



PEAK
COMMERCIAL

FOR LEASE WEST LOS ANGELES OFFICE / FLEX / WAREHOUSE

2126 COTNER AVENUE, LOS ANGELES, CA 90025

DOCK-HIGH LOADING | STAND ALONE BUILDING | SUBTERRANEAN PARKING | ±5,118 - 7,108 SF | \$2.75/SF NNN

OFFERING MEMORANDUM

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Exclusively Marketed by:

RON FEDER

Senior Managing Director | DRE# 00983855

(818) 222-0404

rfeder@rjfeder.com

JESSICA CHAMBERLAIN

Commercial Associate | DRE# 01898574

(818) 222-0404

jessica@rjfeder.com

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367 | www.peakcommercial.com

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LEASE OVERVIEW

FLEXIBLE OFFICE, FLEX AND WAREHOUSE SPACE IN WEST LOS ANGELES.



LEASE OVERVIEW

A FLEXIBLE WESTSIDE LEASING OPPORTUNITY

2126 Cotner Avenue offers a distinctive office, flex and warehouse leasing opportunity in the Westwood submarket of West Los Angeles. The multi-level property combines substantial office and storage areas with dock-high loading and covered subterranean parking - a difficult-to-find combination in a central Westside location.

Current Matterport floor plans measure approximately 5,118 - 7,108 square feet of gross internal area across two levels. The premises may support a variety of office, creative, light industrial, showroom and related business uses, subject to zoning and tenant verification.

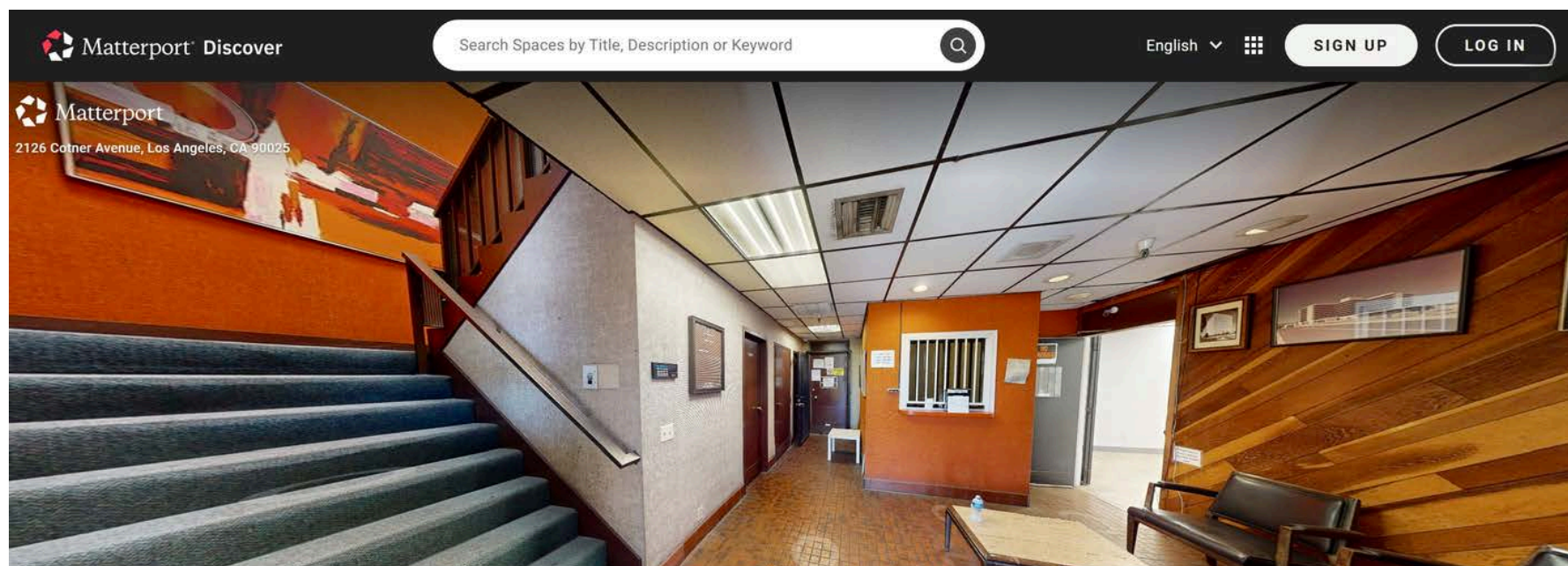
BUILDING HIGHLIGHTS

- Up to ±5,118 - 7,108 SF gross internal area per Matterport plans
- \$2.75/SF NNN lease rate
- Functional office, flex, storage and warehouse configuration
- One dock-high loading door
- Covered subterranean parking; 7 parking spaces available
- M2 zoning
- Immediate access to the I-405 Freeway and Olympic Boulevard
- Near the Expo/Sepulveda Metro station

PROPERTY FEATURES

Address	2126 Cotner Avenue Los Angeles, CA 90025
Lease Rate	\$2.75/SF NNN
Available SF	±5,118 - 7,108 SF GIA*
Land Area	±6,534 SF / 0.15 AC
Parking	7 parking spaces available; covered
Loading	One dock-high door
Zoning	M2
Year Built	1973
Availability	Available Now
Lease Term	Negotiable

VIRTUAL TOUR

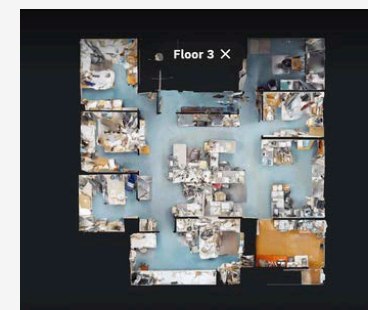


EXPLORE THE PROPERTY IN 3D

View the interactive Matterport tour for a room-by-room perspective of the property and its current configuration.

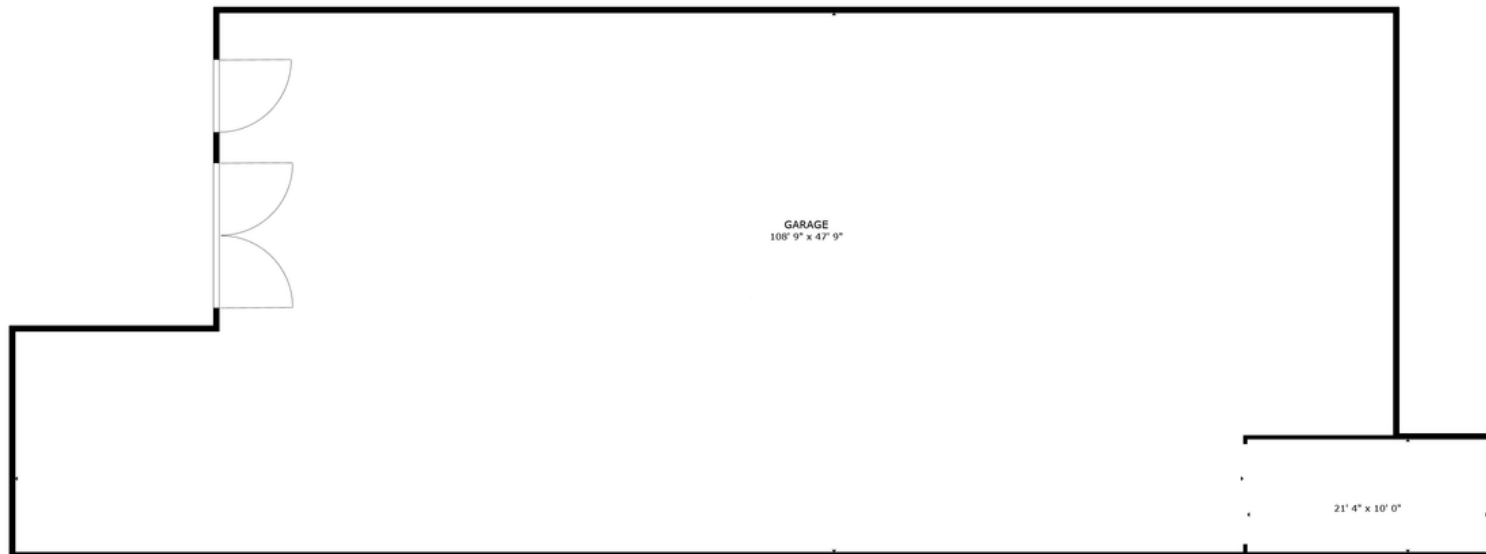
[VIEW MATTERPORT TOUR](#)

Scan the QR code or click the button.



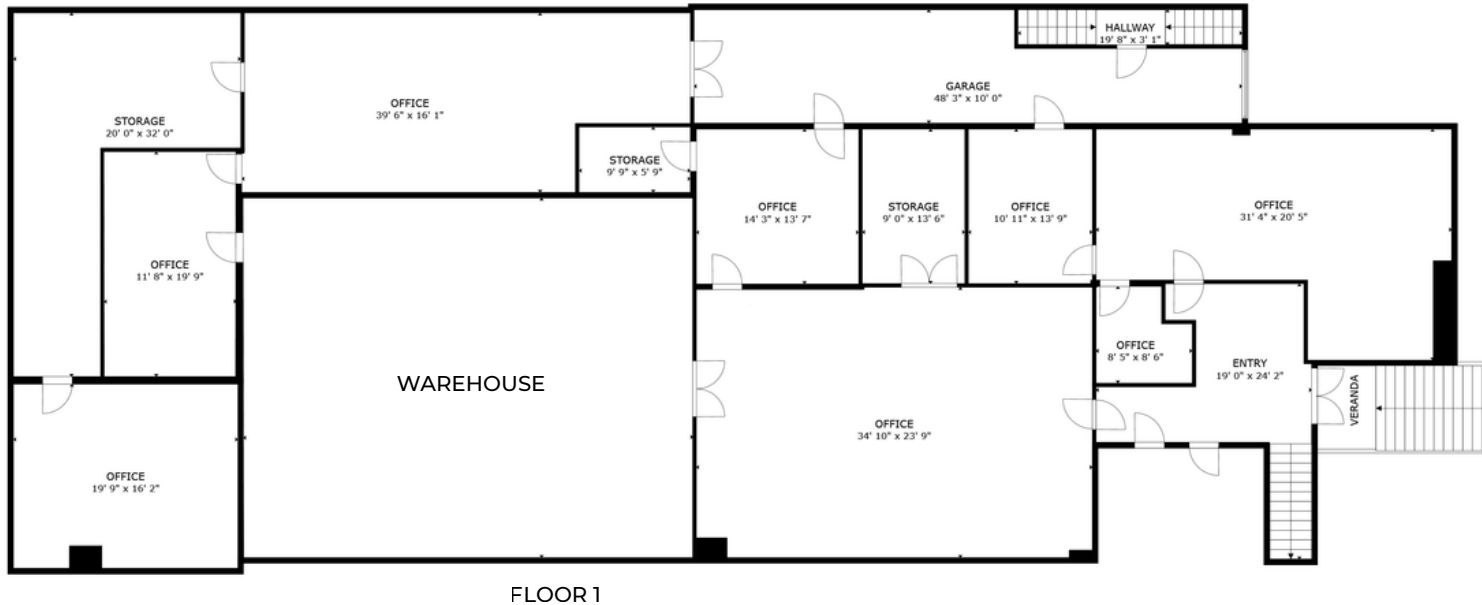
SUBTERRANEAN GARAGE – PARKING AREA

Parking Area



FLOOR 1 PLAN

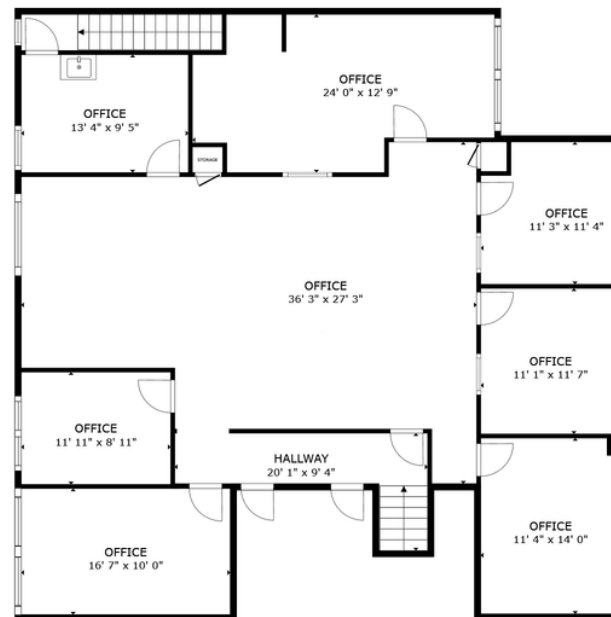
FLOOR 1 MAIN OFFICE/FLEX LEVEL - ±5,118 SF GROSS INTERNAL AREA



Note: Floor plan shown is illustrative - tenant has the option to modify the layout or expand into warehouse space to suit their specific use.

FLOOR 2 PLAN

FLOOR 2 - ±1,990 SF GROSS INTERNAL AREA



FLOOR 2

LOCATION OVERVIEW

CENTRAL WESTSIDE ACCESS NEAR THE I-405 FREEWAY, OLYMPIC BOULEVARD AND REGIONAL TRANSIT.

WEST LOS ANGELES LOCATION

CONNECTED TO THE WESTSIDE'S KEY BUSINESS DISTRICTS

2126 Cotner Avenue is positioned in West Los Angeles near Olympic Boulevard, Sepulveda Boulevard and the I-405 Freeway. The location provides convenient access to Westwood, Century City, Santa Monica, Culver City and surrounding Westside employment centers.

The property is also close to the Expo/Sepulveda Metro station, connecting the area to Downtown Los Angeles and Santa Monica. This combination of freeway visibility, regional access and nearby transit supports a range of office, creative, service and light industrial users.

LOCATION ADVANTAGES

- Immediate proximity to the I-405 Freeway
- Near Olympic and Sepulveda Boulevards
- Approximately 0.6 mile from Expo/Sepulveda Station
- Convenient access to Santa Monica, Century City and Culver City
- Approximately 8.6 miles from Los Angeles International Airport
- Strong Westside population and employment base

WESTSIDE ACCESS

I-405 FREEWAY

IMMEDIATE

EXPO/SEPULVEDA

±0.6 MILE

LAX

±8.6 MILES

SANTA MONICA

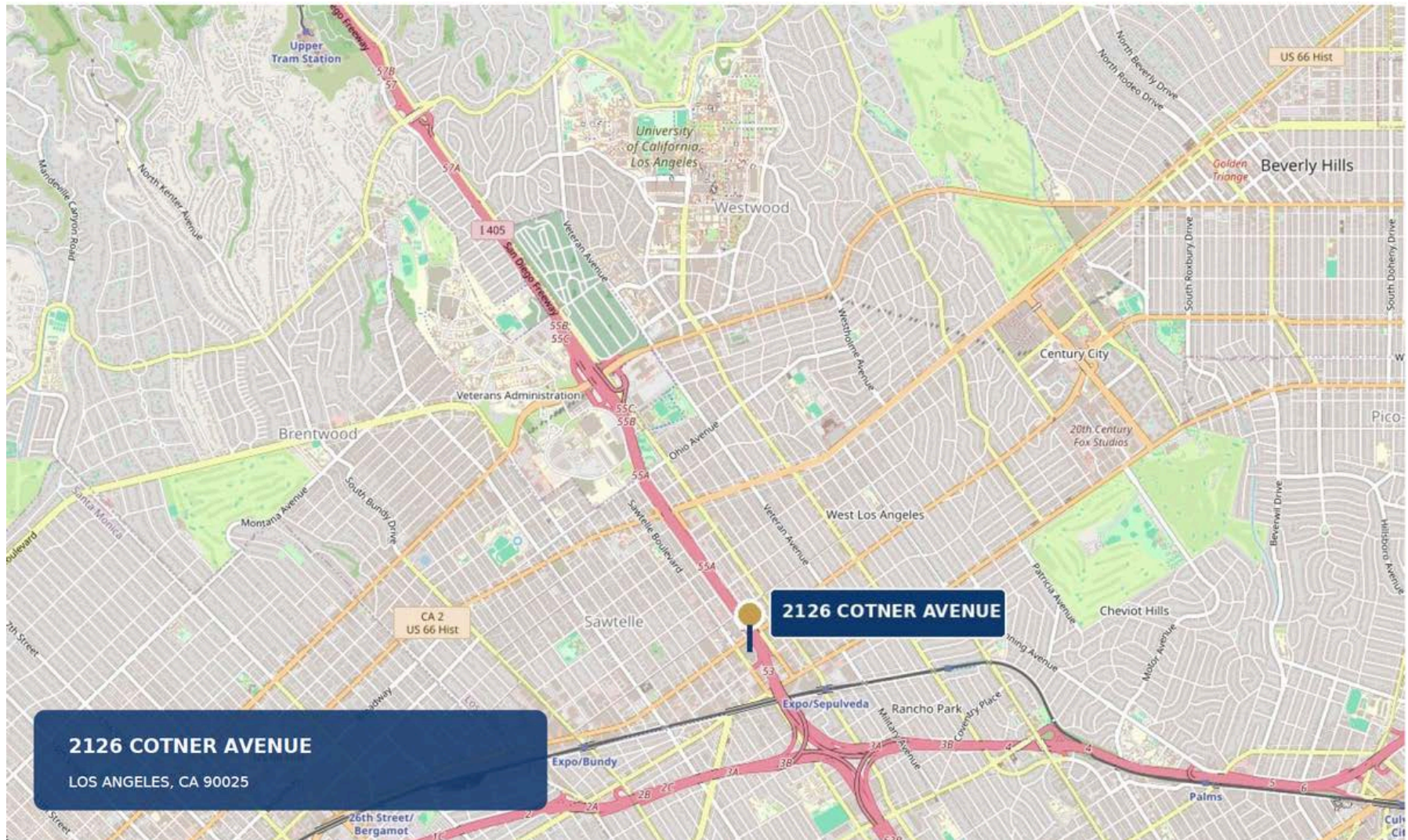
CONVENIENT ACCESS

CENTURY CITY

CONVENIENT ACCESS

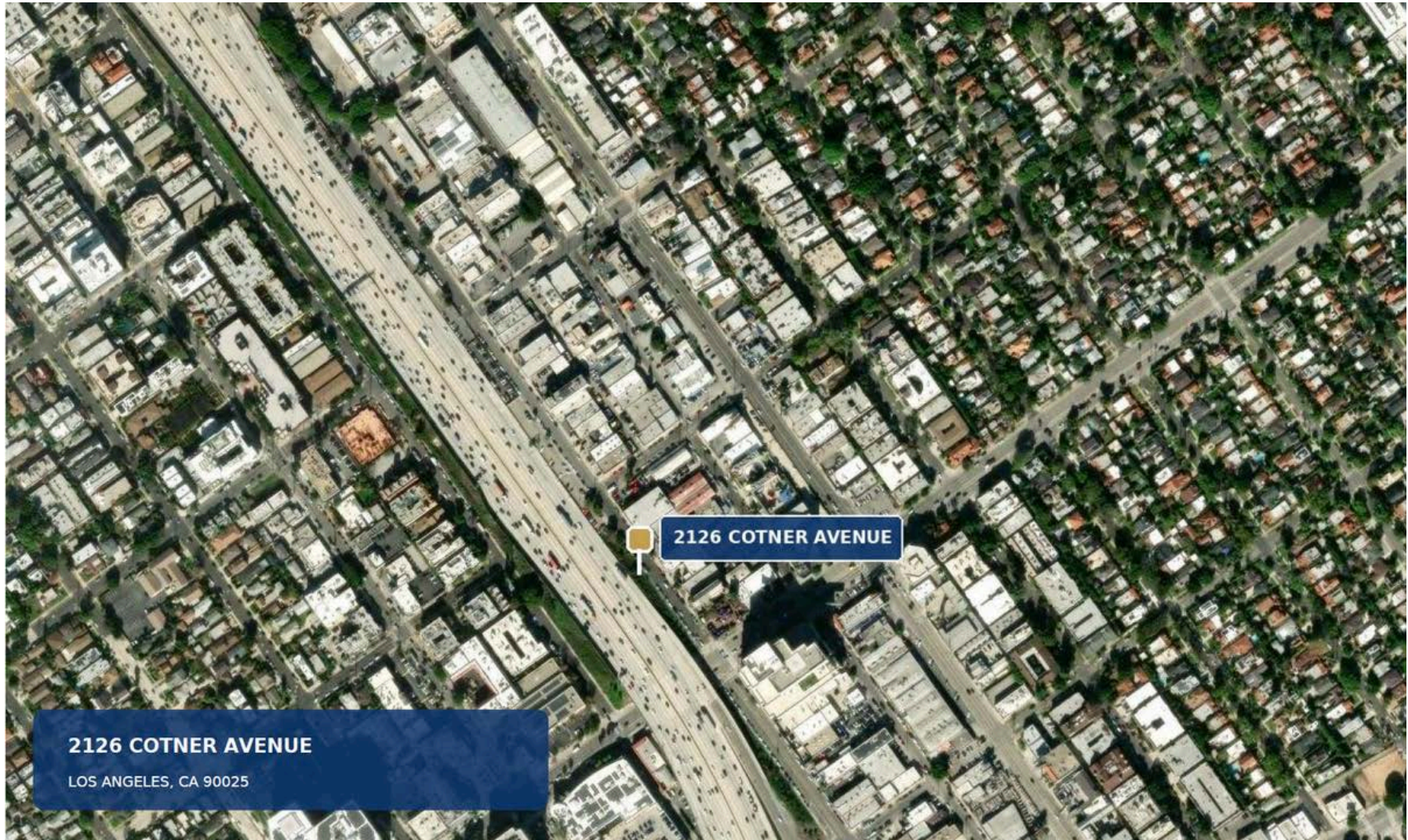
PEAK COMMERCIAL LOCATION MAP

REGIONAL ACCESS AND SURROUNDING WESTSIDE CONTEXT



PEAK COMMERCIAL AERIAL MAP

IMMEDIATE PROPERTY CONTEXT



DEMOGRAPHICS

WEST LOS ANGELES MARKET

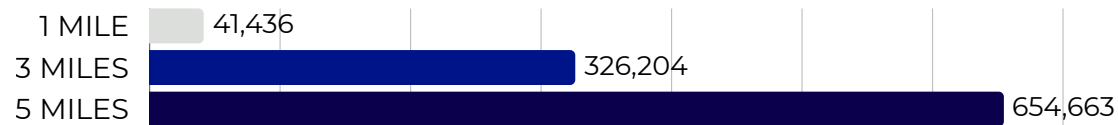
DEMOGRAPHICS

WEST LOS ANGELES MARKET SNAPSHOT

2025 ESTIMATES

	1 MILE	3 MILE	5 MILE
POPULATION	41,436	326,204	654,663
HOUSEHOLDS	19,410	142,048	296,566
MEDIAN HOUSEHOLD INCOME	\$114,801	\$114,085	\$117,485
POPULATION GROWTH 2025-2030	1.33%	0.64%	0.51%
HOUSEHOLD GROWTH 2025-2030	1.18%	0.56%	0.39%

POPULATION BY RADIUS



COMPANY OVERVIEW

PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It’s comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



HEADQUARTERS

Peak Professional Plaza
5900 Canoga Ave, Suite 110
Woodland Hills, CA 91367

CONTACT INFO

Peak Professional Plaza
(855) 732-5300
info@peakcommercial.com





RON FEDER

Senior Managing Director | DRE# 00983855

(818) 222-0404

rfeder@rjfeder.com



JESSICA CHAMBERLAIN

Commercial Associate | DRE# 01898574

(818) 222-0404

jessica@rjfeder.com

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5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367 | www.peakcommercial.com | DRE# 01985275