

WESTMAC

FOR LEASE

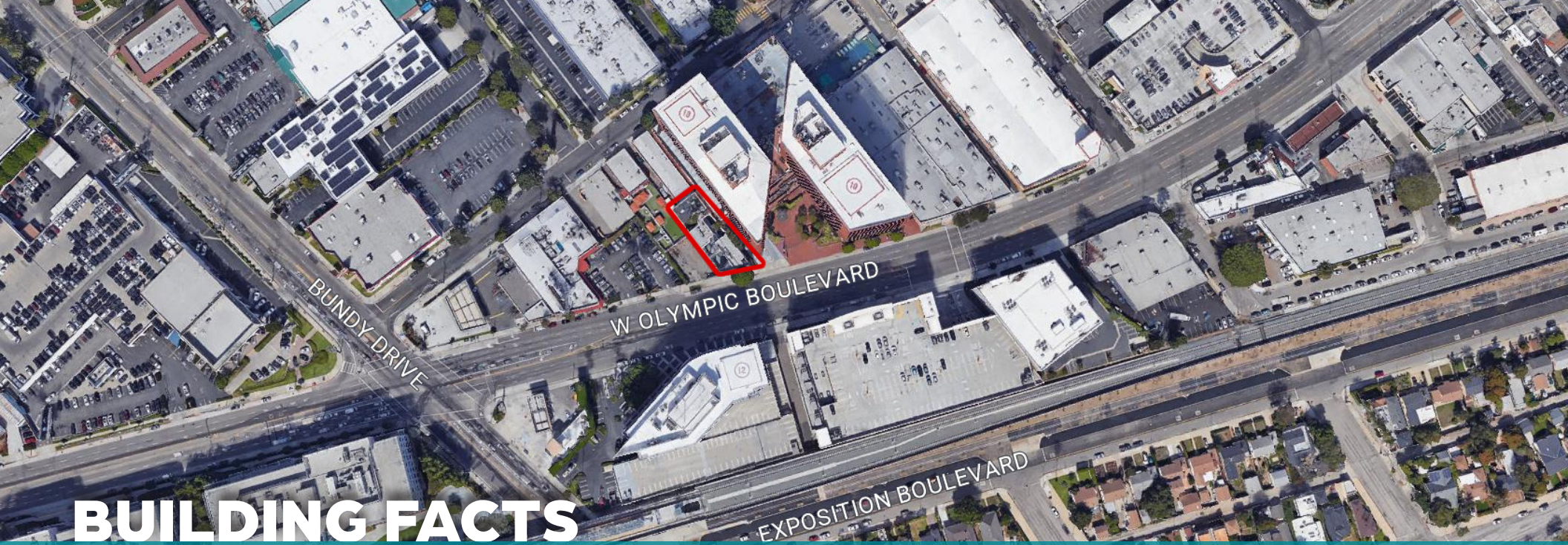
**±1,350 SF
AVAILABLE**

11849

W OLYMPIC BOULEVARD



STAND ALONE TWO STORY CREATIVE OFFICE BUILDING | 2ND FLOOR SUITE AVAILABLE



ADDRESS

11849 W Olympic Boulevard
Los Angeles, CA 90064

BUILDING SIZE

Approximately ±5,950 square feet

AVAILABLE

Suite #200: ±1,350 sq. ft.

RATE

\$2.00/ sq. ft./ month, modified gross
(Tenant responsible for own utilities and janitorial)

STORIES

Two [2]

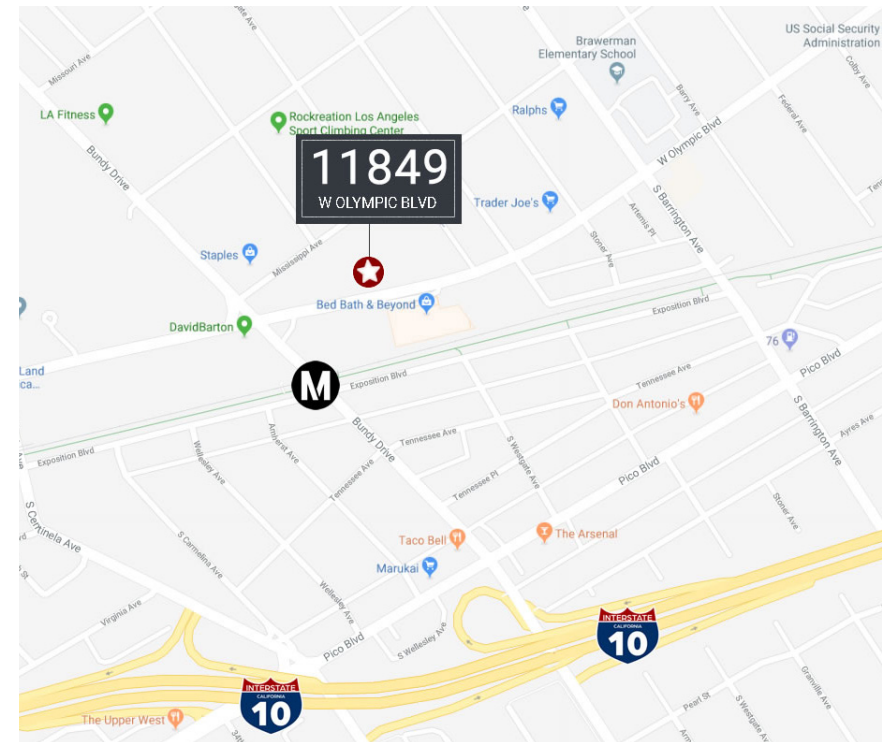
ON-SITE PARKING SPACES

#200: Two [2]

\$150 per car per month.

DESCRIPTION

- Beautiful garden atrium
- Flexible lease term: one [1] to three [3] years
- An abundance of off-site month-to-month parking directly adjacent along with metered street parking
- Fantastic natural light throughout the subject suite
- Direct 10 freeway access
- Walking Distance to MetroLine



BUILDING FEATURES

- Unique garden style building located in the heart of the Olympic Corridor.
- Wide array of amenities within easy walking distance (*gas, bars, food, coffee, and retail*)
- Direct 405 and 10 freeway access. Direct Metro Rail access (*Santa Monica Line*)
- An abundance of metered street parking and additional month to month parking next door at the Westside Towers
- Well maintained family owned building. Great natural light, operable windows, and courtyard areas



We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



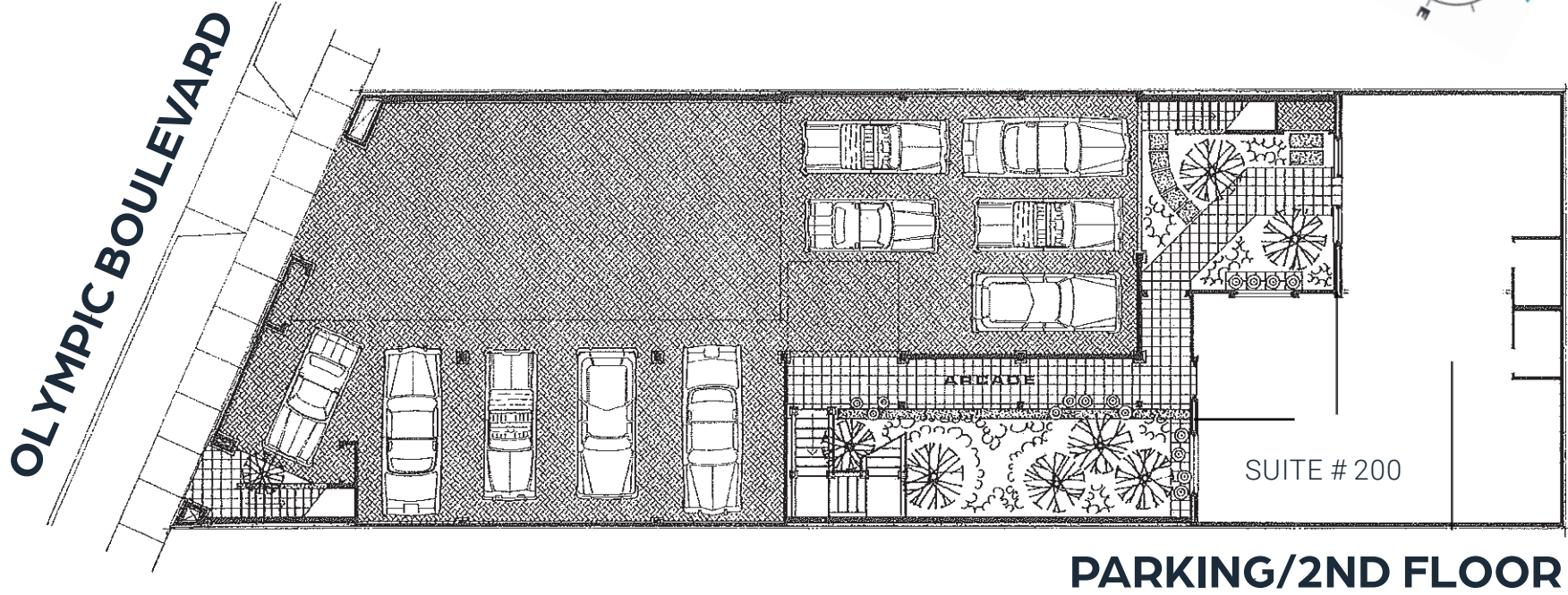
SUITE FEATURES

SUITE 200

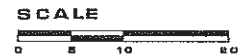
Approximately $\pm 1,350$ square feet available on the second floor

- Two (2) entrances. (One(1) directly off Olympic)
- Open ground floor area with high ceilings.
- Large conference room / office.
- Private bathroom and kitchenette.

FLOOR PLAN



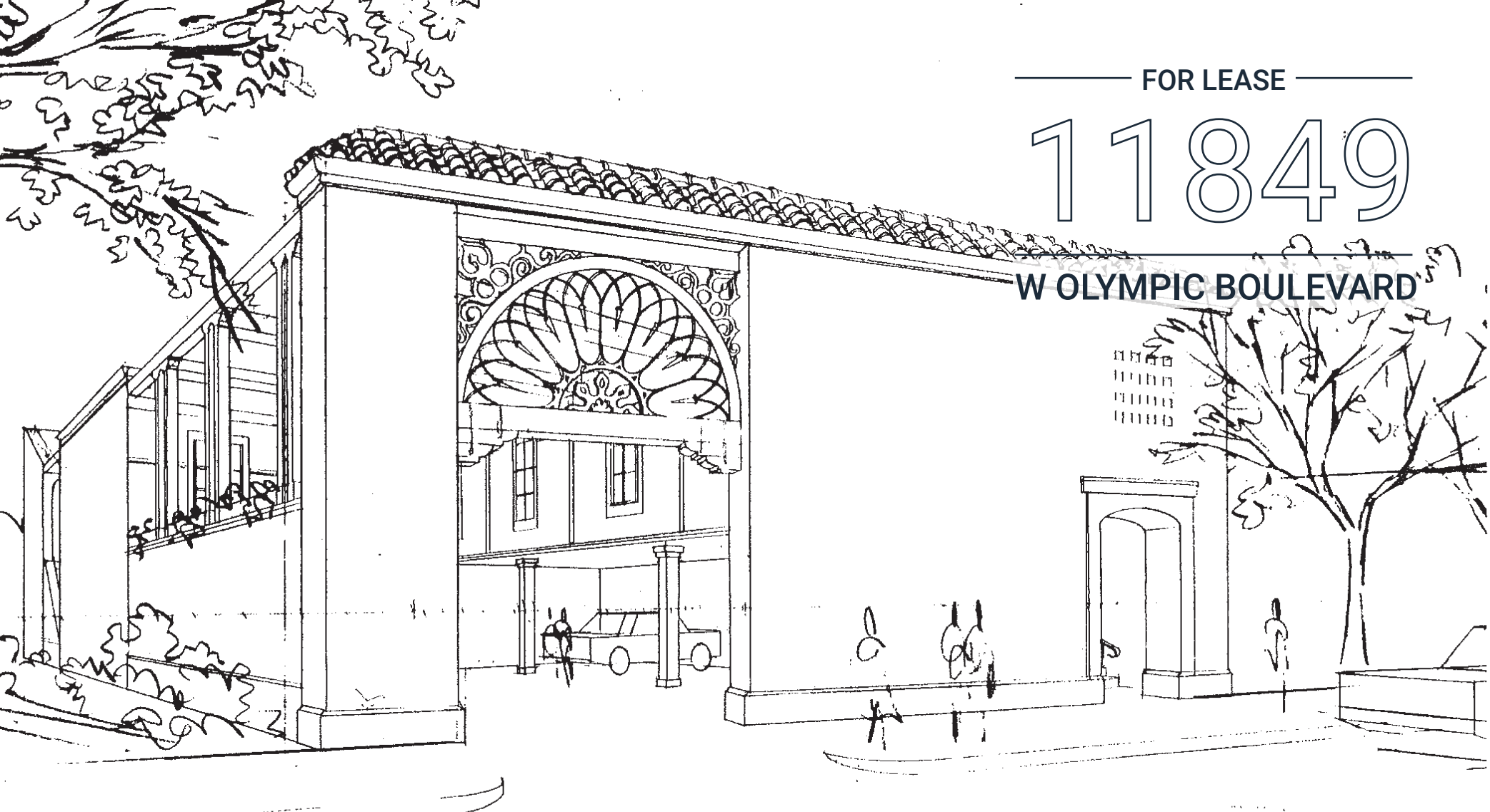
PARKING/2ND FLOOR



FOR LEASE

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FOR MORE INFORMATION OR BUILDING TOUR

CHRISTIAN C. HOLLAND

310.966.4350

holland@westmac.com

DRE #00942434

JEFFREY M. PICKETT

424.832.5306

pickett@westmac.com

DRE #01828924

WESTMAC

**WESTMAC COMMERCIAL
BROKERAGE COMPANY**

1515 S Sepulveda Boulevard

Los Angeles, CA 90025

310.478.7700 | www.westmac.com

DRE #01096973