

FOR LEASE

1551 N La Brea Avenue, Los Angeles, CA 90028

OFFICE
BUILDING
FOR LEASE



PROPERTY DESCRIPTION

Great opportunity to occupy an office suite in the highly sought after submarket of Hollywood, Just a block south of the Hollywood Blvd and N La Brea Ave intersection! This office space is ideal for an individual looking to operate their business, whether it is a law firm, medical practice, technology, or sales, while being in the most famous street in California!

The office suite is approximately 1,350 SF and the floor plan was built previously for a chiropractor. Please reach out for details.

Landlord is looking a minimum Five (5) year lease for \$4,500 per month + NNN fees (approximately \$300 per month). Landlord will provide One (1) Parking space for the tenant at no cost.

- Mostly Open Floor Plan
- Reception Area | Private Kitchen
- Natural Light | Corner Unit
- Three (3) Private Offices
- Central Air & Heating

OFFERING SUMMARY

Lease Rate:	\$4,500.00 / Month (NNN)
Term:	5-10 Year Lease
Available SF:	1,350 SF
Lot Size:	16,376 SF
Building Size:	16,334 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	31,983	169,350	423,351
Total Population	47,340	297,721	857,432
Average HH Income	\$76,139	\$100,044	\$95,492

Alex Reyhan *First President Of Investments*
310.300.3181
alex@hirthgroup.com
CalDRE #02005428

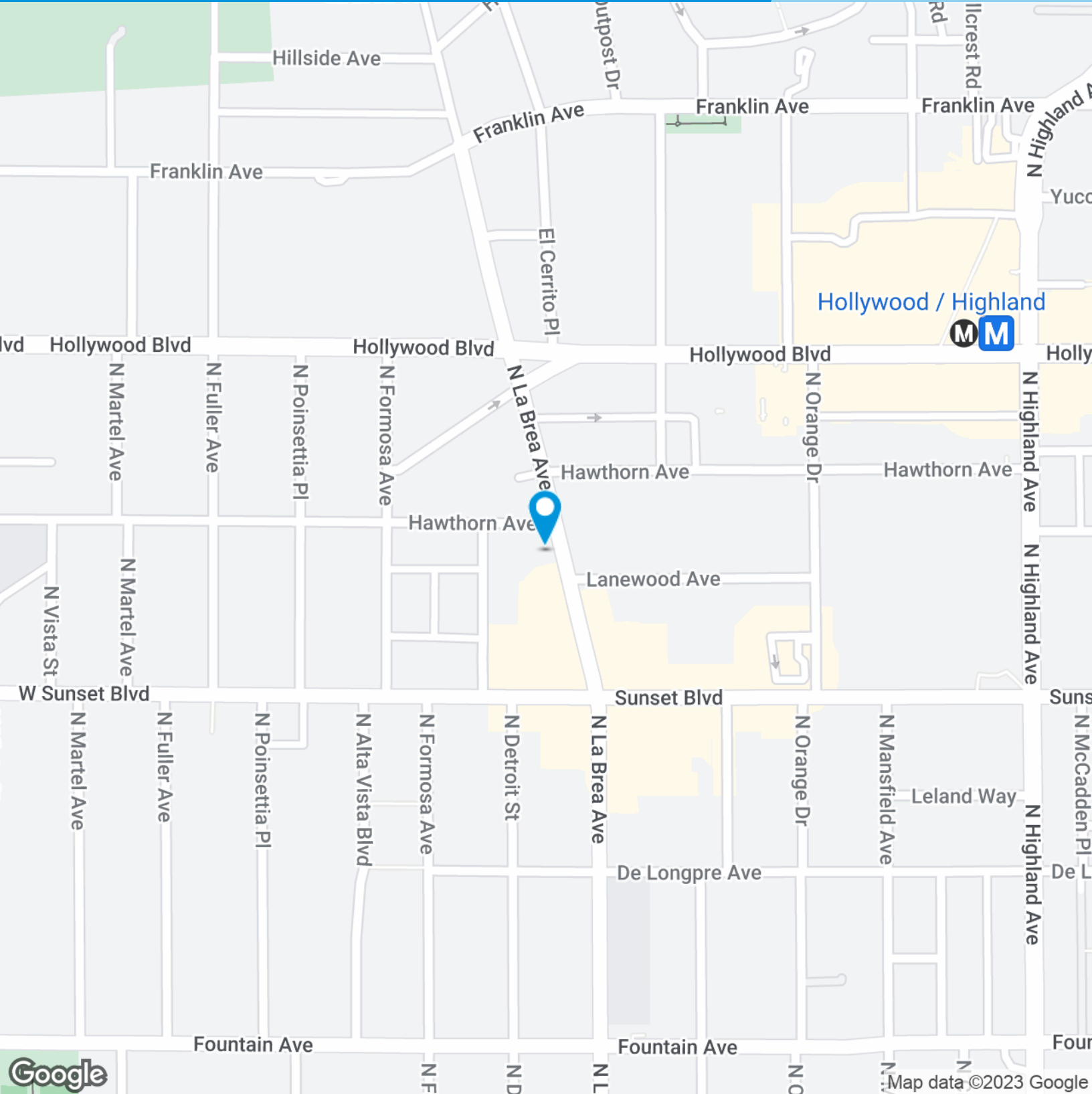
Daniel Hirth *Managing Director*
310.300.2838
Daniel@HirthGroup.com
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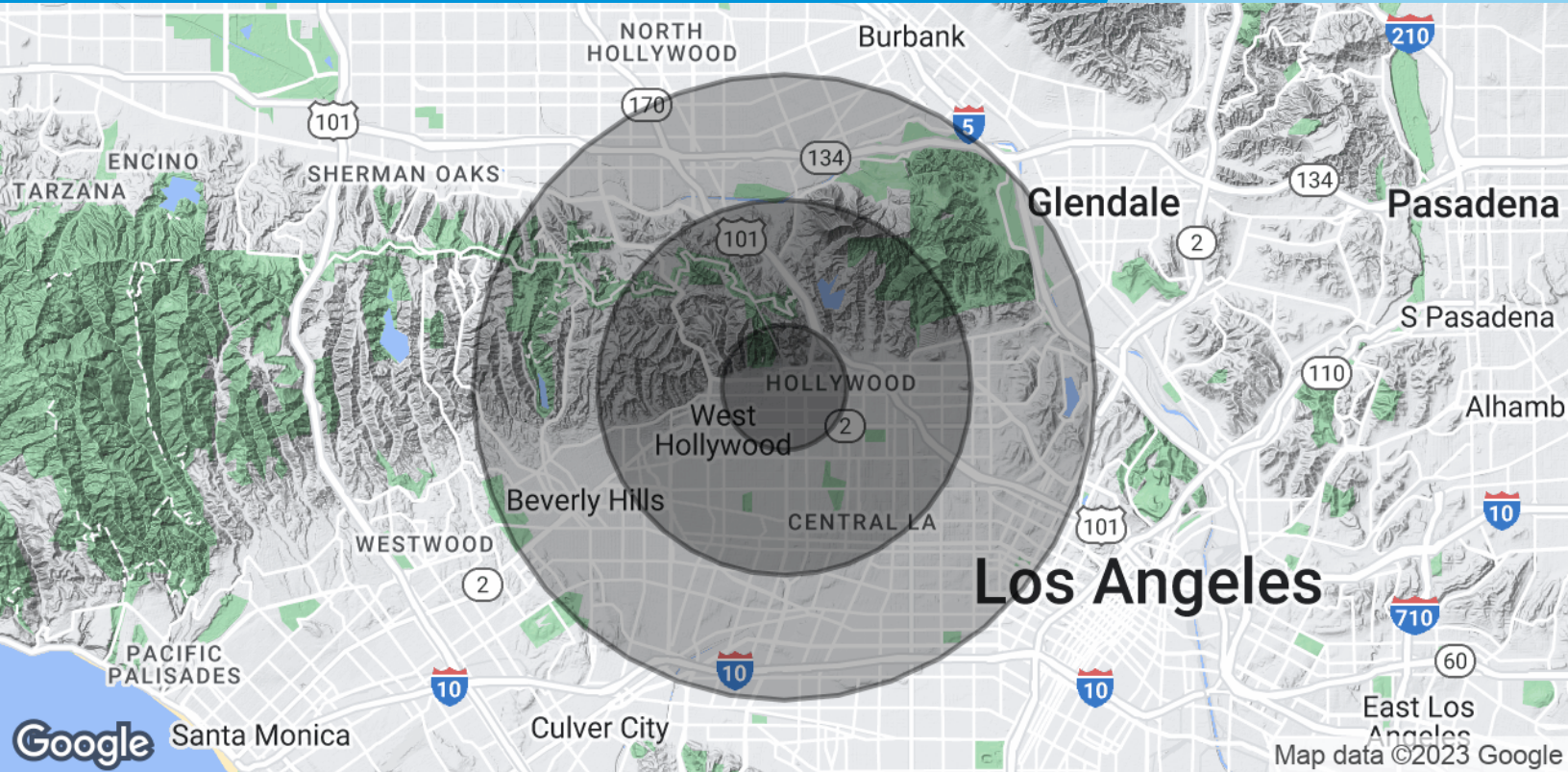
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47,340	297,721	857,432
Average Age	37.6	39.1	38.2
Average Age (Male)	38.9	39.1	37.8
Average Age (Female)	37.0	39.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	31,983	169,350	423,351
# of Persons per HH	1.5	1.8	2.0
Average HH Income	\$76,139	\$100,044	\$95,492
Average House Value	\$413,567	\$763,094	\$774,803

* Demographic data derived from 2020 ACS - US Census

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