



Available Signage

COMPASS

KEYSTONE BUILDING

SAM'S BAGELS

HARDWEAR

groundwork

# Creative Office/2nd Floor Retail Space For Lease



COMMERCIAL  
ASSET GROUP

**PARTNERSCRE**  
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156 N Larchmont Blvd  
Los Angeles, CA 90004





Located on Larchmont Blvd, in the heart of Larchmont Village. Surrounded by Sam's Bagels, Groundwork Coffee, and all other dining and shopping experiences within walking distance. This second floor office space is fully built-out and move in ready. An additional 1,000 square foot private patio was build out and designed to be a perfect event space for clients and employees alike. With more than 7 private offices, an executive office, kitchen, conference room, and cubicles, a new tenant will be wowed and impress all clients who view the office. All high end finishes come with the location and the antique furniture can be purchased for an additional cost.

**Property Address:** 156 N Larchmont Blvd, Los Angeles, CA 90004

**Space Size:** ±2,000 SF

**Rent:** \$6 PSF/Month Modified Gross

**Anticipated Possession:** Available Immediately

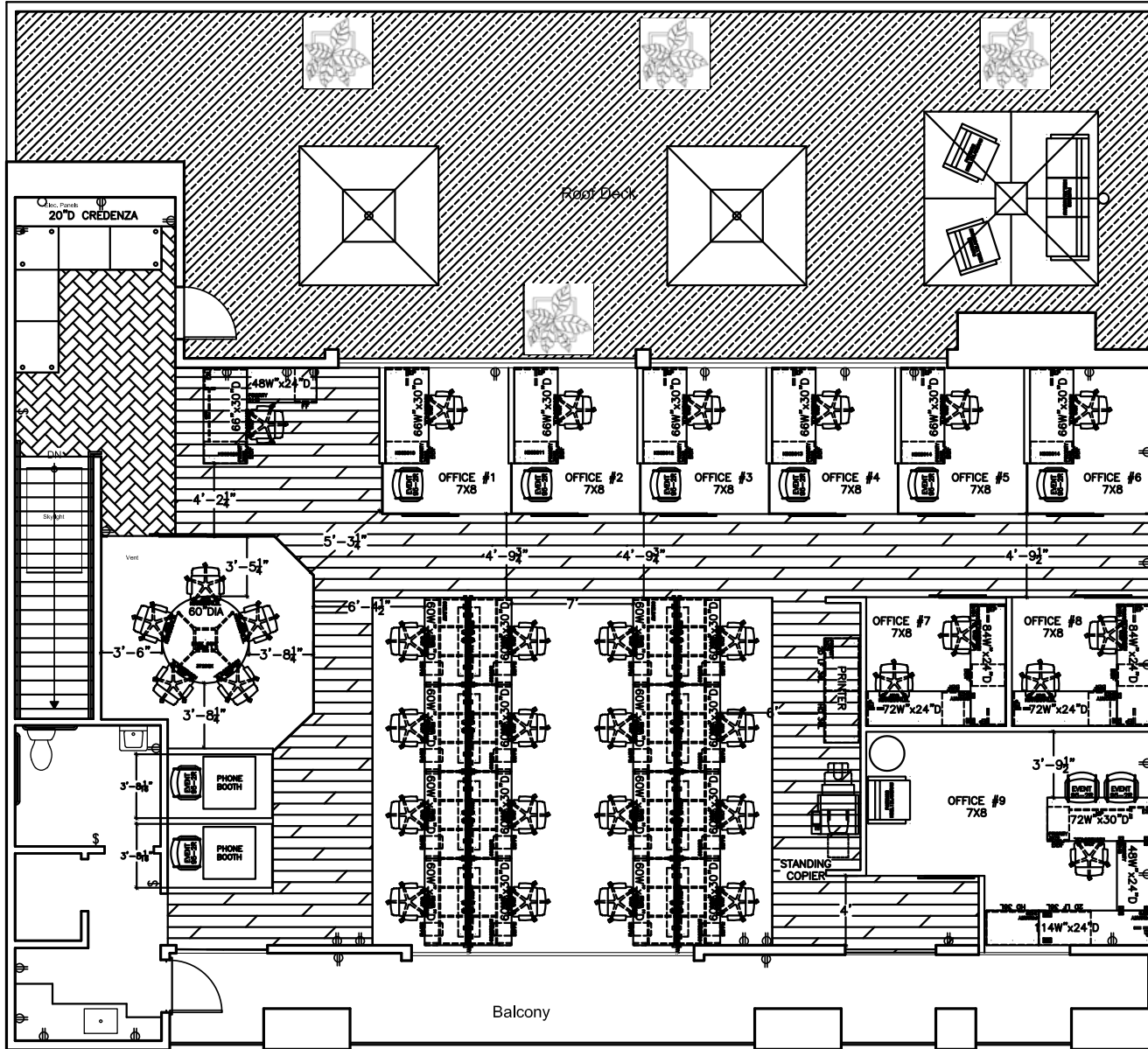
**Parking:** 1 Parking Space (more available from Rite Aid a block away)

**Building Signage:** Available (TBD)

**Rooftop Deck**

- Sublease space available from current tenant
- Fully built out as standard office
- Fits 20 - 60 people
- 1 conference room
- Space is in excellent condition
- Fully built out
- Willing to sell furniture inside at steep discount
- High end finishes
- Re-designed in 2013
- Rate includes utilities, building services and property expenses
- Mostly open floor plan layout
- 7 private offices
- 20 workstations
- Private patio
- Exposed rafters
- Plenty of natural light

# Floor Plan



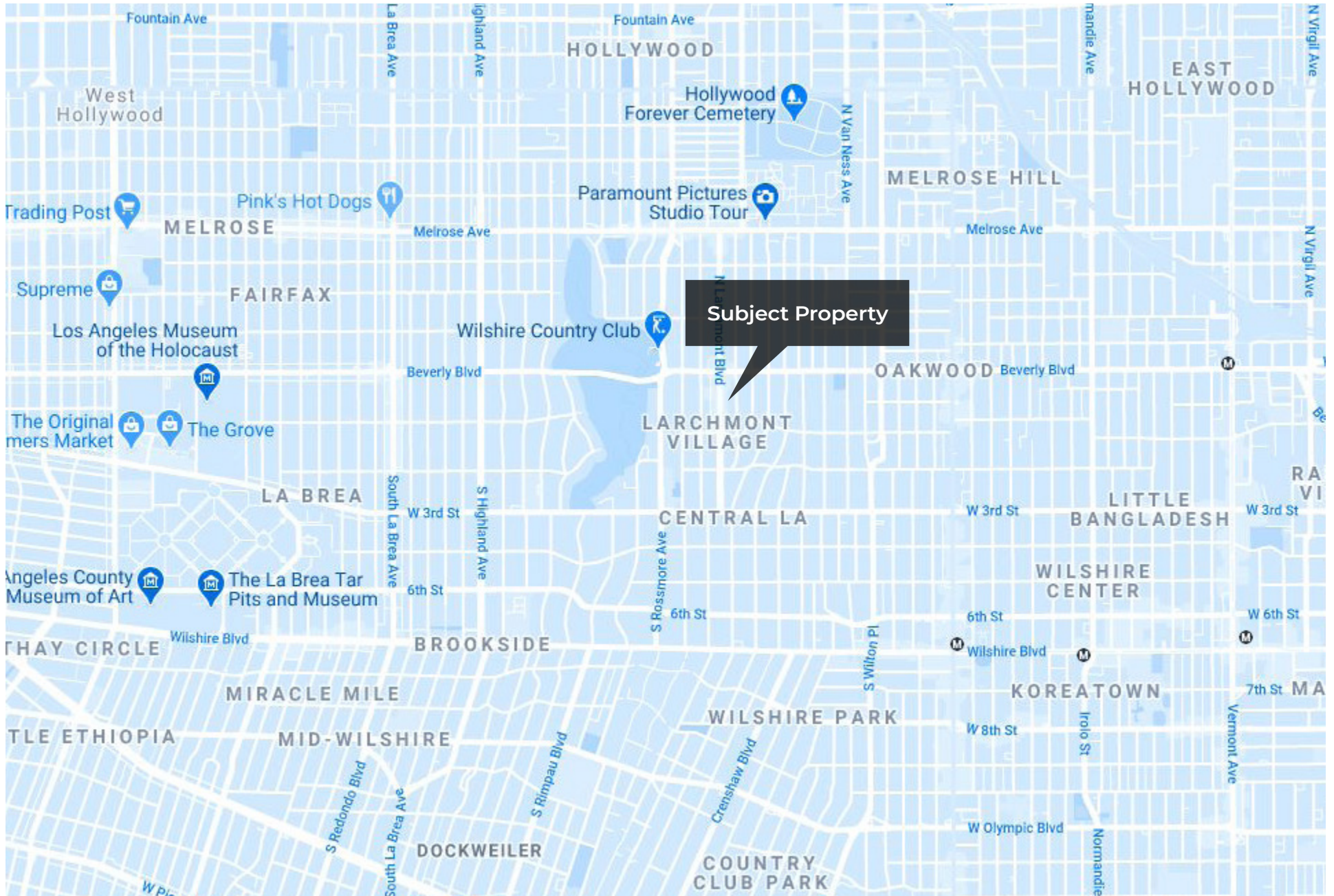


# Additional Photos





# Map



# Neighbors





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