

2333

BEVERLY BLVD

LOS ANGELES CA 90057

AVAILABLE FOR LEASE

BUILDING SIZE 22,706 SF / LOT SIZE 16,030 SF



Presented By :

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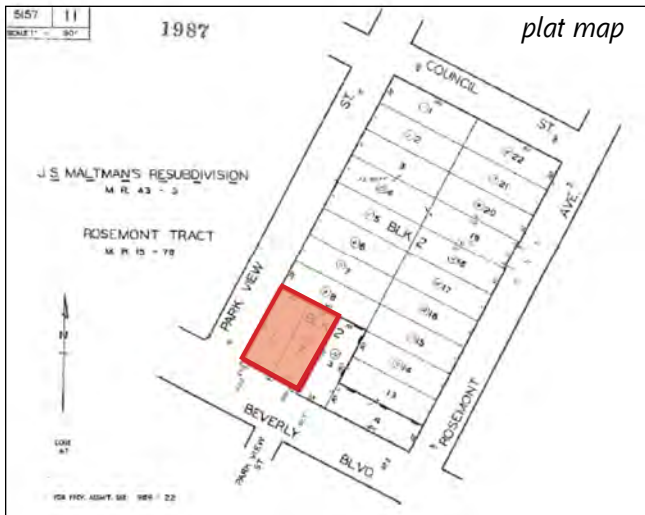
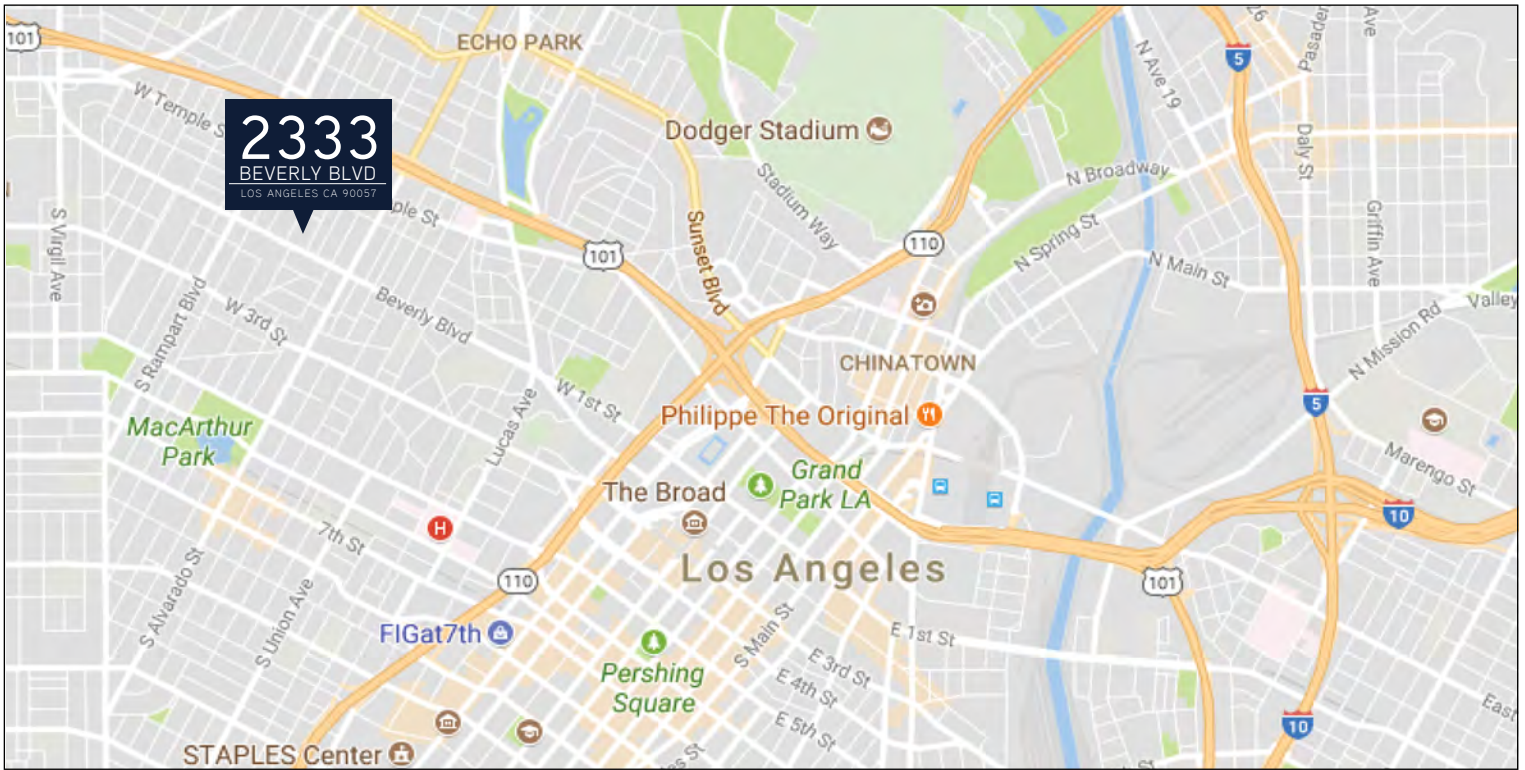
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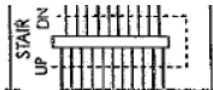
PROPERTY DESCRIPTION

- This subject property is a four story building consisting of school / medical office business on the 2nd, 3rd and 4th floor and rooftop patio on the top.
- Ideal for Owner-user or investor. Currently occupied by an owner and being used as a school but it can be delivered vacant at the closing. Tremendous upside potential in rents to long-term investors.
- Neighboring buildings include: Aquarium Fish Magazine, Homeless Health Care, Kedren Head Start Preschool, and more.
- The property is located in a charm, quite, and conventional location off Beverly Blvd and N. Park View Street.
- With beautiful rooftop, private terrace is a unique building in its market area.

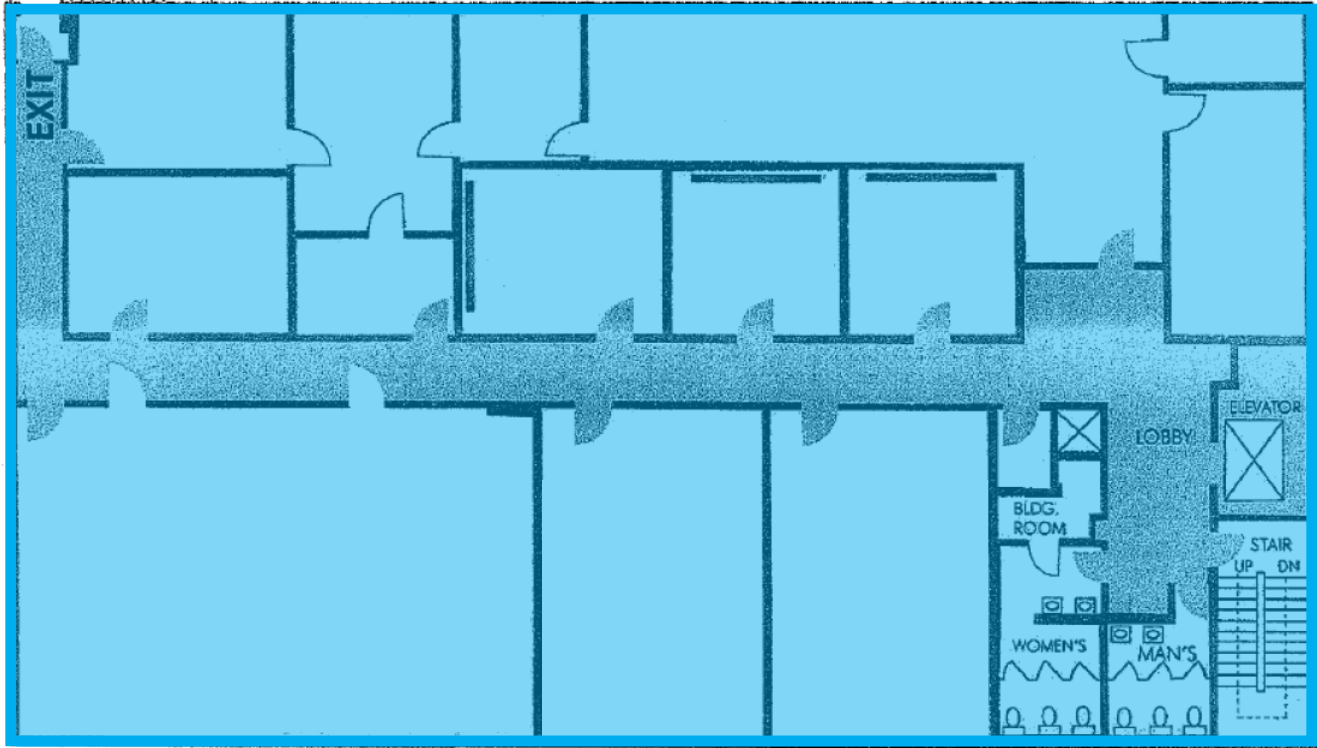
- Building Size : +/- 22,706 SF
- Lot Size : +/- 16,030 SF
- Zone : LAC2
- Year Built : 1963
- # of Stories : 4 Stories with rooftop
- Parking : +/- 38 Spaces
- APN : 5157-011-023
- General Use : Office
- Specific Use : School, Medical office
- Building Class : B



2nd Floor Details



ENTIRE 2ND FLOOR



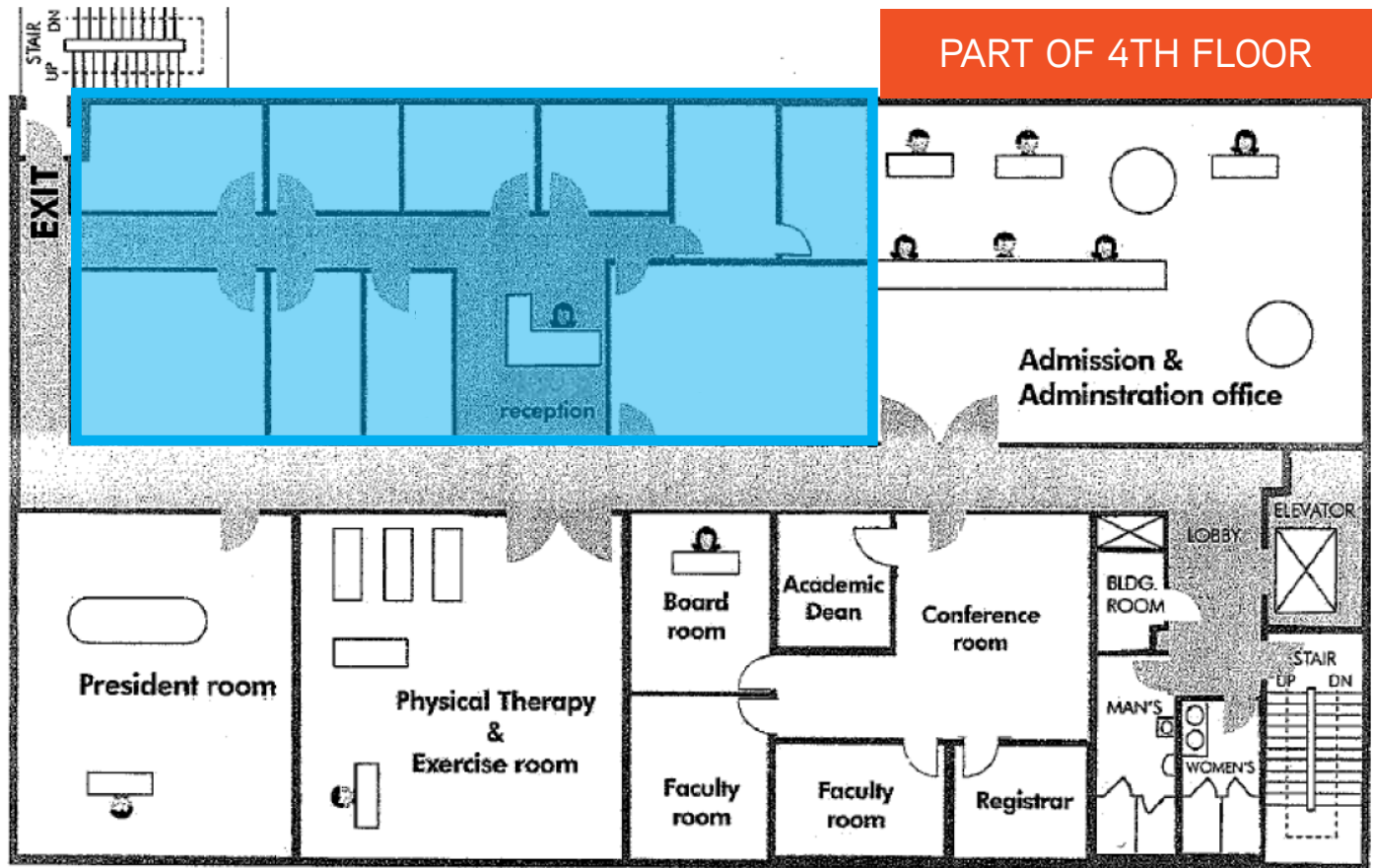
UNIT : 2ND FLOOR
SIZE : APPX. 6,500 SF
RATE : \$1.55 /PSF
GENERAL USE : OFFICE
PARKING : TBD
ZONING : LAC2

ENTIRE 2ND FLOOR OFFICE AVAILABLE.



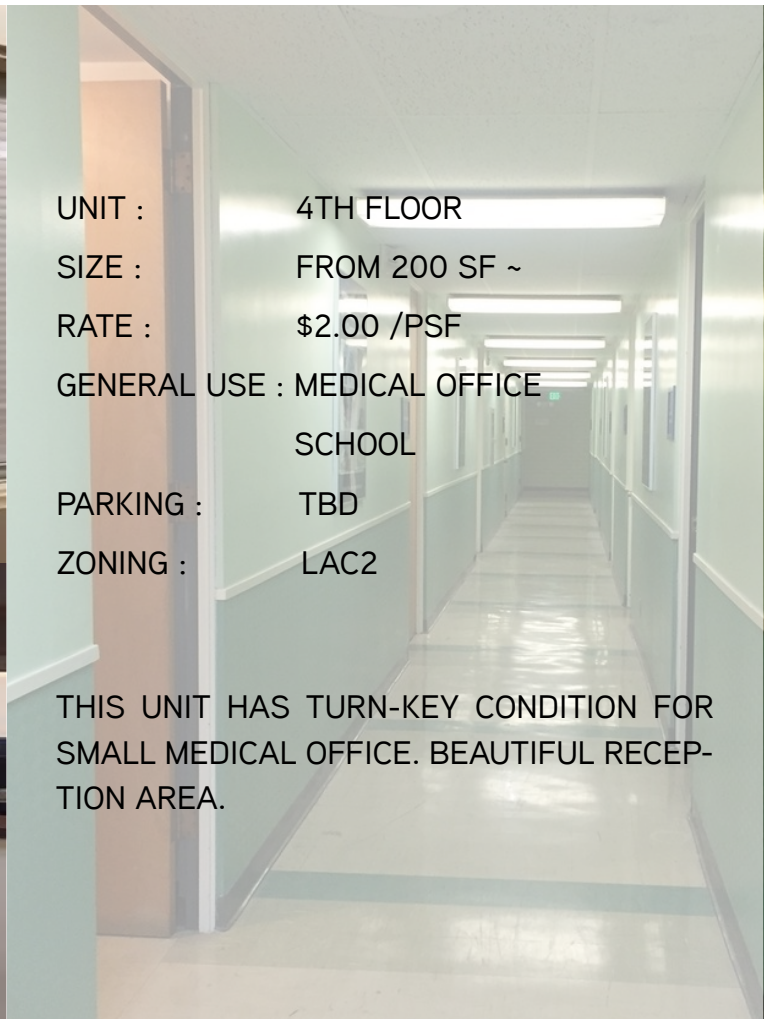
4th Floor Details

PART OF 4TH FLOOR



UNIT : 4TH FLOOR
 SIZE : FROM 200 SF ~
 RATE : \$2.00 /PSF
 GENERAL USE : MEDICAL OFFICE
 SCHOOL
 PARKING : TBD
 ZONING : LAC2

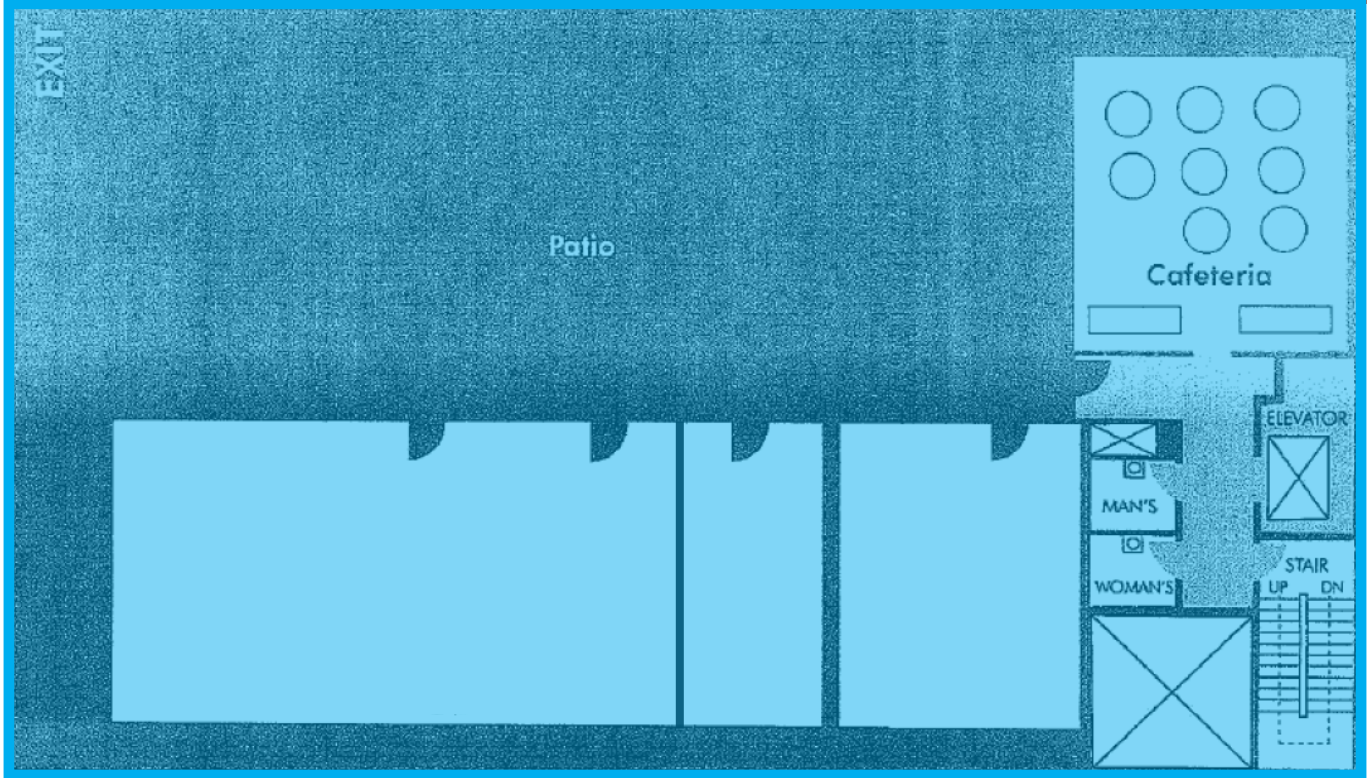
THIS UNIT HAS TURN-KEY CONDITION FOR SMALL MEDICAL OFFICE. BEAUTIFUL RECEPTION AREA.



5th Floor Details



ENTIRE 5TH FLOOR



UNIT : 5TH FLOOR
SIZE : APPX. 3,250 SF (ROOFTOP)
RATE : \$1.85 /PSF
GENERAL USE : MEDICAL OFFICE
SCHOOL
PARKING : TBD
ZONING : LAC2

THIS UNIT COMES WITH LARGE PATIO WITH WHICH CAN BE USED FOR OUT SIDE SITTINGS. GREAT VIEW. LOTS OF POTENTIAL.

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