



2727 Exposition Blvd (portion)
Los Angeles, CA 90018

Offering Memorandum

FOR
LEASE

PICCARD FINANCIAL





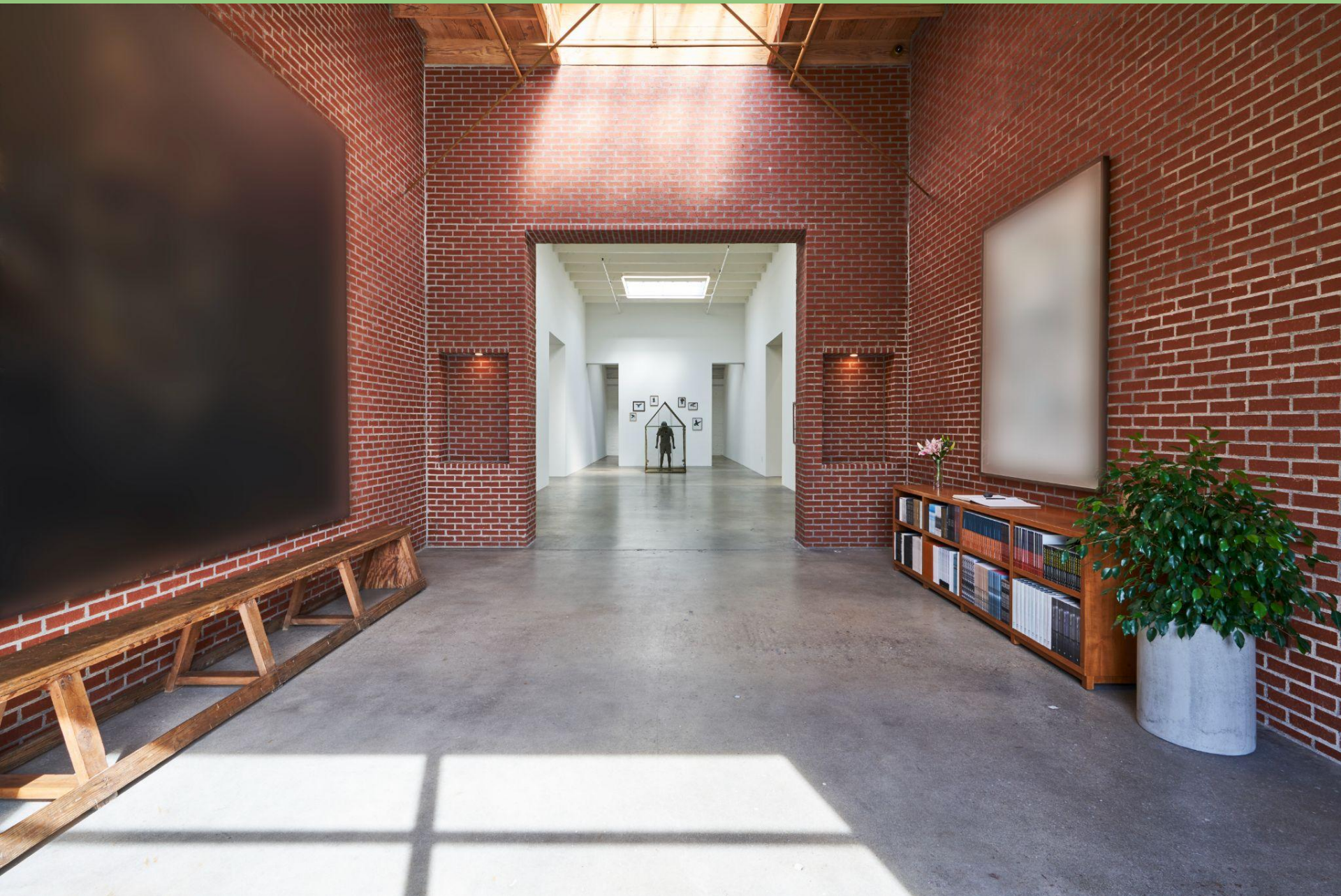
PREMISES	+/- 6,600 sq ft of Creative Flex Space (portion of an approx. 15,460 ft sq)
RENT	\$3.75/sq ft + NNN
AVAILABILITY	September 1, 2023
TERM	5-10 years
FEATURES	Standalone building Completely rehabbed in 2021 20 ft height clearance in most areas Polished concrete floors Several skylights 1 Exclusive Internal Dock-High 1 Exclusive Grade-Level Door Kitchen 5 Bathrooms (2 with a shower) HVAC in the offices Close to Expo Line Mezzanine bonus not incl. in sq ft

PARKING 6 reserved spaces

CONTACT **Jackie Yashar**
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PICCARD FINANCIAL
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Suite 500
Beverly Hills, CA 90210

No warranty or representation is made to the accuracy of the foregoing information. Terms of lease are subject to change or withdrawal without notice.













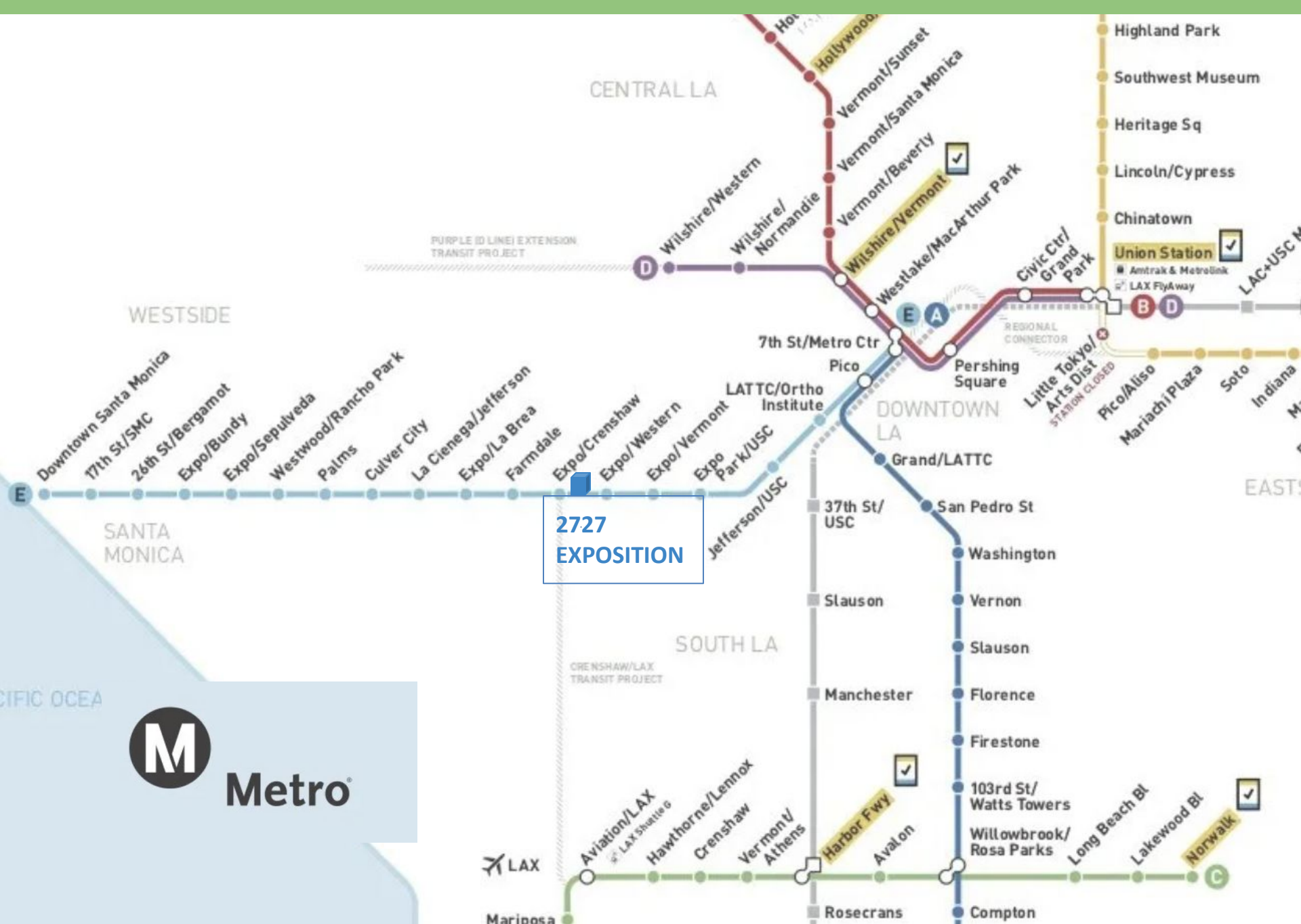




DOCK HIGH



ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	LED PLUG/ACCENT
	POWER FOR GATE MOTOR
	LOW VOLTAGE LIGHTING
	LIGHT SENSOR LIGHT
	STANDARD OUTLET
	WATERPROOF OUTLET
	RAINING LIGHT
	LIGHT SWITCH
	3-WAY SWITCH
	4-WAY SWITCH





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