

OFFICE SPACE FOR SUBLEASE

PRIME BRENTWOOD LOCATION (SAN VICENTE BLVD & WILSHIRE BLVD)

11520 SAN VICENTE BLVD

SECOND FLOOR

LOS ANGELES, CA 90049



PROPERTY FEATURES AND INFORMATION

11520 SAN VICENTE BLVD

SECOND FLOOR

LOS ANGELES, CA 90049



- AMAZING BRENTWOOD LOCATION WITH MANY AMENITIES NEARBY.
- SECOND FLOOR OFFICE OPPORTUNITY WITH AVAILABLE SIGNAGE.
- OPEN FLOOR PLAN, HIGH CEILINGS, AND TALL GLASS WINDOWS , FRAMELESS GLASS OFFICES, MULTIPLE CONFERENCE ROOMS & POLISHED CONCRETE FLOORS.
- MODERN STYLE BUILDING.
- EASILY ACCESSIBLE TO PUBLIC TRANSPORTATION AND 405 FREEWAY.
- PERFECT FOR ENTERTAINMENT, TECH/INTERNET CO., PRODUCTION, ARCHITECT.
- NOTABLE NEAR-BY RESTAURANTS INCLUDE SUGARFISH, TAVERN, TOSCANA, AND KATSUYA.

PROPERTY INFORMATION
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SIZE

SECOND FLOOR

- 1,954 RENTABLE SQUARE FEET
- 3,122 RENTABLE SQUARE FEET
- BOTH SPACES ARE CONTIGUOUS FOR A COMBINED TOTAL OF 5,076 RENTABLE SQUARE FEET.

ASKING RENT/MODIFIED GROSS

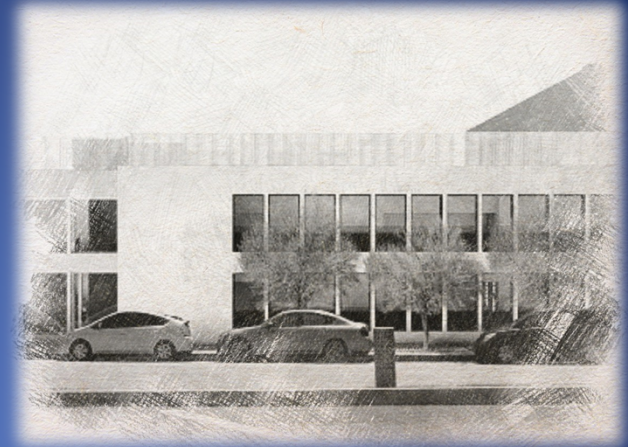
RATE: \$3.95 PER RENTABLE SQUARE FOOT

TERM LEFT ON SUBLEASE

SLIGHTLY MORE THEN 3 YEARS.

PARKING

UP TO 5 PARKING SPOTS AVAILABLE BEHIND THE BUILDING AT \$175 PER SPACE, PER MONTH.



PROPERTY PICTURES 1
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PROPERTY PICTURES 2
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PROPERTY PICTURES 3
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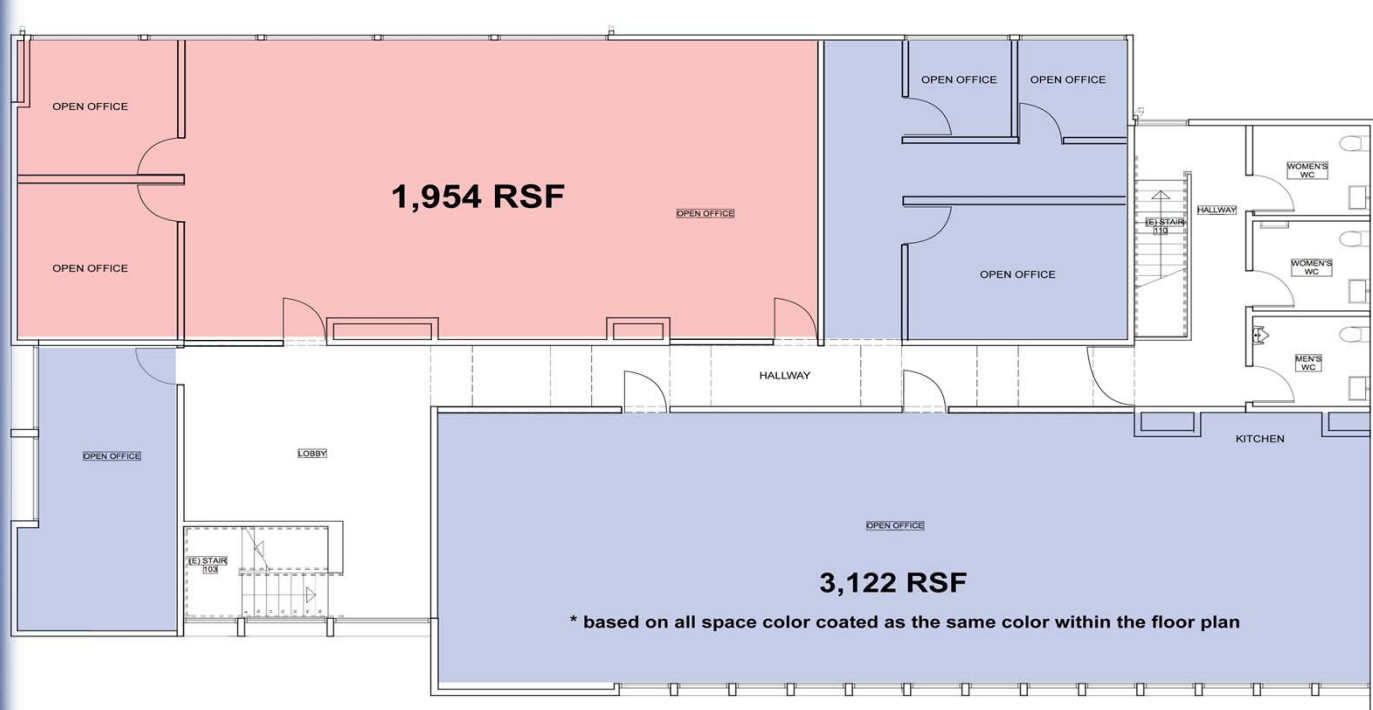
PROPERTY PICTURES 4
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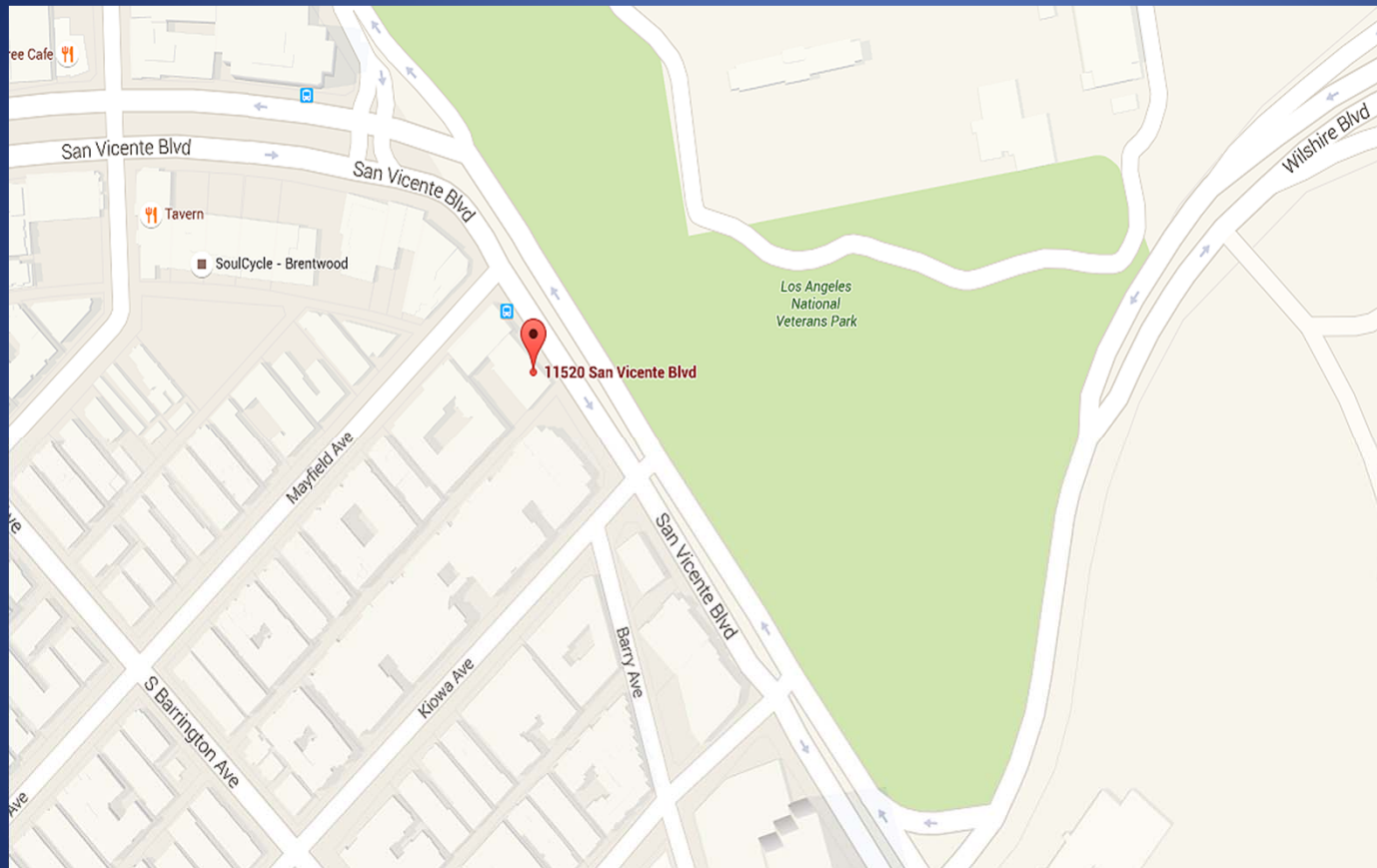
PROPERTY PICTURES 5
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2nd FLOOR – FLOOR PLAN
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ADDITIONAL PARKING OPTIONS
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Additional Parking Options include:

11601 Wilshire Blvd:

- Unreserved Parking: \$200/month
- Reserved Parking: \$335/month

11611 San Vicente Blvd:

- Unreserved Tandem Parking: \$179/month
- Reserved Parking: \$239/month

CONTACT

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