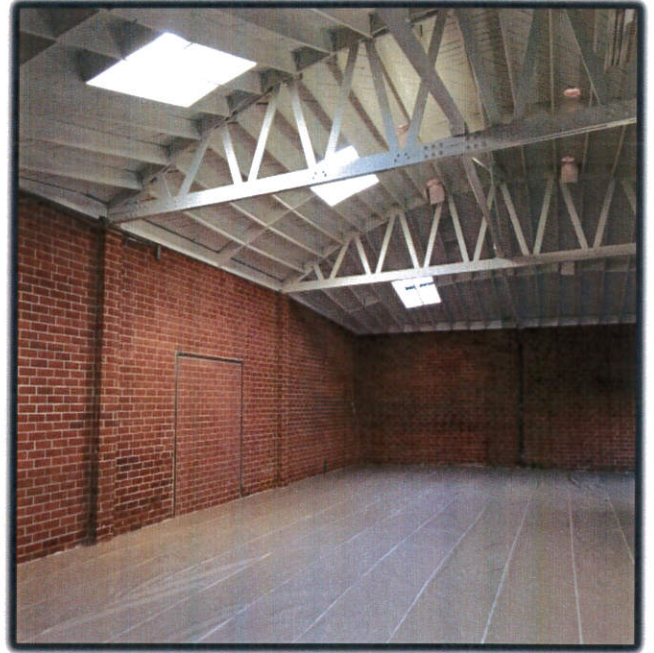


FREESTANDING BUILDING FOR LEASE

11162 La Grange Avenue ▪ West Los Angeles, Ca 90064



UNIQUE FREESTANDING CREATIVE OFFICE BUILDING

FEATURES:

- APPROXIMATELY 5,000 SQUARE FEET AVAILABLE.
- AVAILABLE IMMEDIATELY: FIVE (5) YEAR LEASE TERM.
- ASKING RENT: \$3.60 PER SQ. FT., \$18,000.00 PER MONTH, NNN.
- 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:

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1537 Pontius Avenue, Los Angeles, CA 90025
Direct Office Telephone: 310.424.3522
www.AltemusCompany.com

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