



**655**  
N. LA PEER  
DRIVE

TWO-STORY CREATIVE OFFICE IN WEST HOLLYWOOD'S ART & DESIGN DISTRICT

**JAY LUCHS** Vice Chairman 310-407-6585 jay.luchs@nmrk.com CA RE Lic. #01260345 **JAYLUCHS.COM**  
**NEWMARK**  
PACIFIC

jayluchs.com  
**For Lease**  
**310 407 6585**  
**Jay Luchs**  
Los Angeles





### ADDRESS

655 N. La Peer Drive  
West Hollywood, CA 90069

### SIZE

Ground Floor: ±5,627 SF  
Second Floor: ±2,110 SF  
**Total: ±7,737 SF**

### RENT

\$6.50 PSF per month NNN

### NNN

Approximately \$0.65 PSF per month

### TERM

5-10 year lease

### HIGHLIGHTS

- Three on-site parking spaces
- Outdoor patio area
- Includes lobby, conference room, kitchenette, restrooms, offices and balcony
- Natural lighting

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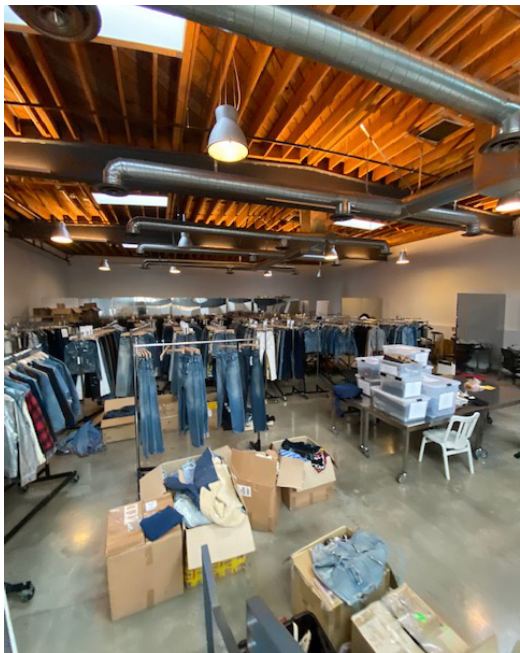
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GROUND FLOOR PHOTOS





SECOND FLOOR PHOTOS



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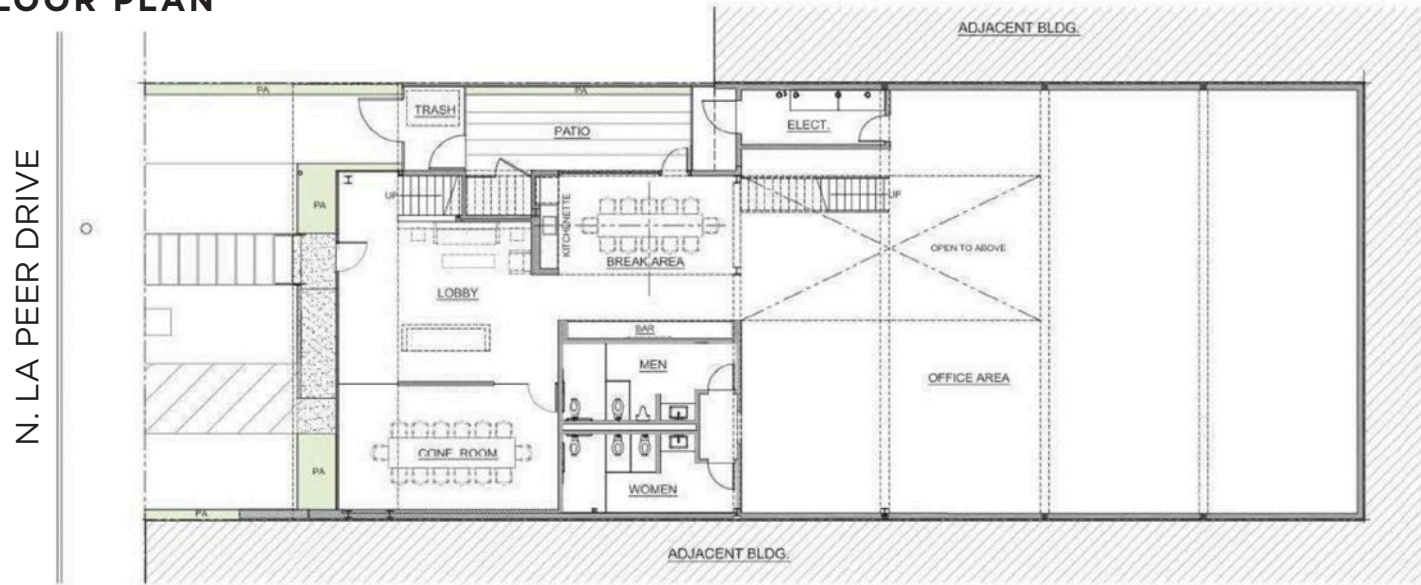
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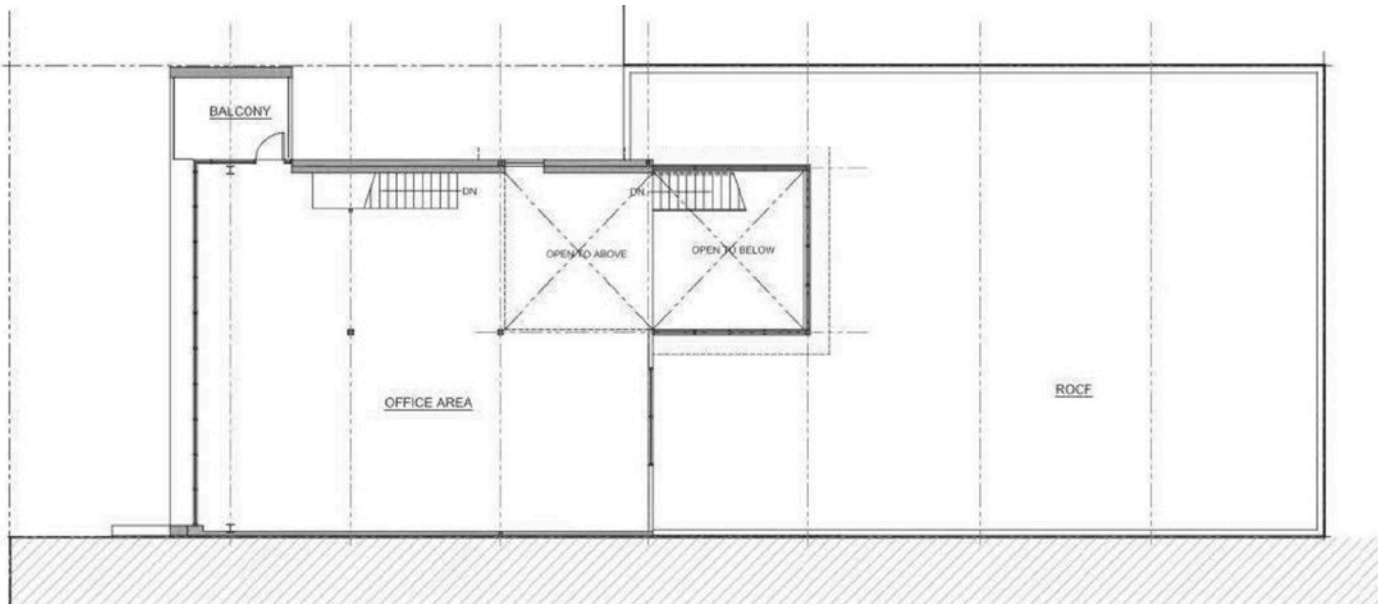
# GROUND FLOOR PLAN

±5,627 SF



# SECOND FLOOR PLAN

±2,110 SF



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AERIAL

SUNSET STRIP

SANTA MONICA BLVD

DOHENY DR

MELROSE AVE

MELROSE TRIANGLE  
FUTURE GABAY PROJECT

655  
N. LA PEER  
DRIVE

tom tom

BOTTEGA LOUIE

CATCH

SALT & STRAW

CECCONI'S

Don Juan's

Troubadour

SUR

KIMPTON

GRACIAS MADRE

manfield

BEATNIK APE

Craig's

Madhappy

JAMES PERSE

Acne Studios

OLIVETTA

VERVE

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