



**Stafford Commercial Real Estate**  
310.360.9900 www.staffordcommercial.com

**EXCLUSIVE LISTING  
AGENT**

**TED STAFFORD  
PRESIDENT**

ts@staffordcommercial.com  
DRE Lic. 00497103

**STAFFORD COMMERCIAL  
REAL ESTATE**  
356 N. Robertson Blvd.  
West Hollywood, CA 90048  
310-360-9900



**637- 641 N. LA PEER DRIVE  
WEST HOLLYWOOD, CA 90069**

Two buildings with a combined area of 20,700 square feet, including 4,800 square feet of mezzanine space on 21,000 feet of land.

**637 N. La Peer** is a total of 6,400 square feet with a front showroom space of 1,000 feet and a 5,400 foot warehouse behind the showroom.

**641 N. La Peer** is a total of 14,300 square feet with a front showroom space of 1,400 feet and a 12,900 foot warehouse with 4,800 foot mezzanine space.

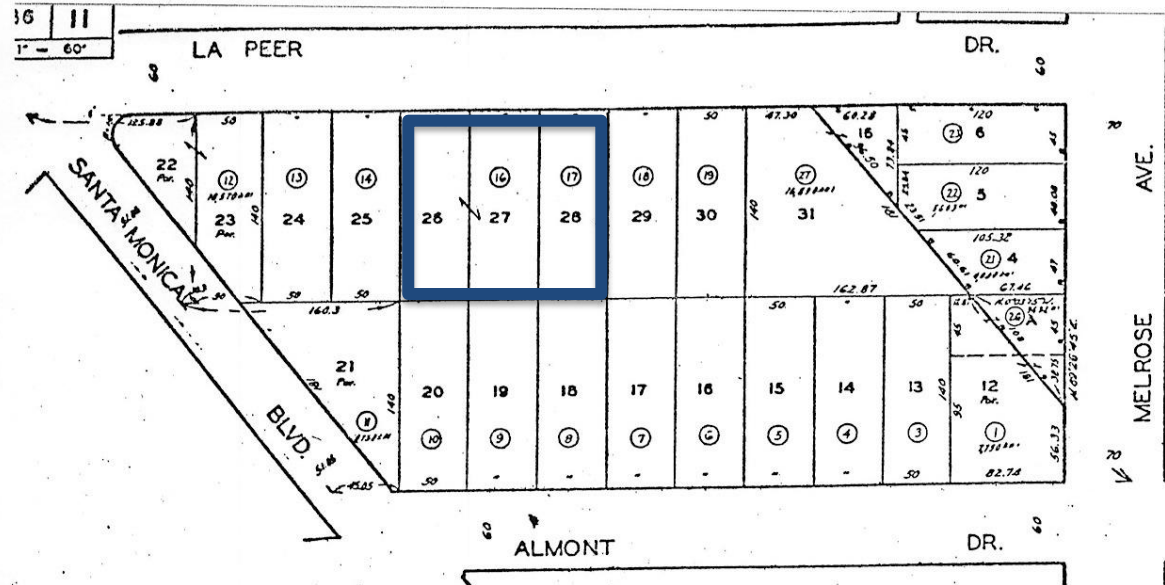
Currently entertaining offers for both short and long term and may consider the possibility of long term ground lease on the subject property.

**All inquiries should be directed to  
Ted Stafford at 310-360-9900.**

The information contained herein has been furnished for convenience purposes only and should not be entirely relied upon by any prospective lessee/buyer. The broker makes no representation or warranties by the publication of this material and any prospective lessee/buyer is specifically requested to perform his or her own independent investigation. All measurements are approximate and may not prove to be entirely accurate, information may be added or deleted without notice. This information is submitted subject to Seller's right to lease/sell the property or withdraws the property from the market at any time.



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CODE  
1319



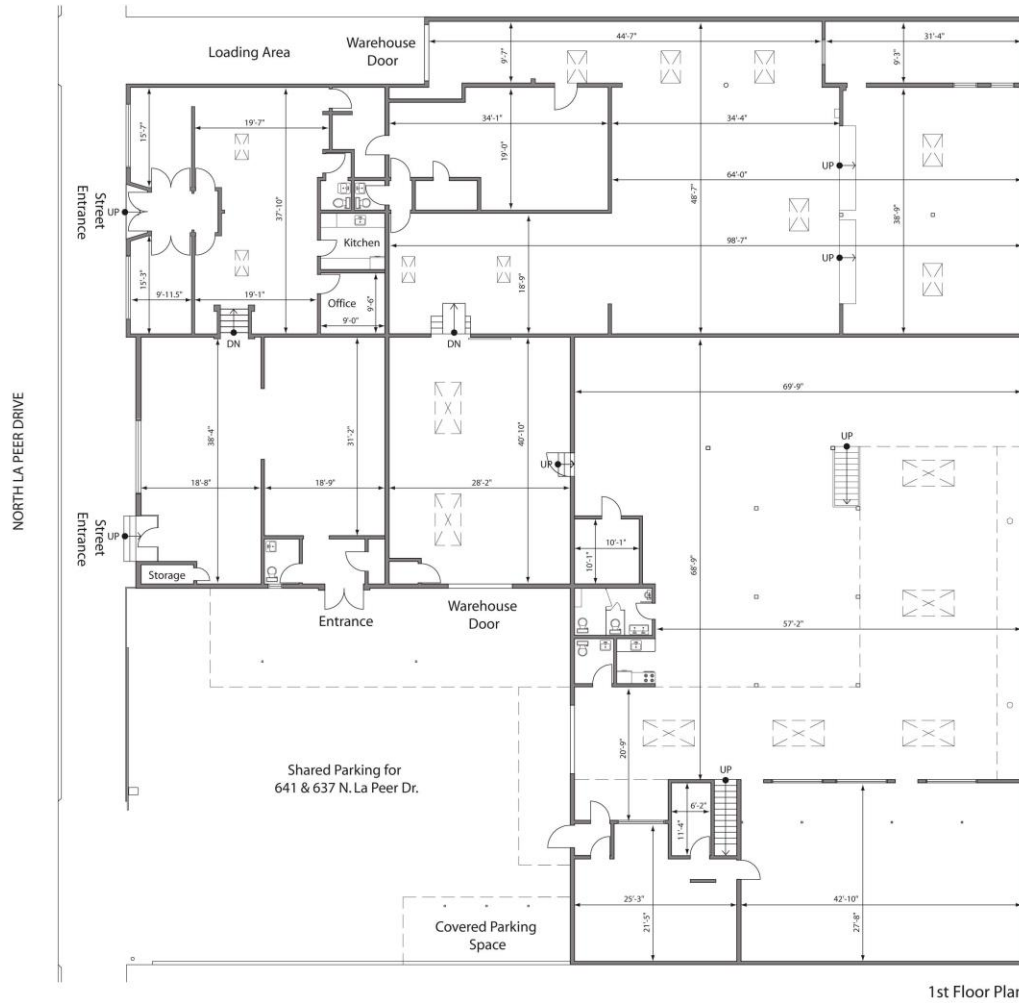
WINNETKA TRACT  
M.B. 11-61

TRACT NO. 5125.  
M.B. 62-39-40

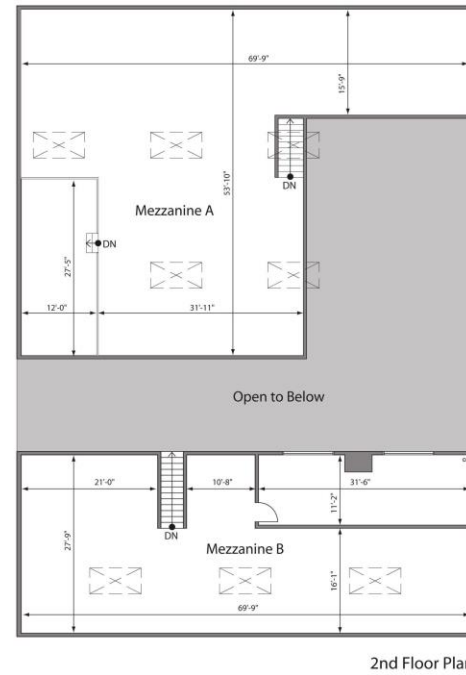
LOT SIZE: 150 X 140 / 21,000 SQ. FT.  
CURRENT USE: LIGHT MFG.  
ZONING: CC2 (FAR 2.0 45' / 4 STORIES)



STAFFORD COMMERCIAL REAL ESTATE, INC.



1st Floor = 15,900 SF  
 2nd Floor:  
 Mezzanine A = 2,850 SF  
 Mezzanine B = 1,950 SF  
 Total = 20,700 SF



20,700 SF Commercial

Floor Plan