

FOR LEASE

2855 BARRINGTON AVE
LOS ANGELES, CA 90064

2ND FLOOR OFFICE SPACE



RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

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PROPERTY OVERVIEW

SIZE: 3,287 Square Feet

RENT: \$3.50 Per Square Foot Per Month, MG, Net
Utilities + Janitorial

TERM: 3 -10 Years

PARKING: Five (5) Reserved Parking Spaces,
Complemented by Non-Metered Street Parking

AVAILABILITY: Immediately

KEY FEATURES

- » High Ceilings, Operable Windows, Air Conditioning, Kitchen, and Two Private Restrooms
- » Neighboring Retailers Include The Hive, Yama Market, Chipotle, and more!
- » Highly Desirable Colonial Corners Location in Affluent, High Income Residential Nationhood

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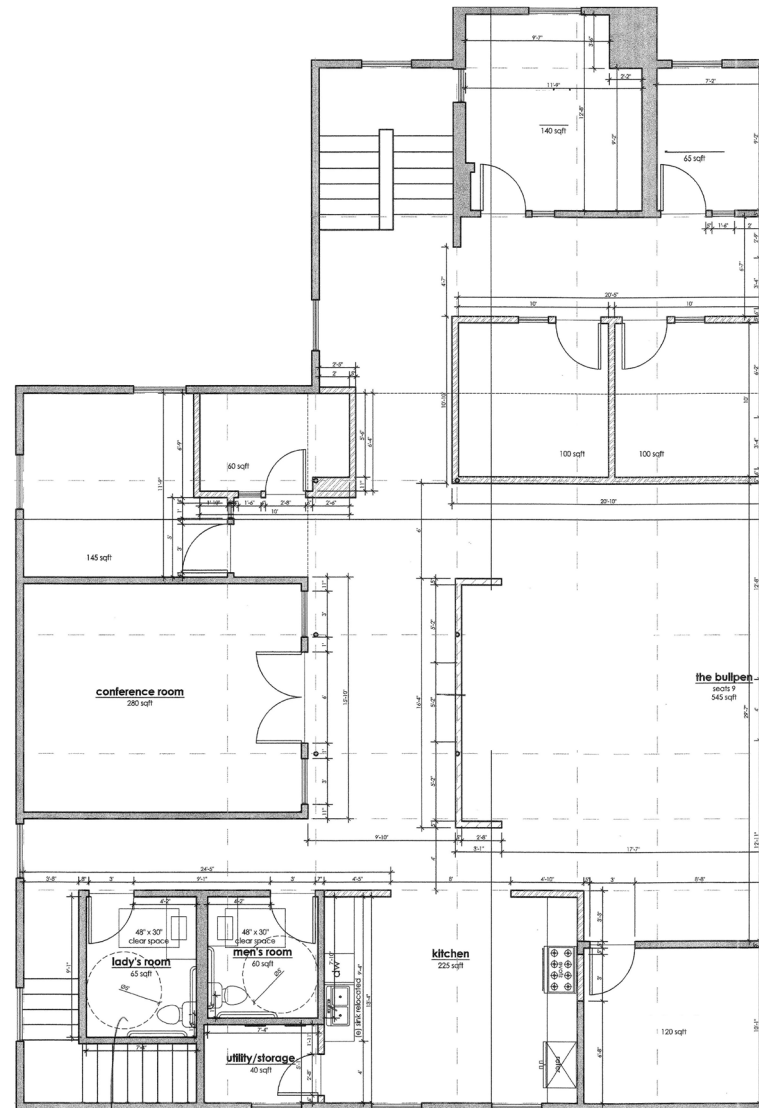
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FLOOR PLAN

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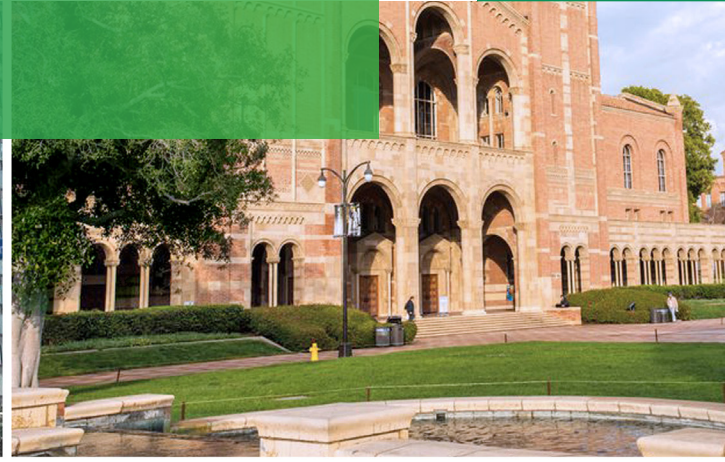
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COMMUNITY OVERVIEW



Mar Vista is a vibrant Westside neighborhood where residential charm meets urban energy. This diverse community blends single-family homes with walkable retail corridors, attracting young professionals, families, and established residents who value convenience and connectivity.

Strategically positioned near UCLA, Westwood, and Sawtelle's celebrated Japantown, West LA offers metropolitan access with distinct local character. The area's professional workforce reflects Los Angeles' multicultural tapestry, with residents in their late 30s forming a dynamic mix of renters and homeowners across diverse ethnic and linguistic backgrounds.

Community appeal centers on exceptional lifestyle amenities: abundant parks and green spaces provide recreation, while Santa Monica Mountains trails and beaches lie minutes away. Sawtelle Boulevard's culinary scene and the Santa Monica/Pico corridors deliver premier dining and shopping, creating a neighborhood identity defined by both cultural richness and everyday convenience.

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AREA OVERVIEW

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|------------|---------------|--------------------------------|--------------------------------------|-------------------------|--------------------------------|
| 1. RALPHS | 3. CHASE BANK | 5. MAR VISTA REC CENTER | 7. SANTA MONICA COLLEGE BUNDY CAMPUS | 8. SANTA MONICA AIRPORT | 10. SANTA MONICA BUSINESS PARK |
| 2. STAPLES | 4. STARBUCKS | 6. MAR VISTA ELEMENTARY SCHOOL | | 9. 24 HOUR FITNESS | 11. SOCIETY KITCHEN |

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