

Larchmont Office Building

320 N LARCHMONT BLVD | LOS ANGELES, CA 90004



FIRST TIME EVER TO MARKET FOR SALE OR LEASE

Building Summary

- > **Building SF** | 12,400 SF
- > **Land SF** | 11,199 SF
- > **Asking Price** | \$10,230,000 (\$825 PSF)
- > **Lease Rate** | \$4.00 PSF, FSG
 - Availability** | 3rd Floor - 5,200 SF - Now
 - 2nd Floor - 7,200 SF - Lease Exp. 10/31/21
- > **Zoning** | LAC2
- > **Year Built** | 1989 (renovated 2008)
- > **Parking** | 2.66/1,000 SF (\$175/space/mo)
Approximately 33 parking spaces

Building Features

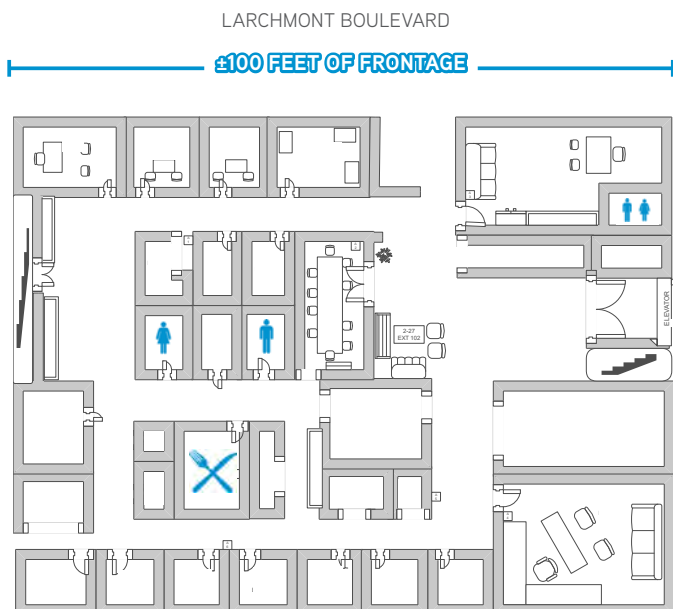
- > Prestigious Larchmont Village Jewel Box Office Building
- > Immaculate condition with beautifully built out & highly functional office layout
- > Owner-User/Investor Opportunity
- > High exposure signage with 100 feet of Larchmont frontage
- > Potential for 3rd floor outside deck
- > Gated and monitored building security system
- > Gated On-Site parking with abundant street parking available

Area Features

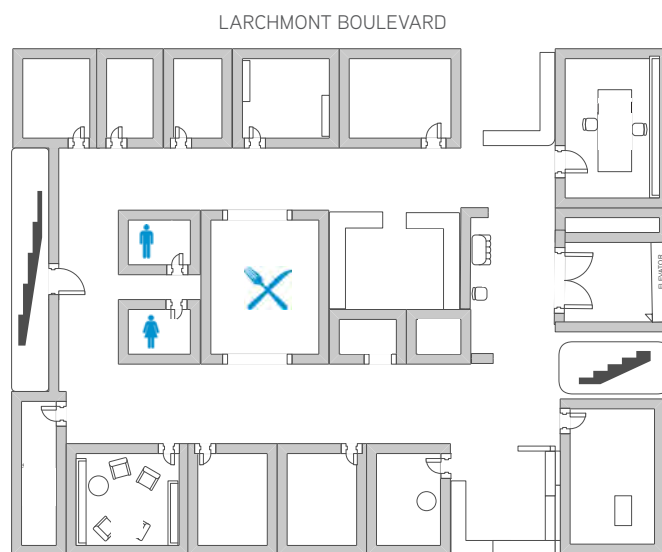
- > Views of Hollywood Hills and Downtown Skyline
- > Prime location walking distance to Larchmont Village Amenities
- > Immediately adjacent to Hollywood, Downtown Los Angeles, Beverly Hills, and Wilshire Corridor
- > Close proximity to Paramount Studios

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SECOND FLOOR >> 7,200 SF >> Leased through 10/31/2021



THIRD FLOOR >> 5,200 SF >> AVAILABLE NOW



Floor plans are not to scale and for reference purposes only.

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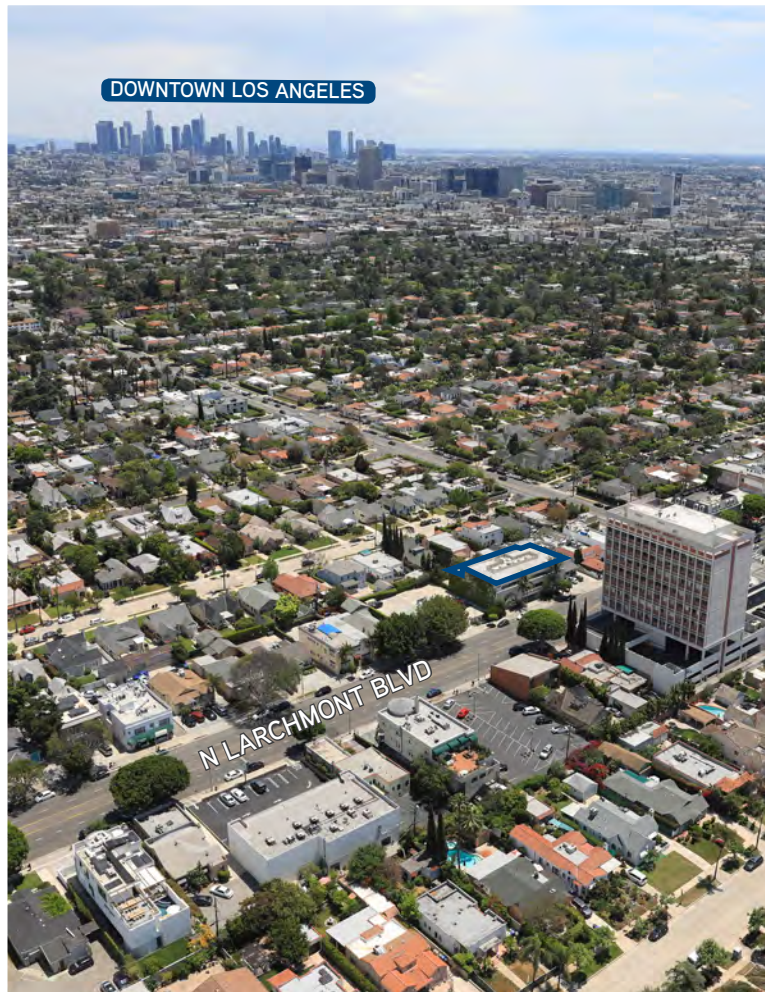
| INTERIOR PHOTOS



| EXTERIOR PHOTOS



| AERIAL PHOTOS



| ADJACENT AMENITIES

Food/Drink

- 1 Astro Burger
- 2 Bardonna
- 3 Bricks and Scones
- 4 Burger Lounge
- 5 Café Americano
- 6 Café Gratitude
- 7 Café Parisien
- 8 Chipotle Mexican Grill
- 9 Coffee + Food
- 10 Erin McKenna's Bakery
- 11 Flaming Patty's
- 12 Go Get Em Tiger
- 13 good goose café
- 14 Groundwork Coffee Co
- 15 Inti
- 16 Jeni's Splendid Ice Creams
- 17 Larchmont Village Wine, Spirits & Cheese
- 18 Le Pain Quotidien
- 19 Lemonade
- 20 Louise's Trattoria
- 21 Marino
- 22 Mario's Peruvian & Seafood
- 23 Noah's Bagels
- 24 Osteria Mamma
- 25 Panda Express
- 26 Peet's Coffee
- 27 Pour Vous
- 28 Pressed Juicery
- 29 Providence
- 30 Salt & Straw
- 31 Star of India
- 32 Starbucks
- 33 Sweetfin
- 34 Taqueria Tapatio
- 35 Tere's Mexican Grill
- 36 Verneti
- 37 Village Pizzeria
- 38 Yum Yum Donuts

Shopping

- 1 bluemercury
- 2 Buck Mason
- 3 Chevalier's Books
- 4 diptyque
- 5 Goorin Bros. Hat Shop
- 6 Larchmont Farmers' Market
- 7 LF Stores
- 8 MAC
- 9 Pavilions
- 10 Rite Aid
- 11 The Library
- 12 Trina Turk Boutique

Life/Errands

- 1 Awe Spa
- 2 Barking Lot
- 3 Larchmont Barber Shop
- 4 Larchmont Beauty Center
- 5 Larchmont Sanctuary Spa
- 6 Flywheel Sports
- 7 Los Angeles Tennis Club
- 8 The UPS Store
- 9 Wilshire Country Club
- 10 YogaWorks



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