

FOR LEASE



1,044 – 7,579 SF

CREATIVE OFFICE

8075 W. 3RD STREET | WEST HOLLYWOOD, CA 90048

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SPECTRUM
— COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

BUILDING SIGNAGE OPPORTUNITY (30'X30')



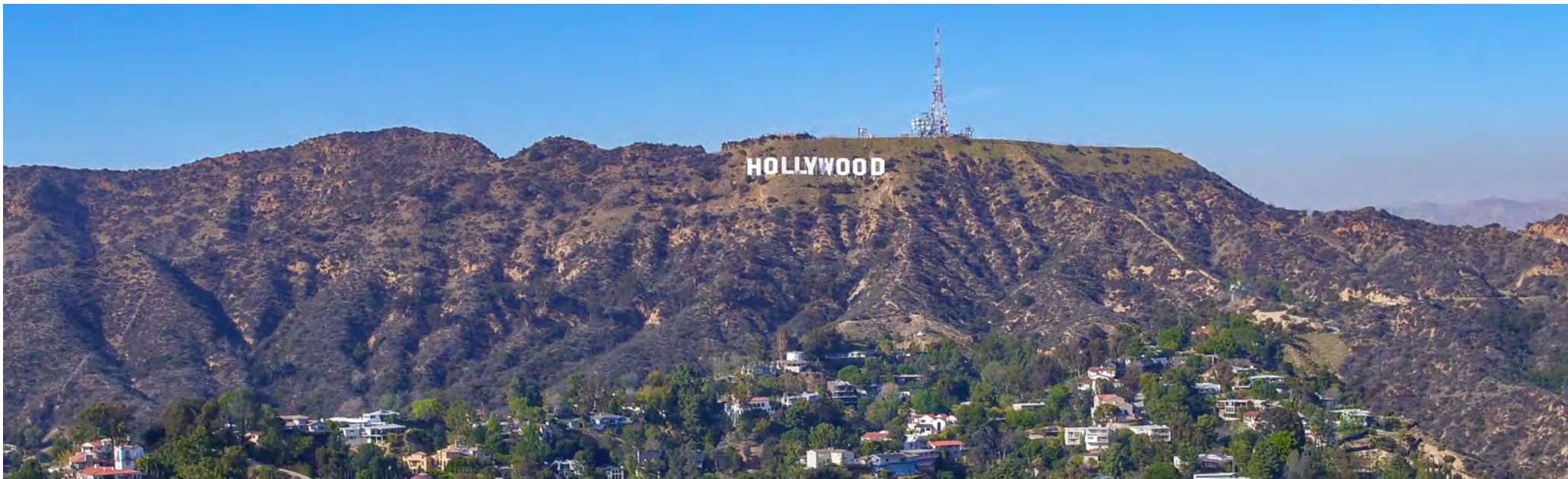
FREE ADVERTISING!



Sign a Lease Over 2,000 SF &
Receive Building Signage at
NO Additional Cost



*(*Contact Broker to Discuss)*

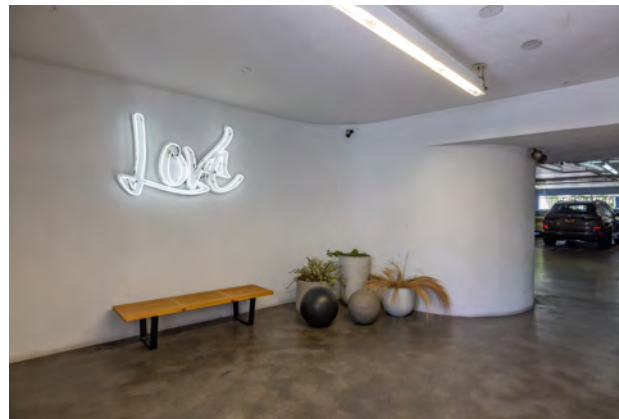
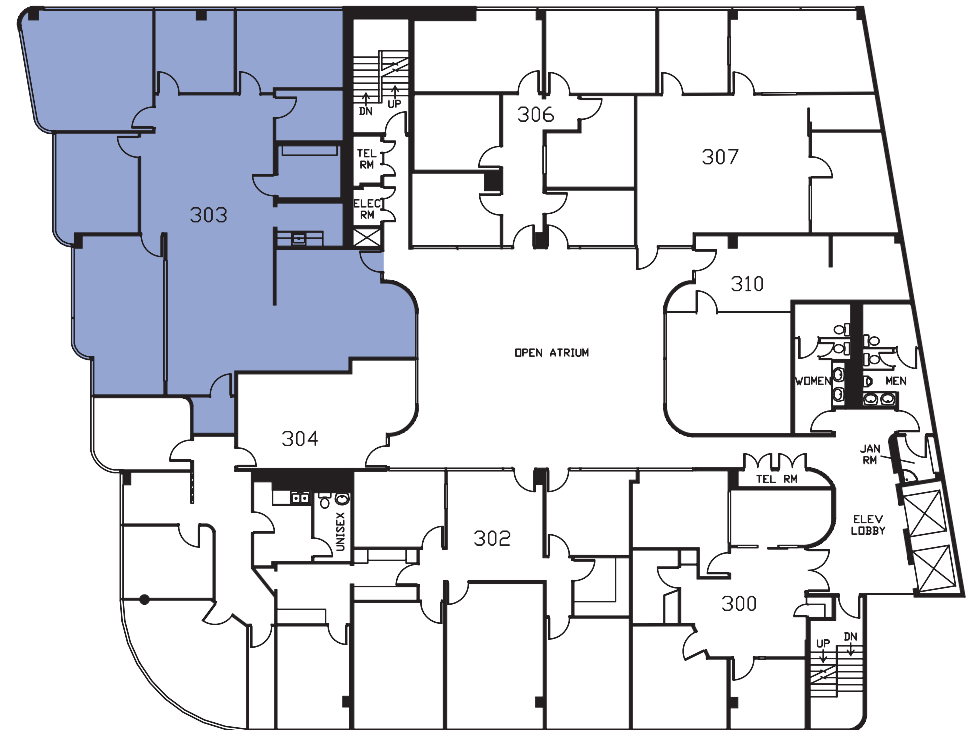




3RD FLOOR

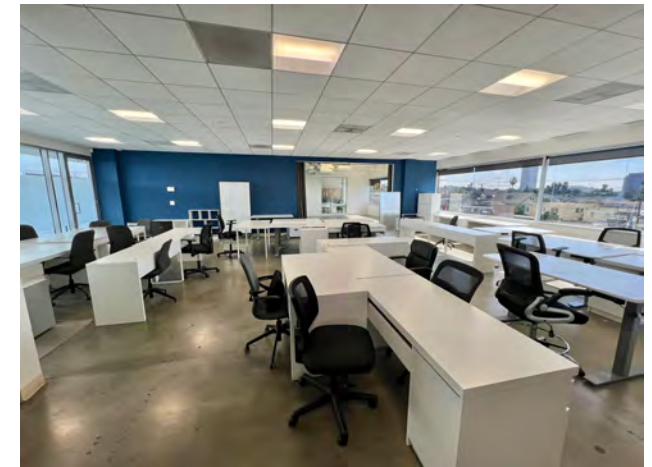
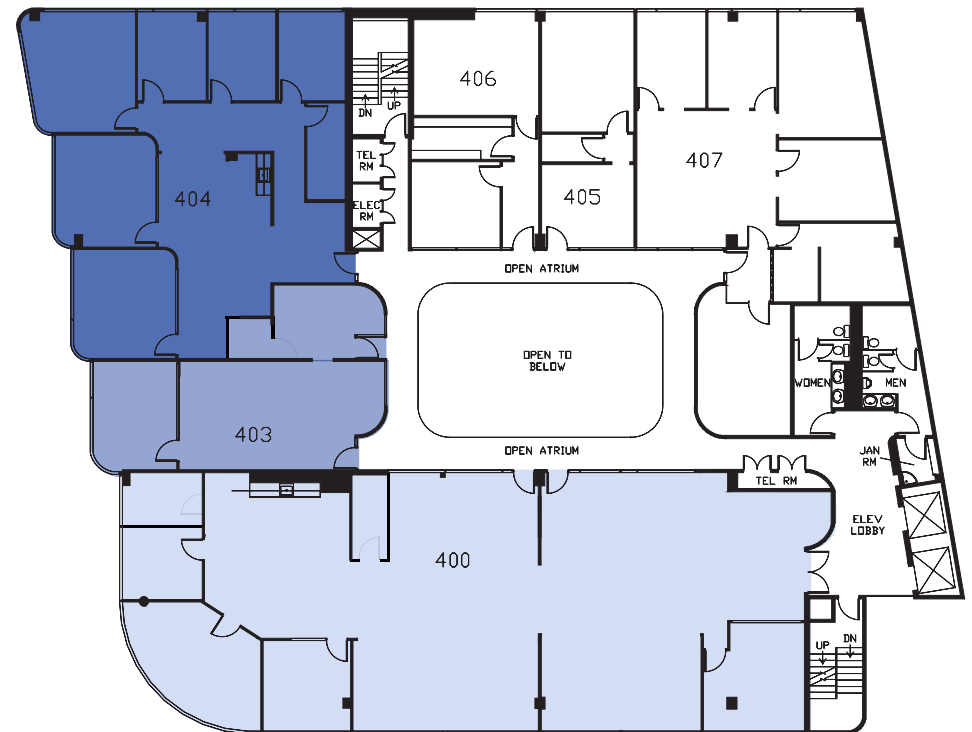
SUITE	SIZE (SF)	DESCRIPTION
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303	2,968	Beautiful corner office suite with wrap-around window line. Six (6) offices, bullpen, IT/work room, kitchenette/breakroom.
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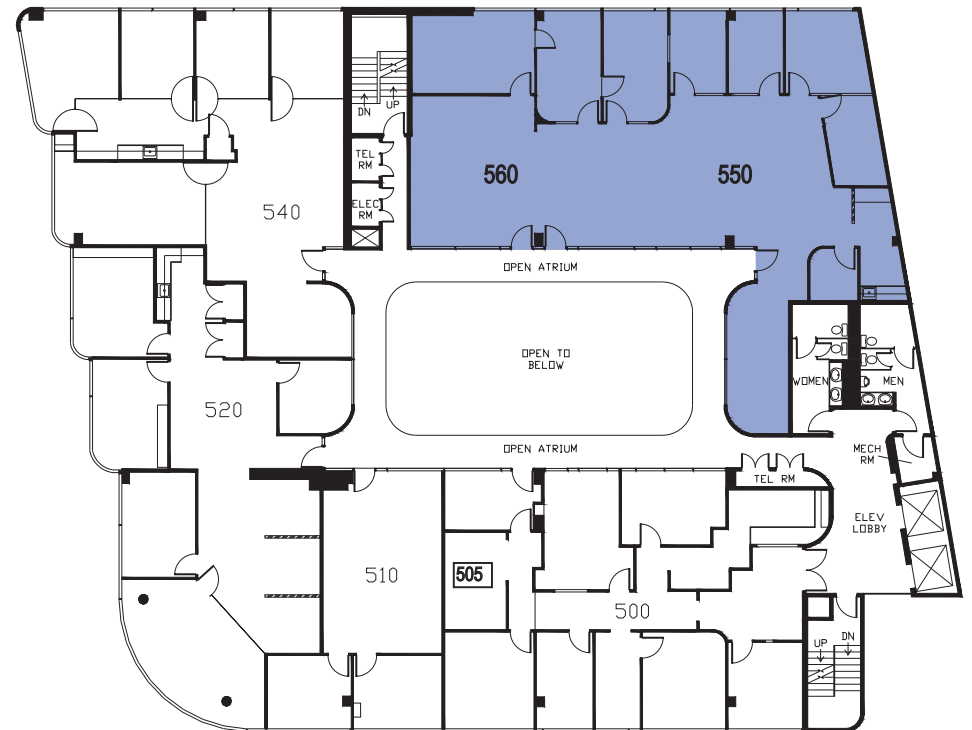
4TH FLOOR

SUITE	SIZE (SF)	DESCRIPTION
400*	4,513	Double door entry off the elevator. Five (5) window offices, two (2) bullpen areas, reception area, open kitchenette + IT closet/storage.
403*	1,044	One (1) window office, two (2) built-in cubicle desks, bullpen area, exposed ceiling + duel entry/exit.
404*	2,200	Corner office, creative layout with exposed ceiling, five (5) window offices, bullpen area, open kitchenette + IT closet/storage.
400, 403 & 404	7,579	*Can be combined



5TH FLOOR

SUITE	SIZE (SF)	DESCRIPTION
550/560	3,248	Corner office, creative layout, exposed ceiling, great views, seven (7) offices, large bullpen, large work room, (3) entry doors, kitchenette/breakroom.



GROUND FLOOR AMENITIES



- High-Image Class-A Office Building with Open Atrium
- Excellent Tenant Mix with Great Synergy
- Efficient Floor Plan Options to Optimize Space Layout
- Extensive Interior & Exterior Window Line with Sweeping Views
- Newly Upgraded Common Areas
- Available for Immediate Occupancy
- Convenient Parking Structure with Valet Service
- Elevator Served
- Professionally Managed
- Building Signage Available with Any Office Lease Above 2,000 SF *(*Contact Broker)*

Prime West Hollywood Location with Prominent Street Exposure Along W. 3rd Street

Direct Pedestrian Access from W. 3rd Street

Walking Distance to Fitness, Entertainment, Restaurants, Shops

Close Proximity to Multiple Retail Services including Farmers Market, The Grove LA, Beverly Center, Hotels, CBS Studios, Golf Courses & Daycare Facilities

Walk Score (96) Walker's Paradise





MIRACLE MILE OVERVIEW

Located in The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.





LOS ANGELES COUNTY MUSEUM OF ART

LACMA's collections and particularly its exhibitions and programming have long been the most impressive in the city.

Petersen Automotive Museum



PETERSEN AUTOMOTIVE MUSEUM

Miracle Mile was the first commercial development in LA designed expressly for the benefit of drivers, and so a former department store makes an apt home for this museum of car culture.



LA BREA TAR PITS AND MUSEUM

Paleontologists are still at work here, having dragged more than 3.5 million fossils from the mire over the years. Many of these specimens are now on display in this delightfully old-fashioned museum.

BEVERLY GROVE OVERVIEW

Beverly Grove is an affluent neighborhood located in the central region of Los Angeles, California. It is bordered by Beverly Hills to the West, West Hollywood to the North, Fairfax to the East, and Mid-City to the South.

Beverly Grove is known for its popular shopping and dining destinations, including the Grove outdoor mall, Farmers Market, West 3rd Street shopping district, Beverly Center, LA Brea Tar Pits, Petersen Automotive Museum, LACMA and Cedars-Sinai, one of the top hospitals in Southern California.



FARMERS MARKET

Located next to The Grove, the Farmers Market has been a staple of the Beverly Grove community since 1934. It features dozens of food stalls and vendors selling everything from fresh produce to international cuisine.



CBS TELEVISION CITY

This iconic television production facility has been home to many famous TV shows, including The Price is Right, The Late Late Show with James Corden, and The Carol Burnett Show.



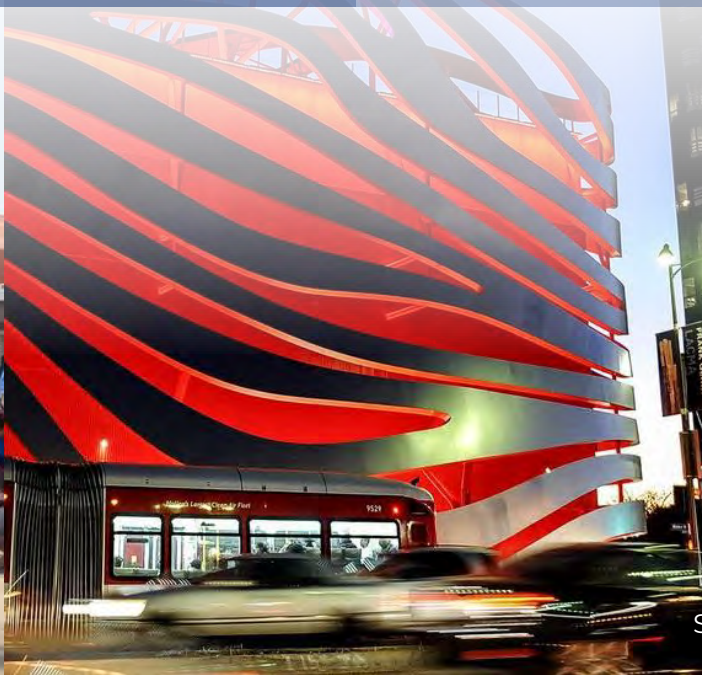
PETERSEN AUTOMOTIVE MUSEUM

This museum displays a vast collection of classic and modern cars, motorcycles, & other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts of any age.



THE GROVE

This outdoor shopping center is one of the most popular destinations in Beverly Grove, featuring a mix of high-end and midrange retailers, as well as restaurants, a movie theater, and a large central park.



DEMOGRAPHICS



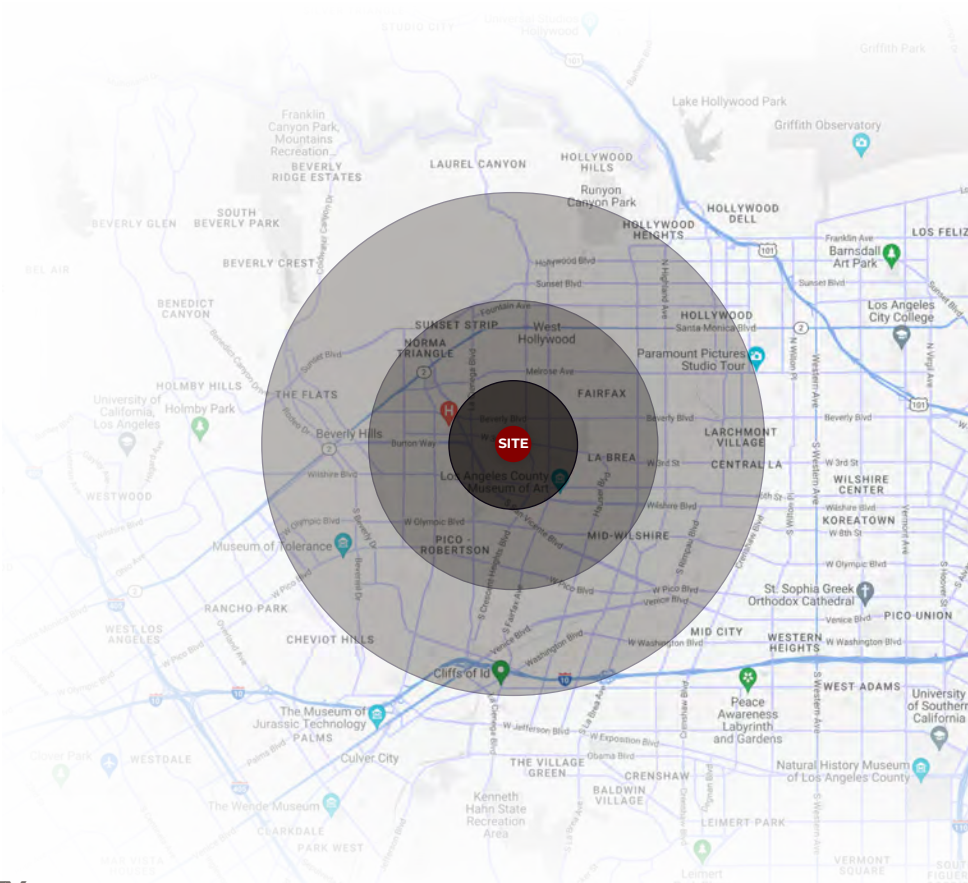
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	41,608	334,143	961,195
Estimated Households	22,537	167,880	425,160



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$166,224	\$150,729	\$128,989
Median Household Income	\$110,798	\$102,613	\$91,754



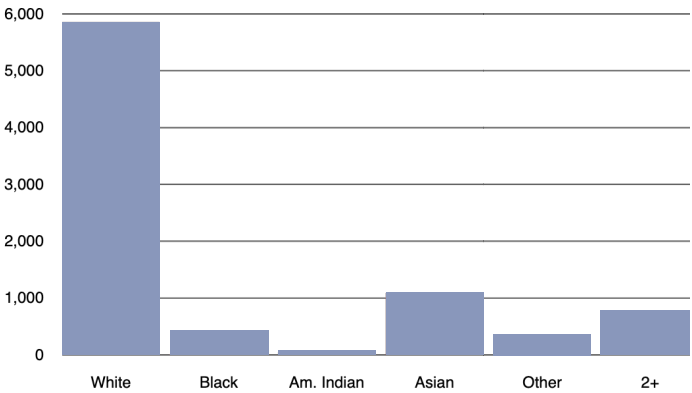
DAYTIME population	1 MILE	3 MILES	5 MILES
Total Businesses	7,171	39,158	74,477
Total Employees	49,474	258,773	526,336



DRIVE TIMES

DESTINATIONS	DISTANCE
LA County Museum of Art	4 Minute Drive
Cedars-Sinai Medical Center	5 Minute Drive
Kaiser Permanente Medical	10 Minute Drive
The Getty	26 Minute Drive
Los Angeles Intl. Airport	33 Minute Drive
Port of Los Angeles	50 Minute Drive
Port of Long Beach	50 Minute Drive

RACE & ETHNICITY



961,195*
TOTAL POPULATION



\$128,989*
AVERAGE INCOME



526,336*
DAYTIME EMPLOYMENT



74,477*
TOTAL BUSINESSES

* 5 MILE RADIUS

8075 W. 3RD STREET

FOR LEASE | CREATIVE OFFICE BUILDING



MATT SREDEN

Senior Vice President
661.755.6654
msreden@spectrumcre.com
DRE License #01907628



CHRIS ALIHEMMAT

Vice President
419-280-3361
calihemmat@spectrumcre.com
DRE License #02105695

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