



3508 EAGLE ROCK BOULEVARD

LOS ANGELES, CA 90065

OFFICE/FLEX BUILDING FOR SUBLEASE



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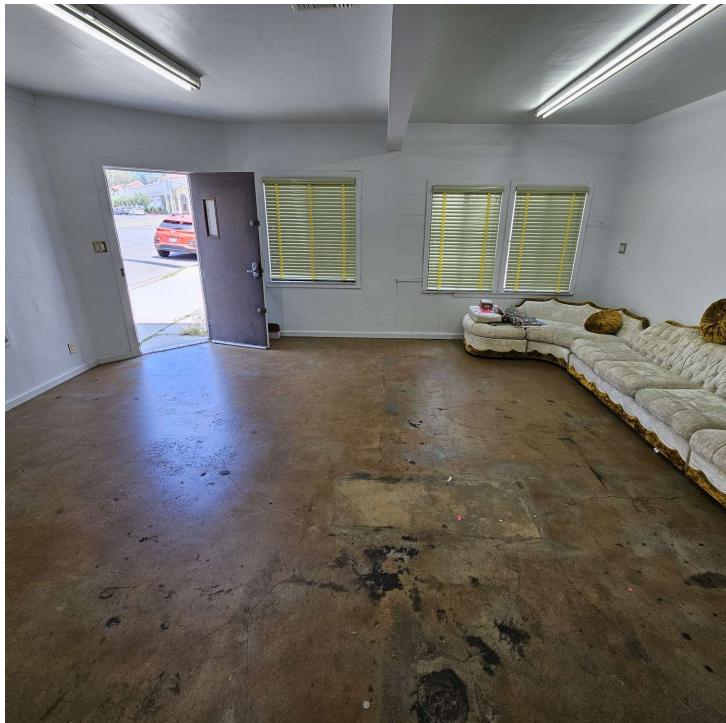


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OFFERING SUMMARY

SubLease Rate: \$3.45 SF/month
 (Single-Tenant Gross)
 \$2,415.00 + Utilities

Building Size: 700 SF

Available SF: 700 SF

Lot Size: 6,050 SF

Zoned: LAM1

PROPERTY OVERVIEW

Rare single-tenant creative office/flex building available for sublease in Glassell Park. Freestanding building, excellent for creative arts, design, or administrative office uses. Immediate access to 2/5/134 freeways, two (2) parking spaces in attached lot, restroom, street frontage. For showings and additional information, please contact brokers below.

PROPERTY HIGHLIGHTS

- Creative Office/Flex
- Two (2) Parking Spaces
- Single-Tenant Building
- Possible Building Signage
- Easy Freeway Access
- Available Immediately
- Sublease term through April 30, 2027

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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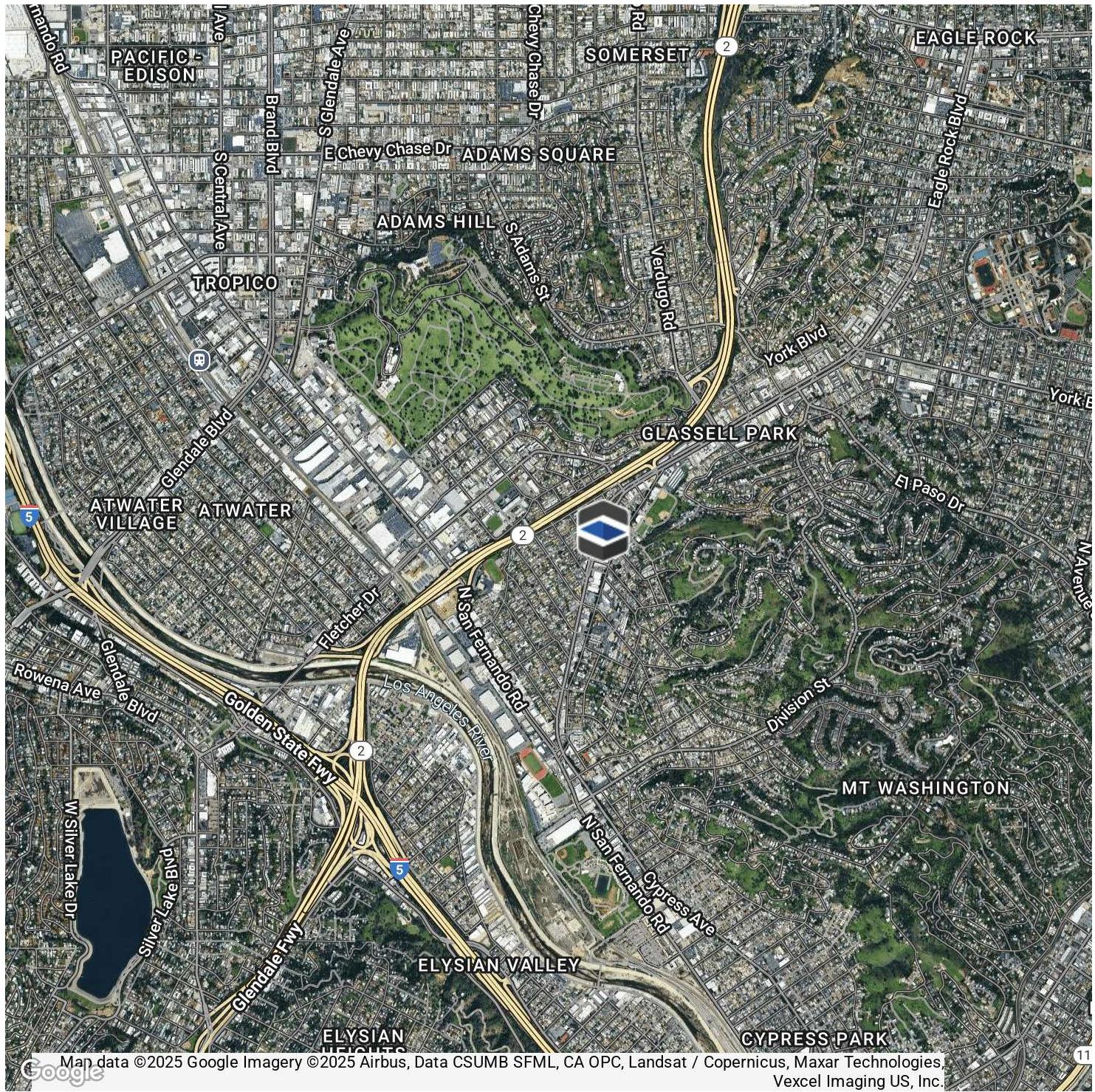


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