

# for lease

*Medical, Offices, Laboratory or Light Industrial*



*11570 W. Olympic Blvd.*

<b>LOCATION</b>	11570 W. Olympic Blvd., Los Angeles, CA 90064
<b>AVAILABLE SPACE</b>	+/- 10,724 square feet (per tax record)
<b>RENTAL RATE</b>	Negotiable
<b>LEASE TERM</b>	Negotiable
<b>AVAILABILITY</b>	Immediately
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• The subject property is comprised of approximately <math>\pm 10,724</math> square feet of building on approximately <math>\pm 23,187</math> square feet of land, with M2-1 zoning.</li><li>• Generous gated parking is striped for 30 cars plus 1 handicap space.</li><li>• Excellent visibility and accessibility along a major east-west corridor that connects key neighborhoods including Santa Monica, Century City, and Beverly Hills.</li><li>• Proximity to major freeways such as the I-10 and I-405, as well as access to public transportation, makes the location attractive to both tenants and commuters.</li><li>• The subject property has a neighboring opportunity that can be purchased together: 2207 Colby Ave, which has a connected hallway between the two properties.</li></ul>