Beverly Blvd Space or Entire Project

**7366 – 7386 Beverly Boulevard (at N Martel Avenue)
West Hollywood, CA 90036**



For Lease
5,677 – 14,809 RSF



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Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
West Hollywood, CA 90036

Beverly Boulevard at Martel Avenue



Walk Score

93

Walker's Paradise

Daily errands do not require a car.

Transit Score

57

Good Transit

Many nearby public transportation options.

Bike Score

61

Bikeable

Flat as a pancake, minimal bike lanes.



Size	<p><u>"A Significant Space":</u> Approx. 5,677 RSF</p> <ul style="list-style-type: none"> 7366 Beverly Blvd <p><u>"The Whole Enchilada":</u> Approx. 14,809 RSF (Entire Project)</p> <ul style="list-style-type: none"> 7366 – 7386 Beverly Blvd. & 176-178 Martel Ave.
NNN Lease	<p>\$5.00 PSF / Mo. NNN</p> <p><i>Very Low Nets (approx. \$.11 per foot)!</i></p>
Current Tenants	<ul style="list-style-type: none"> Modernica Black Mask Studios Blu Clothing Stroll Garden IGE Design Re-Mix Vintage Shoes and I.a. Eyeworks
Features	<ul style="list-style-type: none"> Large window line High finished ceilings with skylights & polished concrete floors Private restroom(s) Abundant free parking Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy High-traffic high-street retail environment home to a rich assortment of restaurants, furniture & designer storefronts, high-end work-out studios, art, clothiers and more
Parking	<p>Approx. 2 spaces / 1,000 SF, Free of Charge</p> <ul style="list-style-type: none"> 7366 Beverly Blvd: Up to 15 car parking 7366 – 7386 Beverly Blvd. & 176-178 Martel Ave. (Entire Project): Up to 30 car parking
Zoning	LAC2

Floor Plan

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“A Significant Space”:

Approx. 5,677 RSF

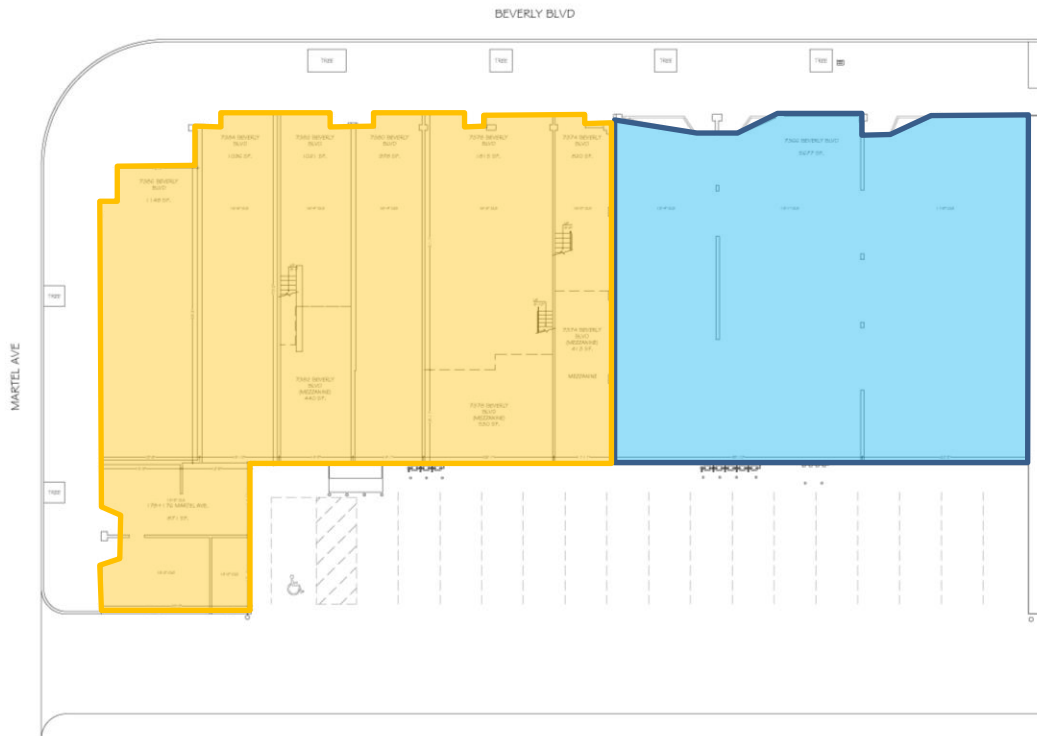
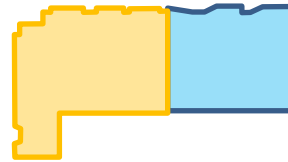
7366 Beverly Blvd



“The Whole Enchilada”:

Approx. 14,809 RSF

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"Significance" Approx. 5,677 RSF

7366 Beverly Blvd



- First time on market in approximately 30 years
- Iconic showroom / Creative Office / Gallery Space
- Open Plan
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Hard-Lid Ceilings
- Floated Walls
- Gimbal Recessed Adjustable Spotlighting
- Up to 15 Car Parking (tandem) Free of Charge



Photos

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Disclaimer: All information contained herein is from sources deemed reliable;
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"Enchilada" Approx. 14,809 RSF

7366 – 7386 Beverly Blvd.
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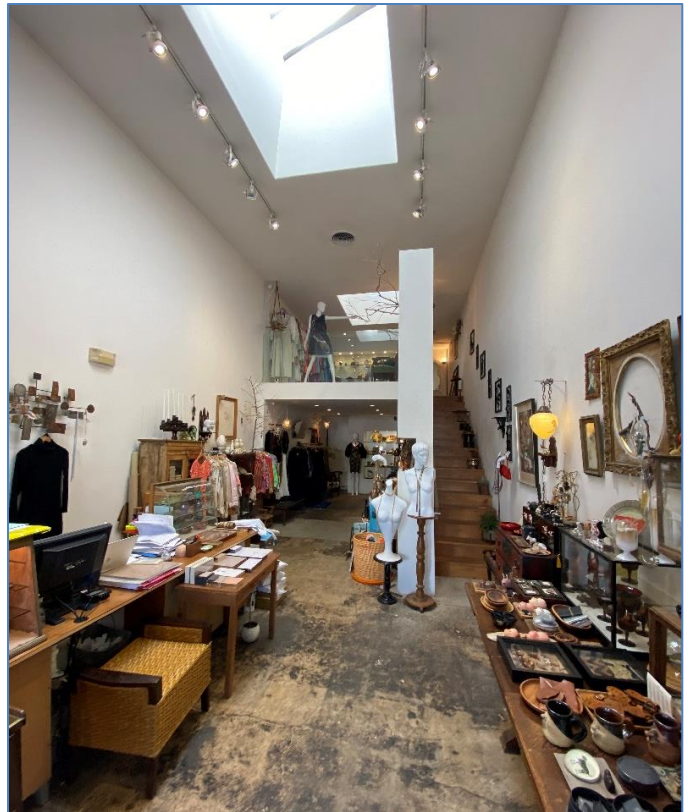
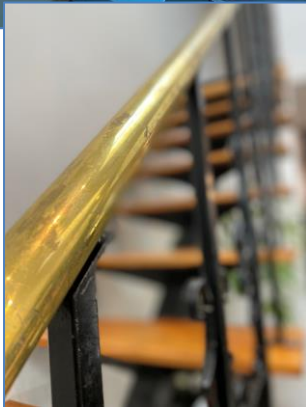


- Opportunity for a Significant Presence in a Premiere West Hollywood Location
- South-East Corner of Beverly Blvd. and Martel Ave.
- Up to 16'+ Ceiling Heights Throughout
- Architectural Mid-Century Design and Construction
- Stable Long-Term Tenant History
- Surrounded by Notable Restaurants, Design, Art Galleries, and Renowned Retail
- Up to 30 Car Parking (Tandem) Free of Charge



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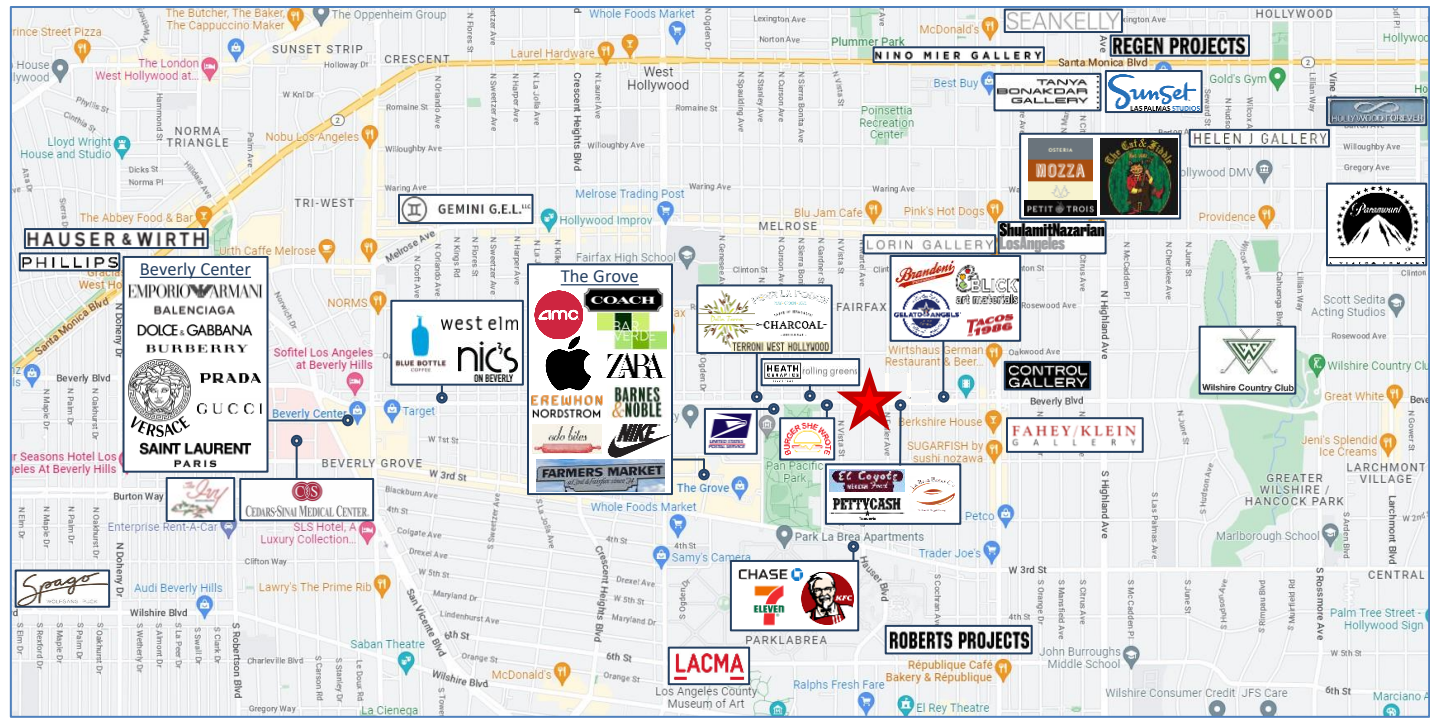
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