

# FOR LEASE



*High-Profile Open Airy Retail / Gallery Space for Lease*

**7378 Beverly Boulevard | West Hollywood, CA 90036**



**COREY I. SPOUND** Lic # 01142655

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# Property Description

7378 Beverly Boulevard  
West Hollywood, CA 90036

## Beverly Boulevard at Martel Avenue

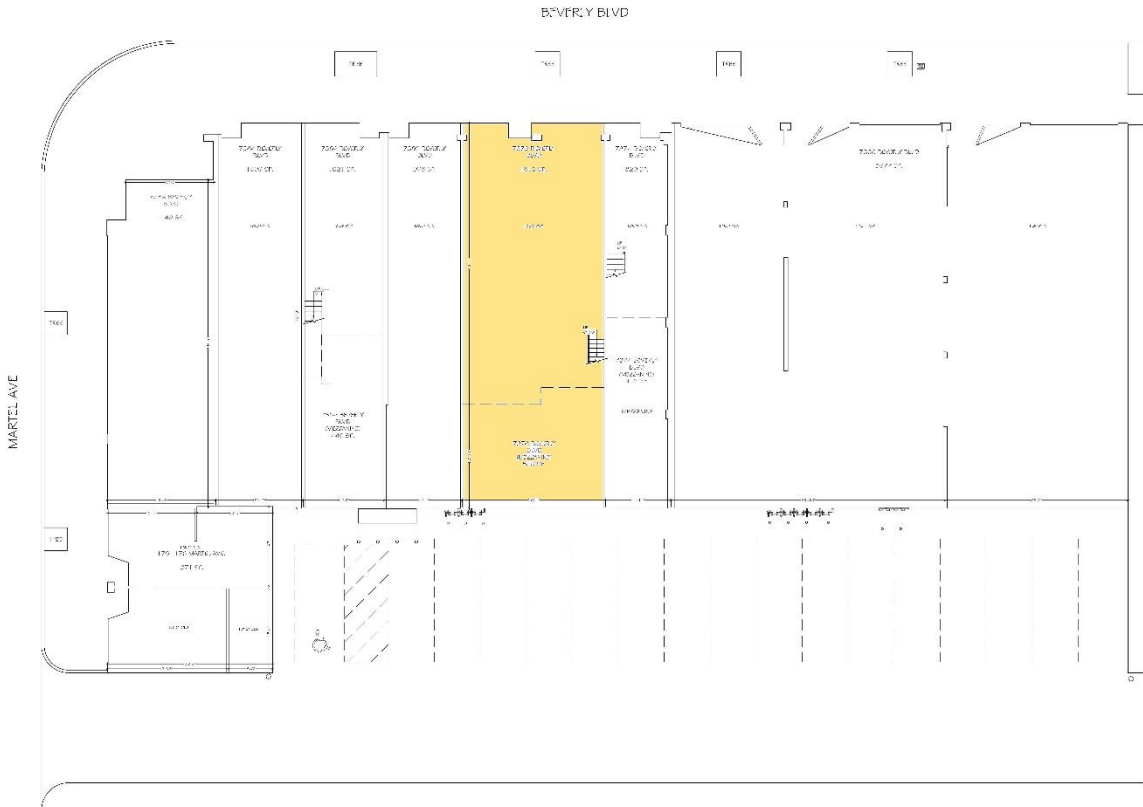


**Subject Property**

<b>Size</b>	<b>Approx. 2,345 RSF</b> <ul style="list-style-type: none"> <li>• +/- 1,815 RSF ground floor</li> <li>• +/- 530 RSF mezzanine</li> </ul>
<b>Rent</b>	<b>\$9,500 Modified Gross</b> Landlord pays Prop. Taxes, Prop. Insurance, Water & Trash. <i>Favorable Rental Rate &amp; Terms</i>
<b>Co-Tenants</b>	Join in-line with successful long-standing Tenants including: <ul style="list-style-type: none"> <li>• <b>Modernica</b></li> <li>• <b>Richard Telles Fine Art</b></li> <li>• <b>IGE Design</b></li> <li>• <b>Re-Mix Vintage Shoes</b> <i>and</i></li> <li>• <b>I.a. Eyeworks</b></li> </ul>
<b>Features</b>	<ul style="list-style-type: none"> <li>• <b>Large window line fronting on Beverly Blvd.</b></li> <li>• <b>+/- 16' high finished ceilings with skylights &amp; polished concrete floors</b></li> <li>• <b>2 restrooms</b></li> <li>• <b>Mezzanine with wood floors and closet / inventory storage area</b></li> <li>• <b>Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy</b></li> <li>• <b>High-traffic high-street retail environment home to a rich assortment of restaurants, furniture &amp; designer storefronts, high-end work-out studios, art, clothiers and more</b></li> </ul>
<b>Parking</b>	Parking for four (4) cars, free of charge
<b>Zoning</b>	LAC2

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LEGEND  
3/25/2019 10:00 AM

TOTAL - 14,809 SQ FT

# Photos

7378 Beverly Boulevard  
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**Northwest Corner**



**Northeast Corner**



**Southwest Corner**



**Southeast Corner**

# Photos

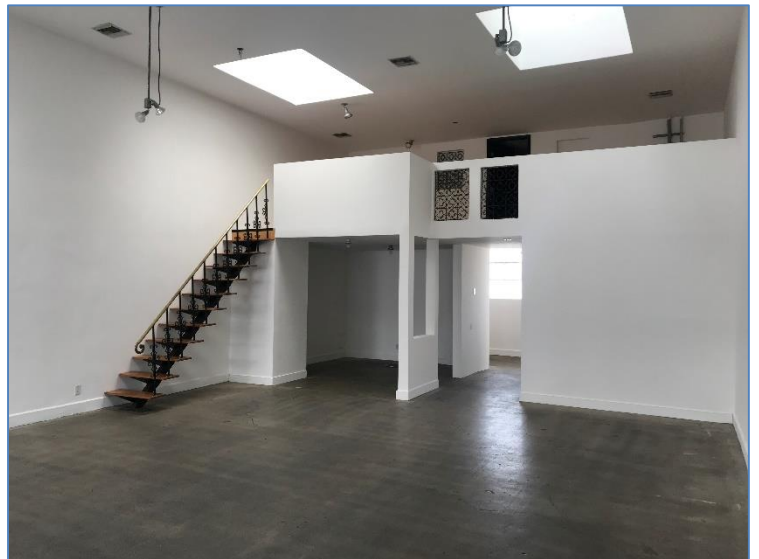
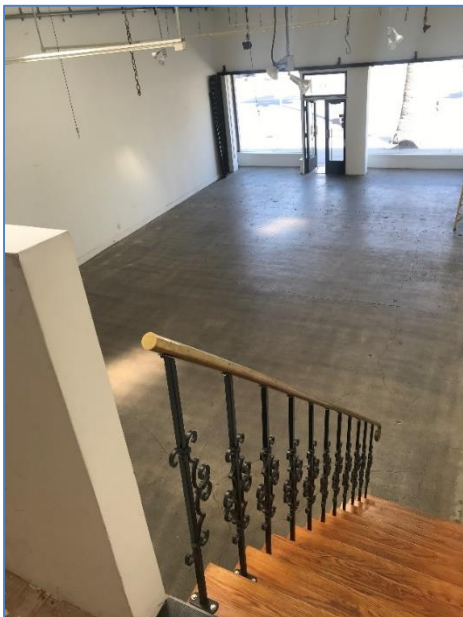
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Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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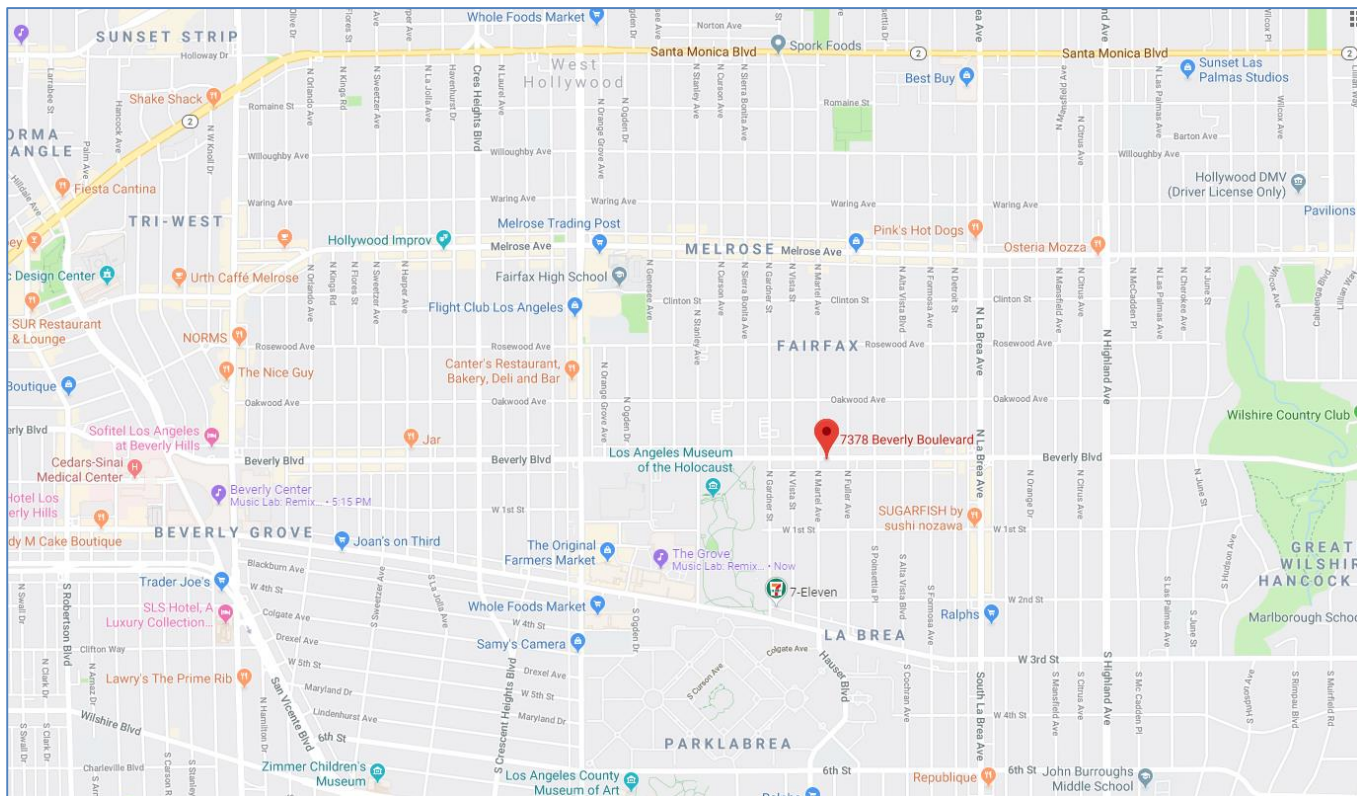
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# Maps

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