

639 N Larchmont BLVD.

LOS ANGELES, CA
SPECTACULAR CREATIVE OFFICE



**AVISON
YOUNG**

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FOR LEASE

± 13,363 RSF

FULLY-IMPROVED, MOVE-IN READY

PROPERTY DETAILS

Designed to the exacting standards of renown architecture and design firm Rios, this highly functional, open-plan, fully improved office environment is move-in ready. Featuring high ceilings, extensive glass and tremendous natural light as well as gated, secure parking for 30 cars. This outstanding location is adjacent to Paramount Studios at the north end of one of Los Angeles' most desirable shopping and dining districts Larchmont Village. 639 N. Larchmont Boulevard is an unrivaled office environment and brand elevating opportunity.

ADDRESS: 639 N LARCHMONT BLVD,
LOS ANGELES, CA 90004

SPACE AVAILABLE ± 13,363 SF (Fully Improved)
*(*All sizes and SF are approximate and for reference only)*

- Ground Floor: ± 4,767 RSF
- 2nd Floor: ± 8,596 RSF

LEASE (\$/SF): \$3.90/RSF, NNN

TERM: Up to 10 Years

PARKING: 30 Spaces

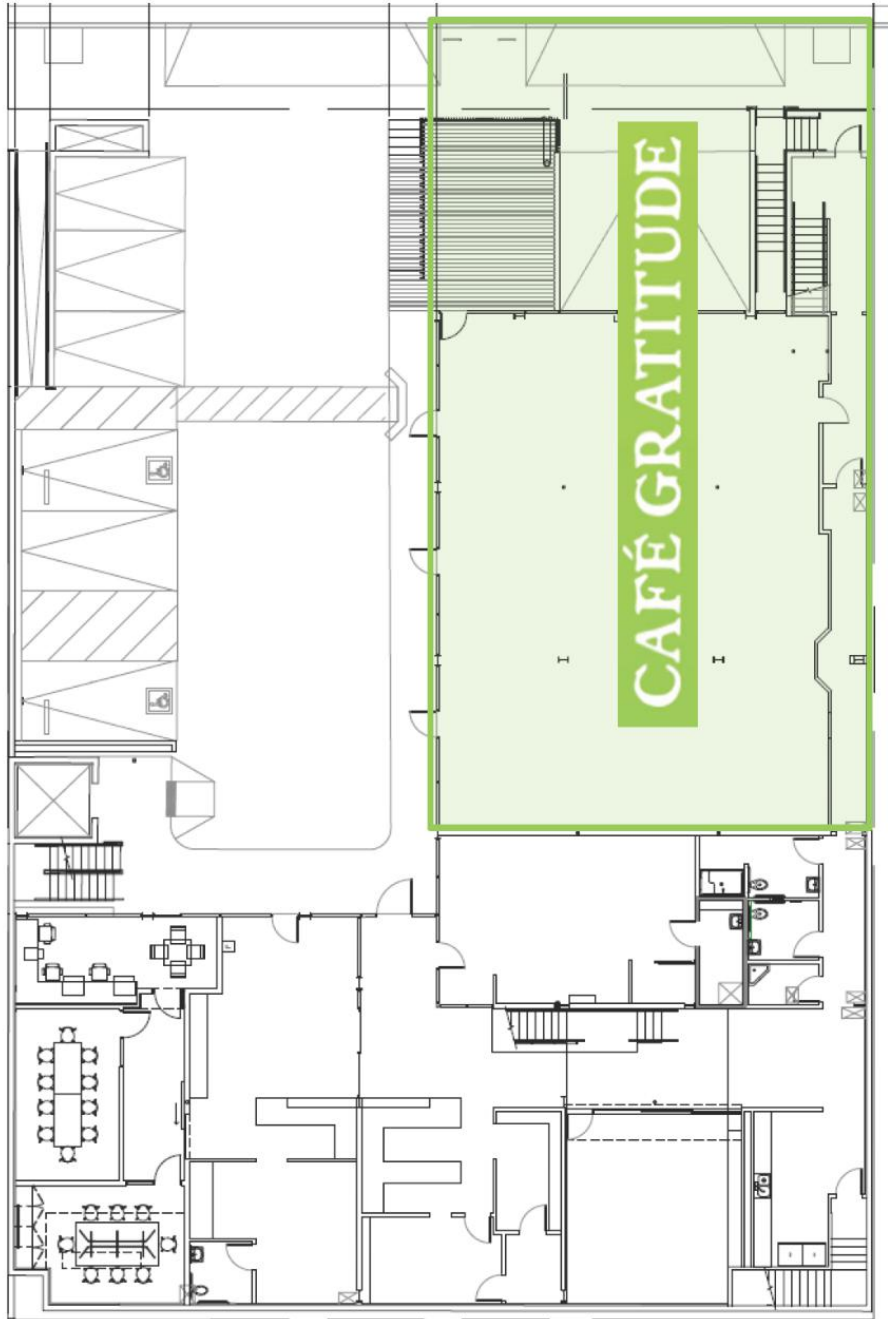
HIGHLIGHTS:

- Incredible Light
- Extensive Balconies and Operable Windows
- Highly Functional Floorplan
- Premier Larchmont Location near Paramount Studios
- Full Modern Kitchen
- Available December, 2024 or Possibly Earlier



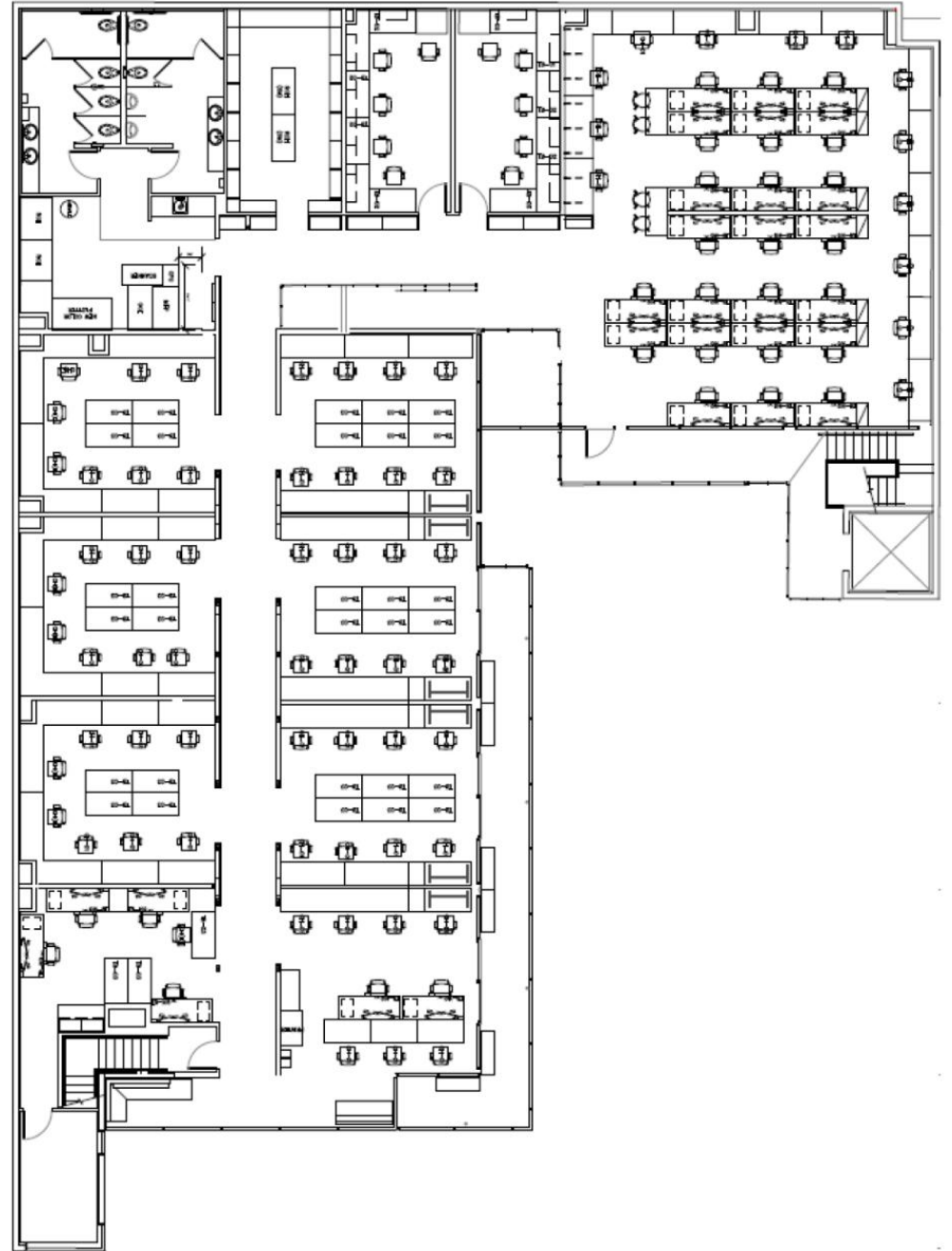
GROUND FLOOR PLAN

639 N LARCHMONT BLVD | 1/8" = 1'-0"



SECOND FLOOR PLAN

639 N LARCHMONT BLVD | 1/8" = 1'-0"

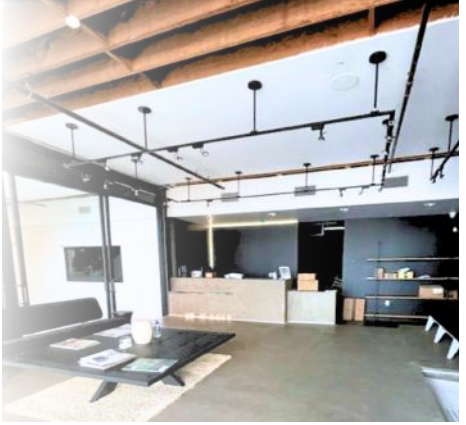
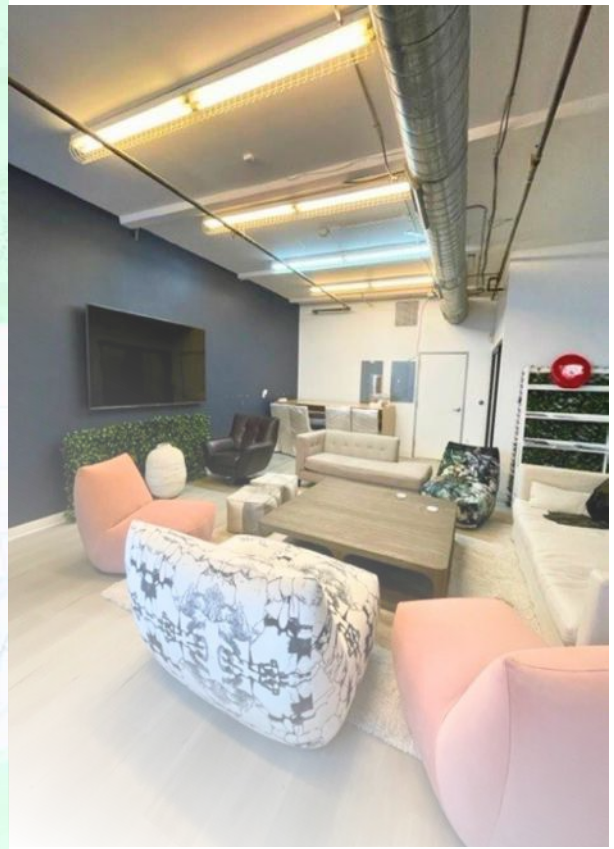


REGIONAL MAP



**DRIVE TIMES FROM
639 N LARCHMONT**

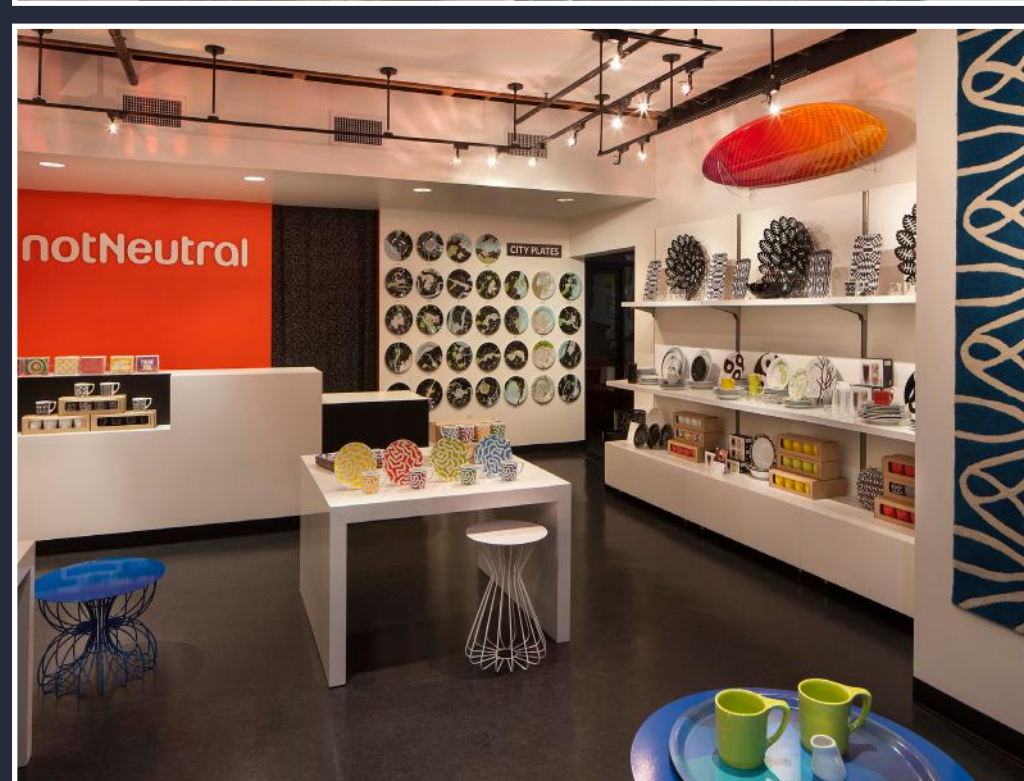
- 15 Minutes
- 30 Minutes
- 45 Minutes



OFFICE SPACE

- Twenty One (21) Private Offices
- Four (4) Conference Rooms
- One (1) Podcast Studio
- Bullpen Area
- Kitchen/ Break Room
- Multiple Bathrooms including Shower
- Reception Room
- Extensive Balconies





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