

Available SF: 5,000

Total Building SF: 5,000



Address: 11162 La Grange Ave, Los Angeles, CA 90025-5632
Cross Streets: La Grange Ave / S Sepulveda Blvd

Completely Renovated with New Landscaping
10 Available Parking Spaces, An Additional 10 Spaces Available
Spaces Located One-Half (1/2) Block From The Building At Additional Cost
Open Floor Plan, 2 GL Loading Doors
Exposed Ceilings w/ Skylights
Great Proximity to Transportation

Lease Rate/Mo: \$18,000
Lease Rate/SF: \$3.60
Lease Type: Net
Terms: 5 Year Term
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 5,000
Minimum SF: 5,000
Prop Lot Size: 6,378 SF / .15 AC
Yard: No
Zoning: LAM2

Construction Type: Brick/Block
Const Status/Year Blt: EXIST / 1962
Sprinklered: Yes
Ground Lvl Drs/Dim: 2 / --
Dock High/Dim: 0 / --
Clear Height: --
Heat/Cool: Heating Ventilation AC
Roof Type: Unlam WBT
A: TBD **V:** TBD **Ø:** TBD **W:** --
Parking Spaces: 10/**Bldg Ratio:** 2:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: TBD / --
Restrooms: 3
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 1,000 SF
Include In Available: Yes
Unfinished Mezz: --
Include In Available: --
Possession: Now
To Show: Call Agent
Region: LA West
Thomas Guide: --
APN#: 4323-024-003

Listing Company: The Altemus Company - Los Angeles (310) 478-7727

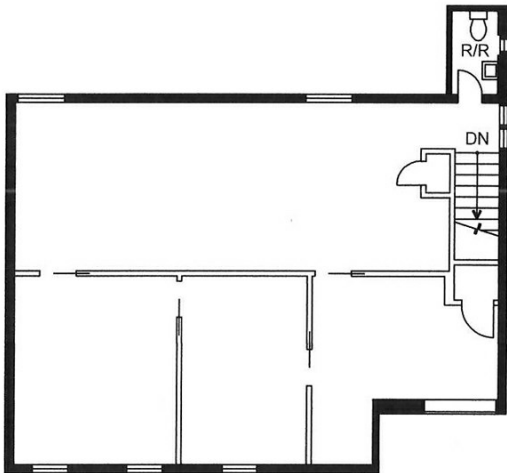
Agents: Robert Laswell (310) 424-3522

Property/Listing/Ste #: 1843568/1878498/2968492

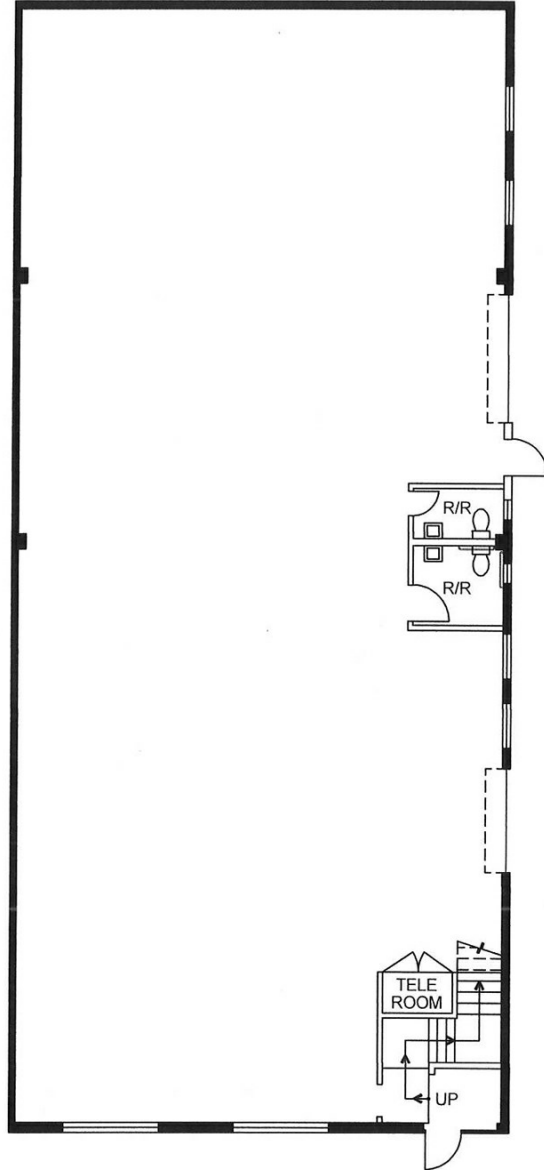
Listing Date: 05/22/2017

FTCF: CB000N000S000

Notes: Call Broker for Commission Information. Free Standing Building. Additional ten (10) spaces located one-half (1/2) block from the building, at a price of \$150.00/per space.



SECOND FLOOR
11162 LA GRANGE AVE.
LOS ANGELES, CA. 90025



FIRST FLOOR
11162 LA GRANGE AVE.
LOS ANGELES, CA. 90025

Approximately 5,000 Sq. Ft.

THE ALTEMUS COMPANY

1537 PONTIUS AVE., 2nd. FLOOR
LOS ANGELES, CA. 90025

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.