

# 6525 SUNSET BOULEVARD

*THE HISTORIC HOLLYWOOD ATHLETIC CLUB*



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN  
CA RE LICENSE #01260345

T: 310.407.6585  
M: 310.489.5000  
JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)

# 6525 SUNSET BOULEVARD

## HOLLYWOOD ATHLETIC CLUB

IS A RARE OPPORTUNITY  
AVAILABLE ON SUNSET  
BOULEVARD IN HOLLYWOOD.  
DESIGNED BY HOLLER AND  
MEYER (ARCHITECTS FOR  
HOLLYWOOD LANDMARKS  
SUCH AS GRAUMAN'S CHINESE  
THEATRE AND THE EGYPTIAN  
THEATRE), IT WAS A HOME TO  
CHARLIE CHAPLIN AS WELL AS  
THE IMPRESSIVE VENUE FOR THE  
FIRST EMMY AWARDS.



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN  
CA RE LICENSE #01260345

T: 310.407.6585  
M: 310.489.5000  
JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)



# 6525 SUNSET BOULEVARD

IDEAL FOR CREATIVE OFFICE USER LOOKING TO LEASE A FREE STANDING BUILDING WITH ARCHITECTURAL CHARM AND VISIBILITY ON SUNSET BOULEVARD.

SPACE CAN ALSO BE USED AS SHOWROOM / RETAIL / RESTAURANT/ EVENT VENUE

±35,662 RSF (±29,830 USF)

- GROUND FLOOR: ±17,726 RSF (±15,150 USF)
- BASEMENT SPACE: ±3,744 RSF (±3,200 USF)
- SECOND FLOOR: ±14,192 RSF (±12,130 USF) INCLUDES MEZZANINE

SPACES ARE DIVISIBLE

TYPE 47 LIQUOR LICENSE AVAILABLE

LARGE ON-SITE PARKING LOT BEHIND THE BUILDING

\$4.50 PSF PER MONTH NNN

\$54 PSF PER ANNUM NNN

NNNS ARE APPROXIMATELY \$.50 PSF PER MONTH

- AUTHENTIC ARCHITECTURAL CHARM
- BEAUTIFUL HIGH CEILINGS
- HARDWOOD FLOORS THROUGHOUT
- LARGE FULLY BUILT-OUT KITCHEN ON THE GROUND FLOOR
- PRIVATE OFFICES/ OPEN WORK SPACE ON THE SECOND FLOOR WITH A POOL TABLE AND OPEN BAR



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN  
CA RE LICENSE #01260345

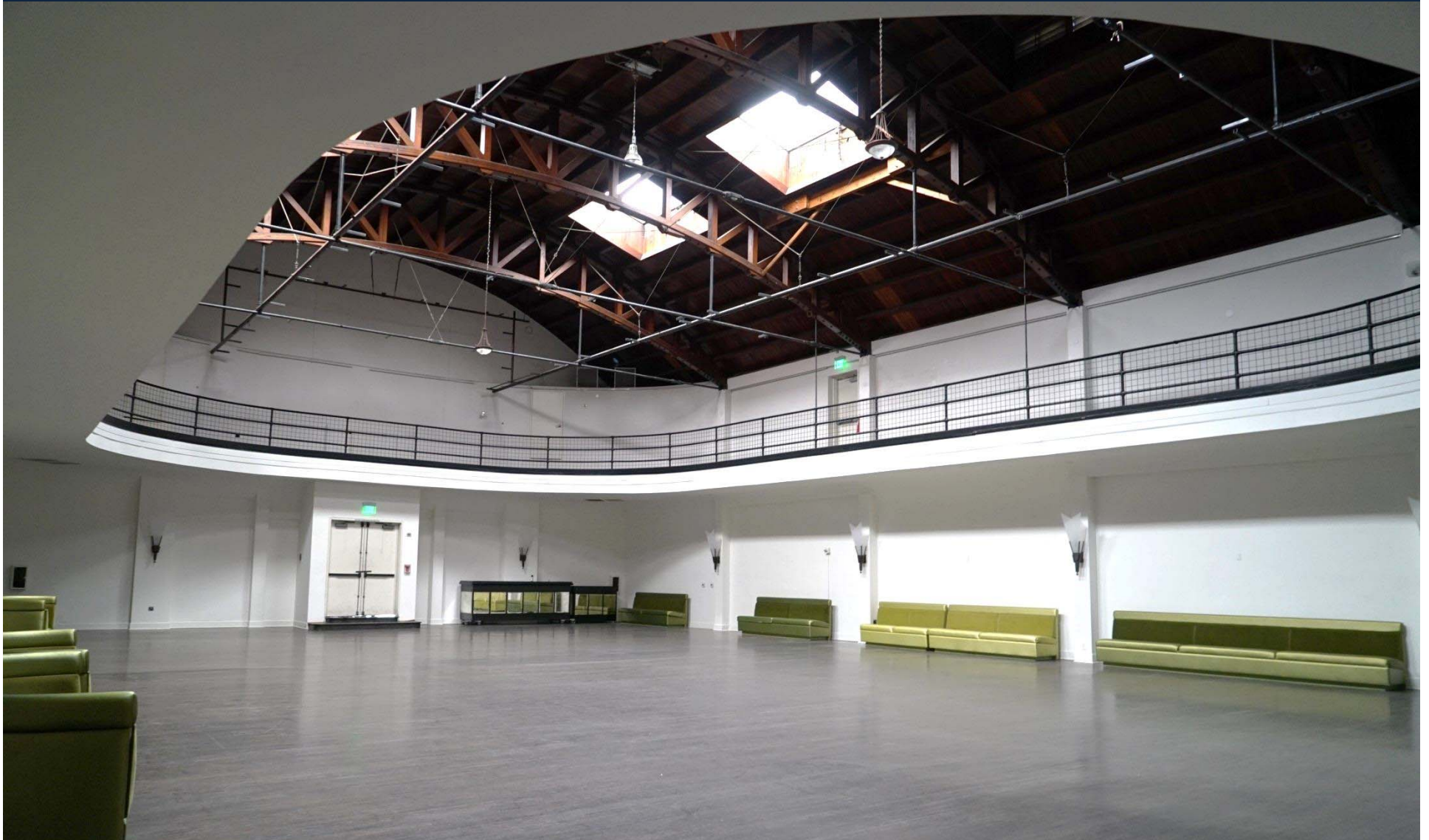
T: 310.407.6585

M: 310.489.5000

JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)

# 6525 SUNSET BOULEVARD



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN  
CA RE LICENSE #01260345

T: 310.407.6585  
M: 310.489.5000  
JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)



# 6525 SUNSET BOULEVARD



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN

CA RE LICENSE #01260345

T: 310.407.6585

M: 310.489.5000

JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)



# 6525 SUNSET BOULEVARD

SURFACE PARKING LOT LOCATED BEHIND THE BUILDING



**NEWMARK**

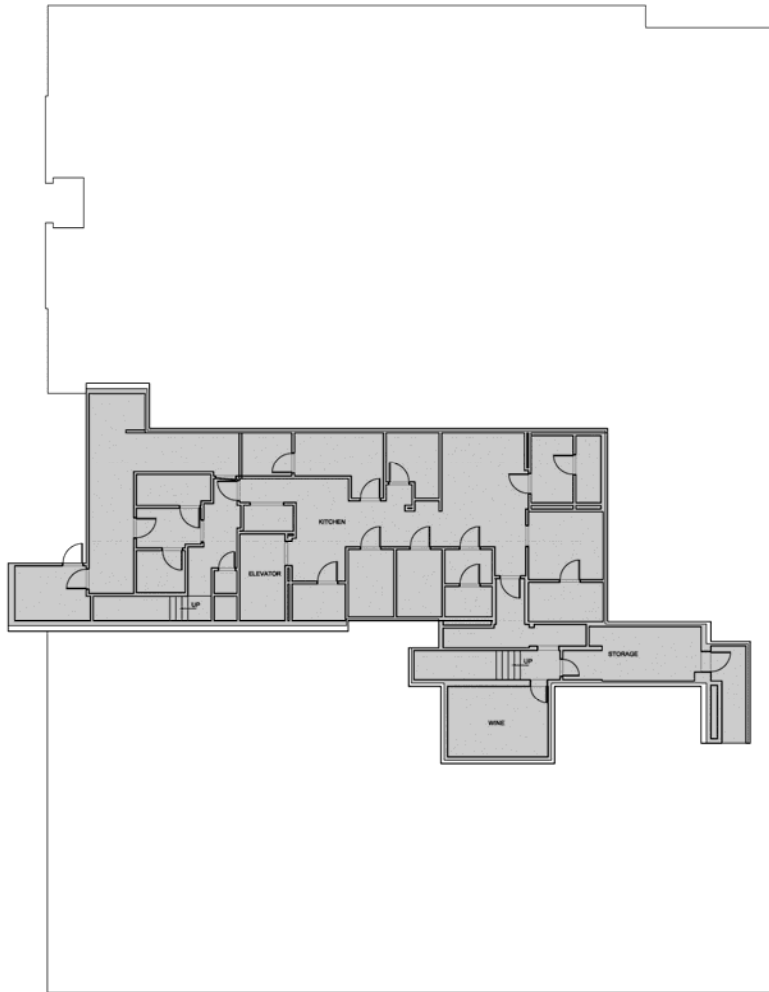
**JAY LUCHS**

VICE CHAIRMAN  
CA RE LICENSE #01260345

T: 310.407.6585  
M: 310.489.5000  
JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)

# 6525 SUNSET BOULEVARD



**BASEMENT FLOOR PLAN**

±3,744 RSF (±3,200 USF)

SCALE: 1/8" = 1'-0"

**ON-SITE PARKING LOT**



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN

CA RE LICENSE #01260345

T: 310.407.6585

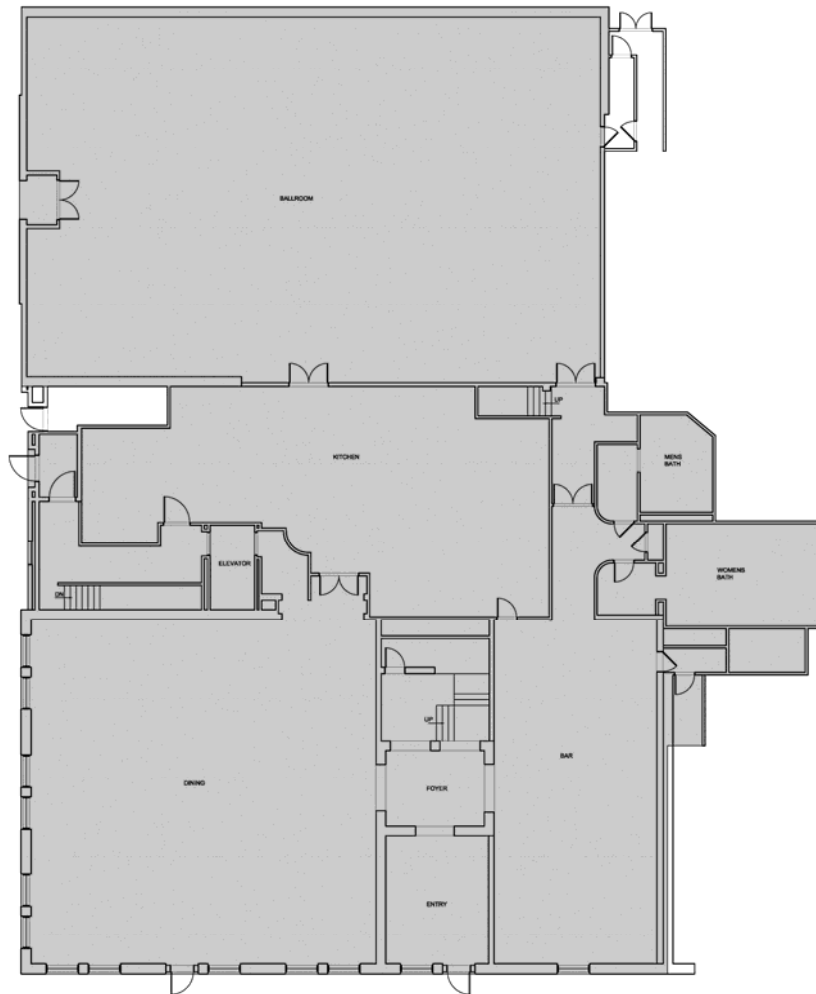
M: 310.489.5000

JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)



# 6525 SUNSET BOULEVARD



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

±17,726 RSF (±15,150 USF)



**NEWMARK**

**JAY LUCHS**

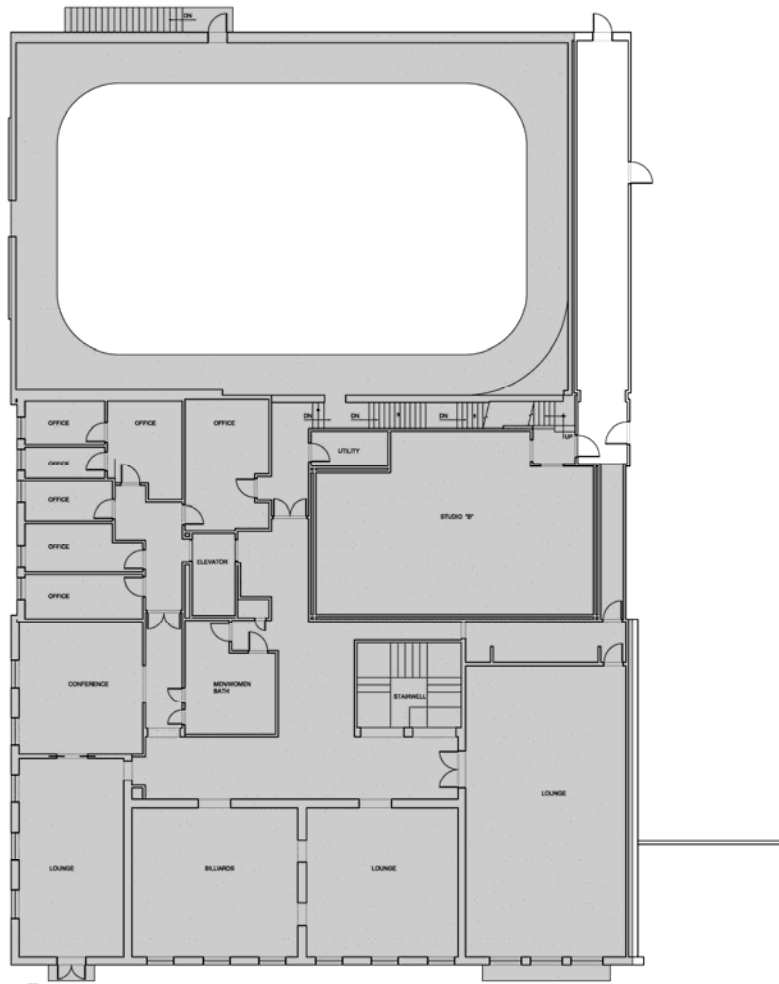
VICE CHAIRMAN  
CA RE LICENSE #01260345

T: 310.407.6585  
M: 310.489.5000  
JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)



# 6525 SUNSET BOULEVARD



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

±14,192 RSF (±12,130 USF)  
INCLUDES MEZZANINE



**NEWMARK**

**JAY LUCHS**

VICE CHAIRMAN

CA RE LICENSE #01260345

T: 310.407.6585

M: 310.489.5000

JAY.LUCHS@NMRK.COM

[jayluchs.com](http://jayluchs.com)