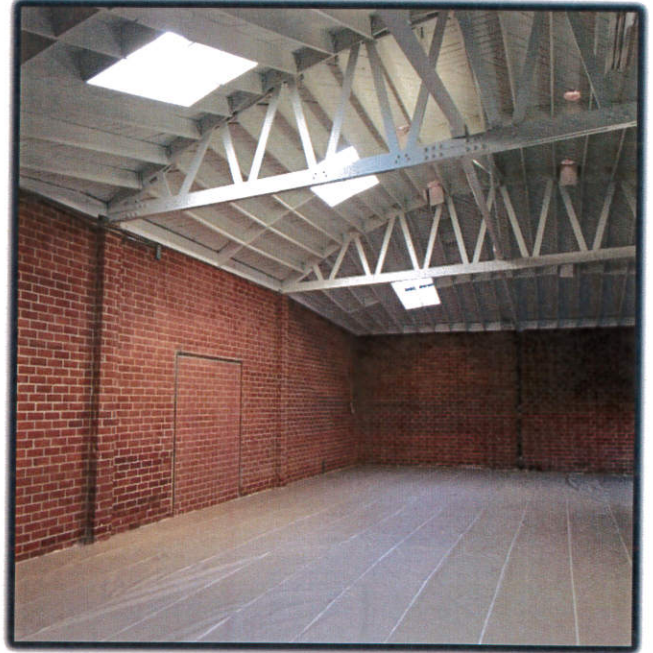


FREESTANDING BUILDING FOR SALE

11162 La Grange Avenue ▪ West Los Angeles, Ca 90064



SALE PRICE: \$4,900,000.00
UNIQUE FREESTANDING CREATIVE OFFICE BUILDING

FEATURES:

- APPROXIMATELY 5,000 SQUARE FEET AVAILABLE.
- AVAILABLE IMMEDIATELY.
- RARE OPPORTUNITY TO PURCHASE * FIRST TIME ON THE MARKET FOR SALE
- TEN (10) AVAILABLE PARKING SPACES. AN ADDITIONAL TEN (10) PARKING SPACES AVAILABLE LOCATED WITHIN ½ BLOCK FROM THE BUILDING, AT A COST OF \$150.00/PER SPACE.
- OPEN FLOOR PLAN WITH TWO (2) LOADING DOORS + CLEAR SPAN BOW TRUSS ROOF + CONCRETE FLOORS & EXPOSED CEILINGS WITH SKYLIGHTS.
- GREAT PROXIMITY TO TRANSPORTATION. LESS THAN ONE BLOCK TO THE 405 FREEWAY.

For Additional Information Please Contact:

Robert Laswell
The Altemus Company
1537 Pontius Avenue, Los Angeles, CA 90025
Direct Office Telephone: 310.424.3522
www.AltemusCompany.com

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