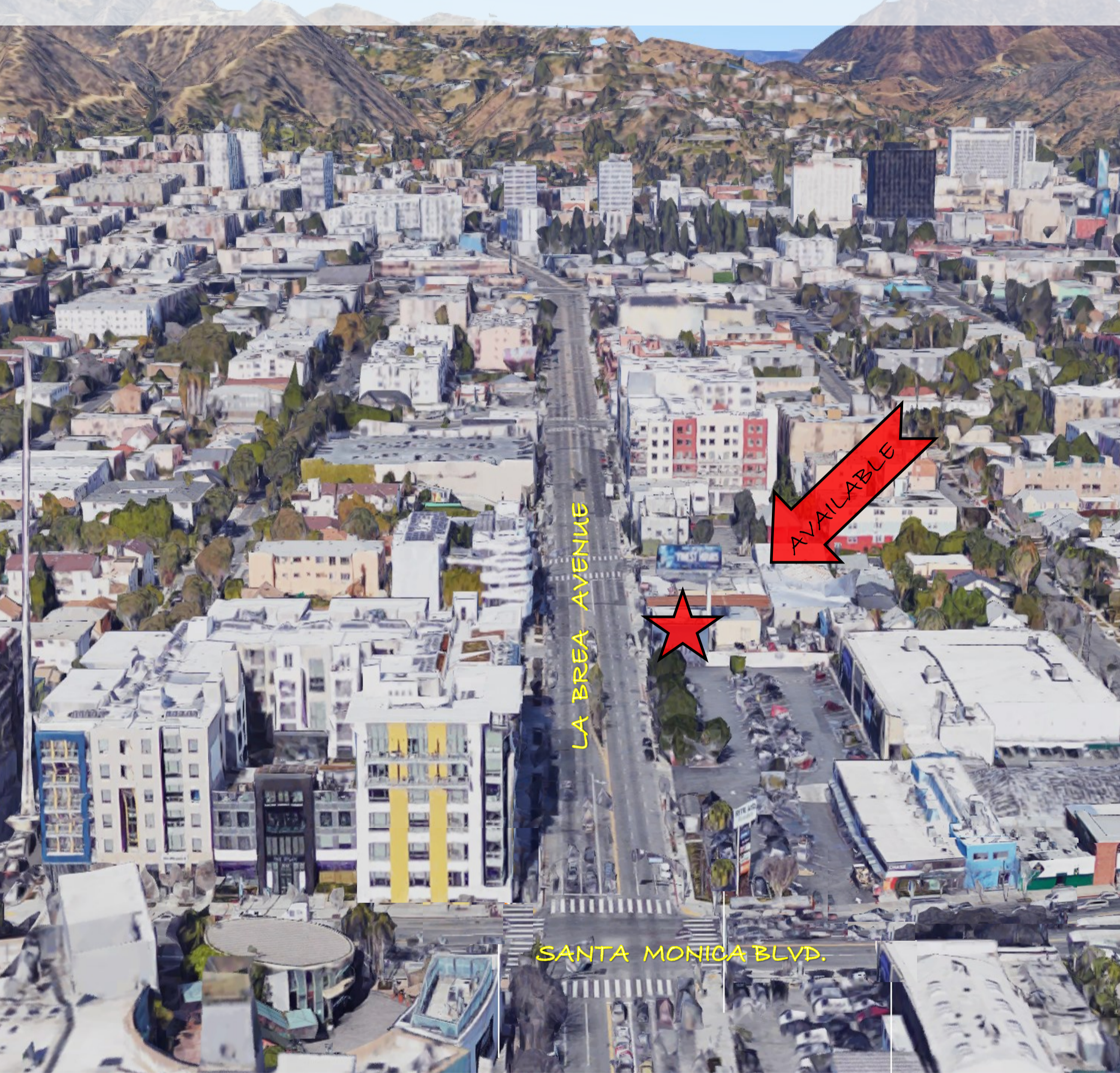


# 1140 N LA BREA AVENUE LOS ANGELES, CA 90038

FOR LEASE:  
± 4,083 SF  
DIVISIBLE



**Exclusive Listing Brokers:**

**CARTER ANDREWS**, Associate  
818-501-2212 Ext. 132  
carter@illicre.com  
BRE#01975444

**GREG OFFSAY**, Vice President  
818-501-2212 Ext. 104  
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BRE#01998286

**illi CRE**

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O: 818-501-2212  
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## PROPERTY HIGHLIGHTS

- ± 3,083 SF of front retail/office
- ± 1,000 SF of rear office/ storage unit
- Unique opportunity for excellent street visibility in freestanding building
- Flexible short term leasing
- Retail Presence with office feel
- On-site fenced secured private parking with gated entryway

## AREA AMENITIES

- Central to surrounding cities of Hollywood, West Hollywood, Hancock Park, and Beverly Hills.
- Nearby Access to major thoroughfares Santa Monica Blvd., Sunset Blvd., the 101 Fwy, Hollywood & Vine Station, and the Metro.
- Local amenities include Rite-Aid, Strabucks, Food Lab, Chase, Ralph's, Smart & Final, and the West Hollywood Gateway.



AVAILABLE

LA BREA AVENUE

SANTA MONICA BLVD.

Starbucks



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## NEIGHBORING

QUIXOTE  
HOLLYWOOD CENTER  
STUDIOS



THE LOT  
STUDIOS

Milk

CBS  
TELEVISION  
DISTRIBUTION

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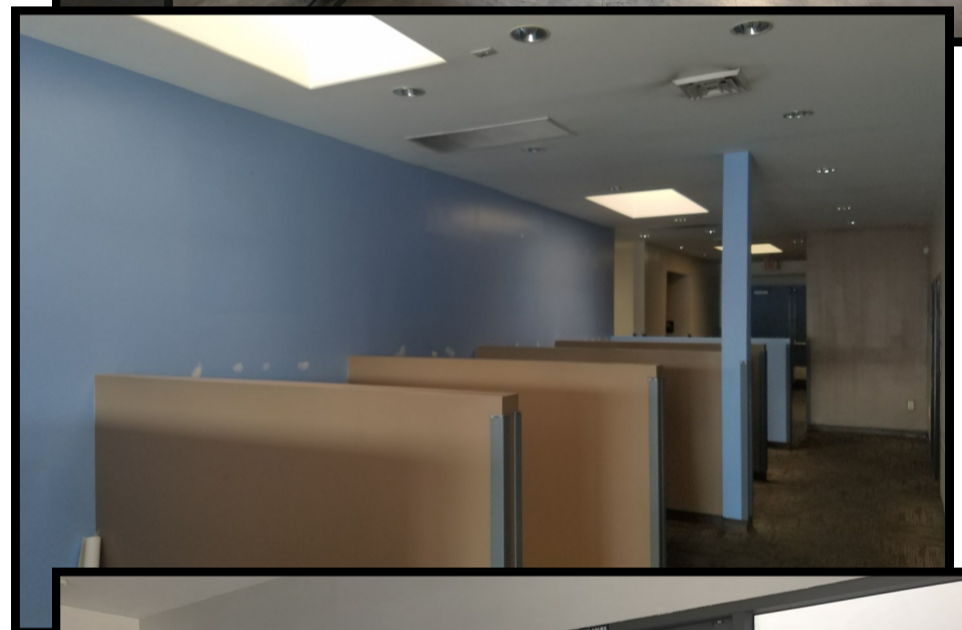
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