

Rate Reduced \$2.95 to \$2.45!

For Lease

12211 Washington Blvd

Prime Culver West location between Santa Monica, Venice, and Playa Vista

Mark Berman
M Strategic Real Estate Services
M: 310-713-1323
Mark@MStrategic.net
DRE 01013402



Available Space

1. **Suite 110** 2,655 SF
2. **Suite 120** 6,055 SF

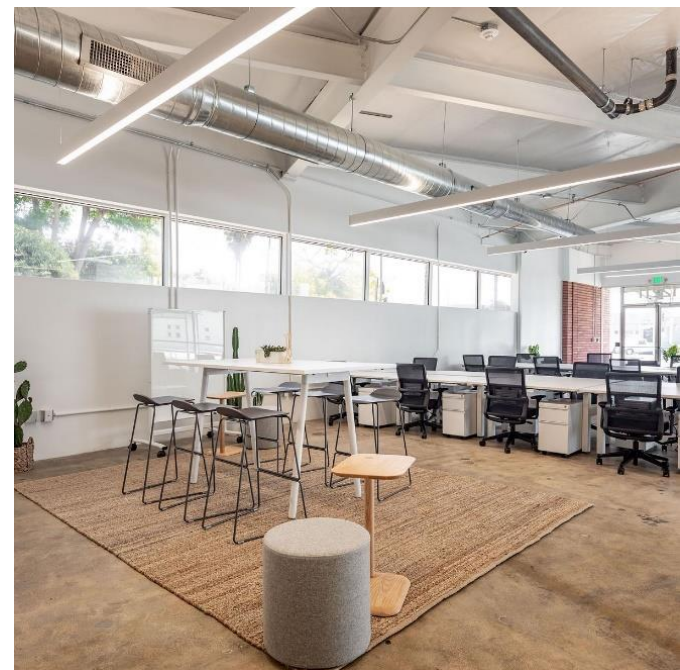
Rent \$2.45 NNN

Term 3 – 10 yrs.

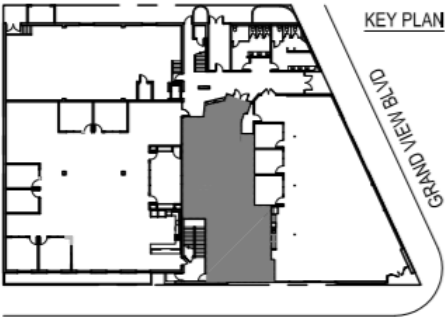
Parking Ratio of 3 per 1,000 reserved parking available at \$125 per space, per month

Features

- High exposed wood and metal beam ceilings
- Polished concrete floors and beautiful red brick walls
- Glass front conference rooms, abundant natural light
- New open plan kitchens
- High identity creative building – signage opportunity
- Gentrifying neighborhood with new restaurants and retail amenities

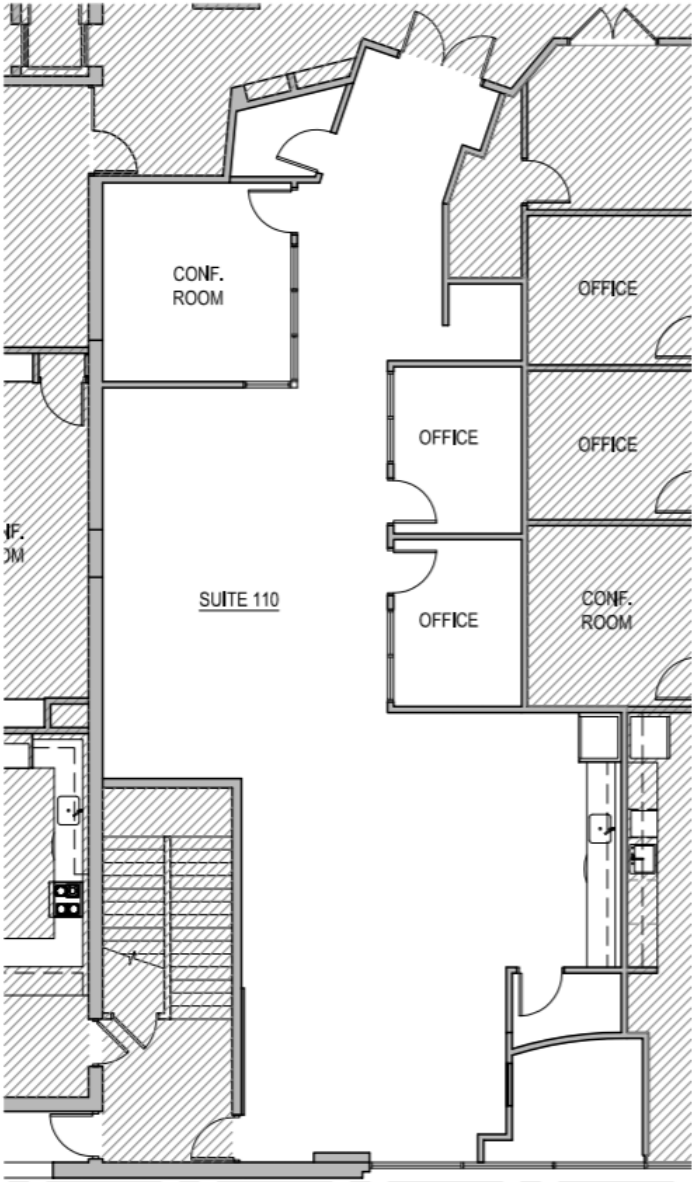


Suite 110: 2,655± SF

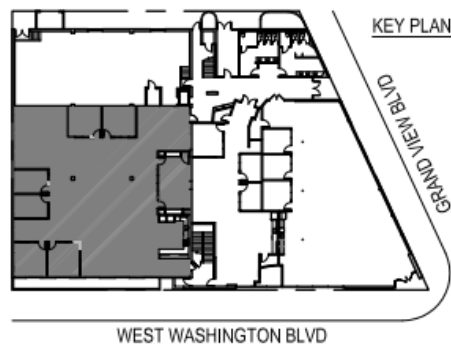


KEY PLAN LEGEND

ENLARGED SUITE

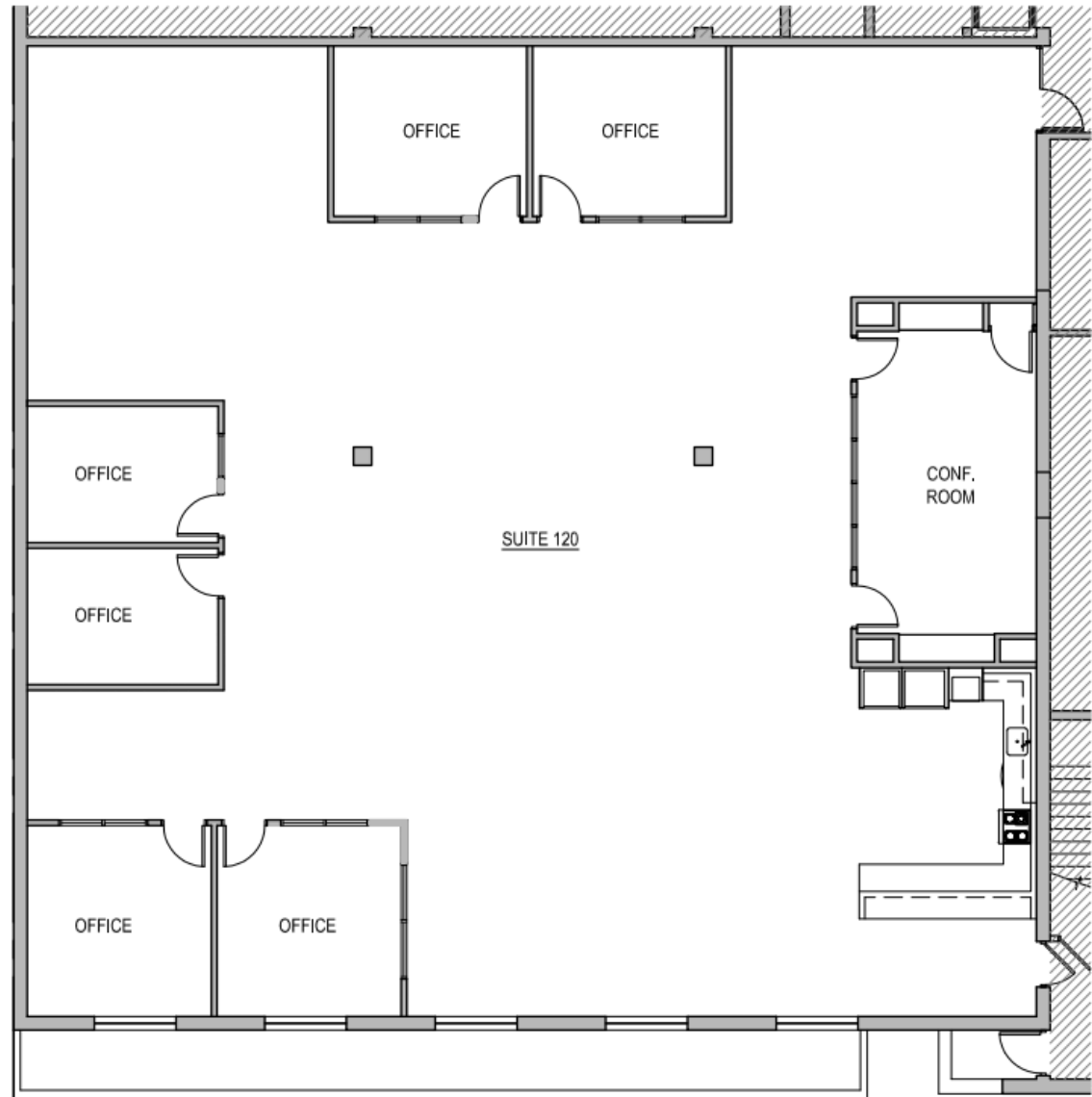


Suite 120: 6,055± SF

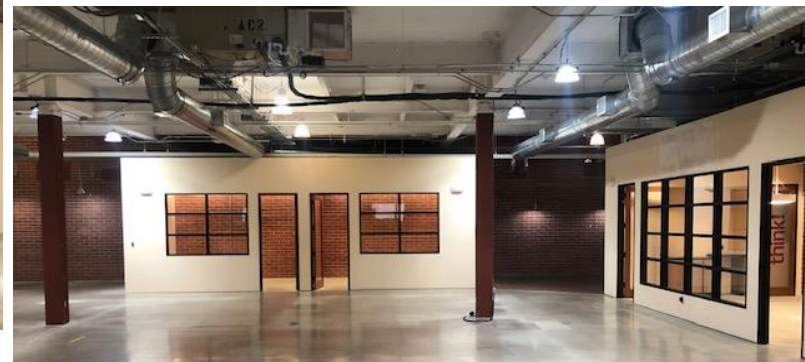
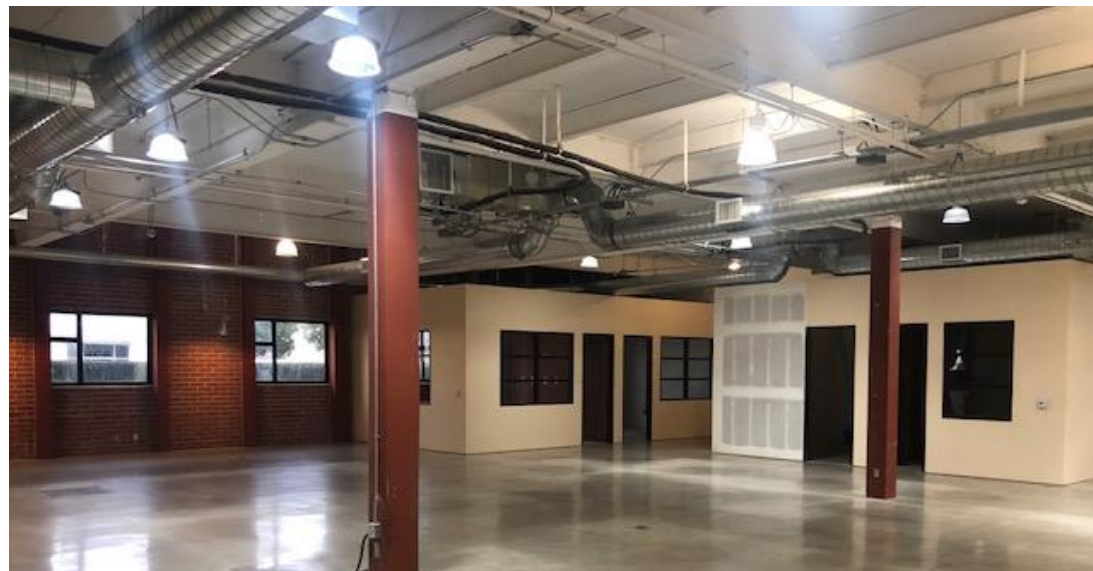
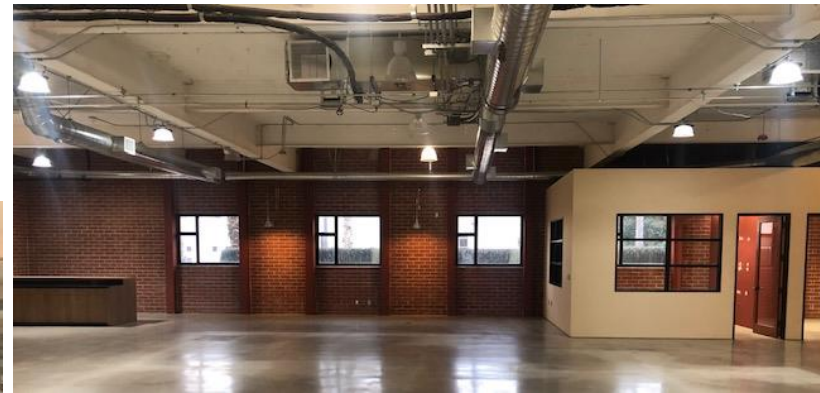
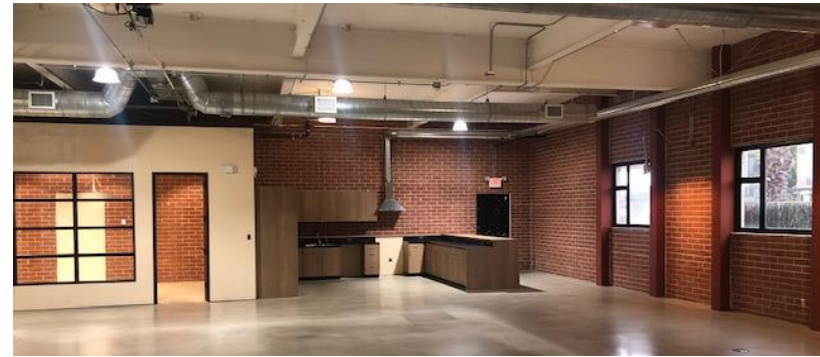
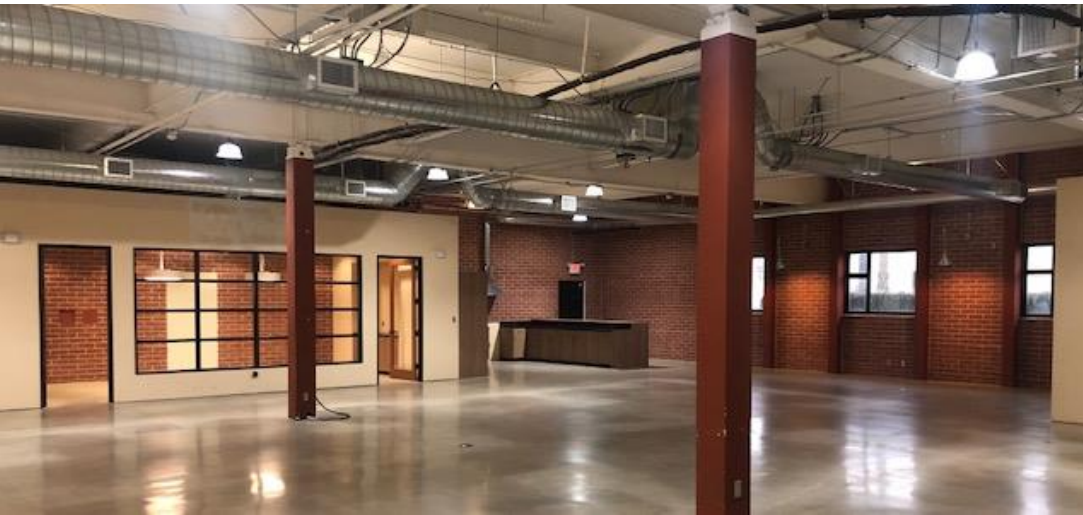


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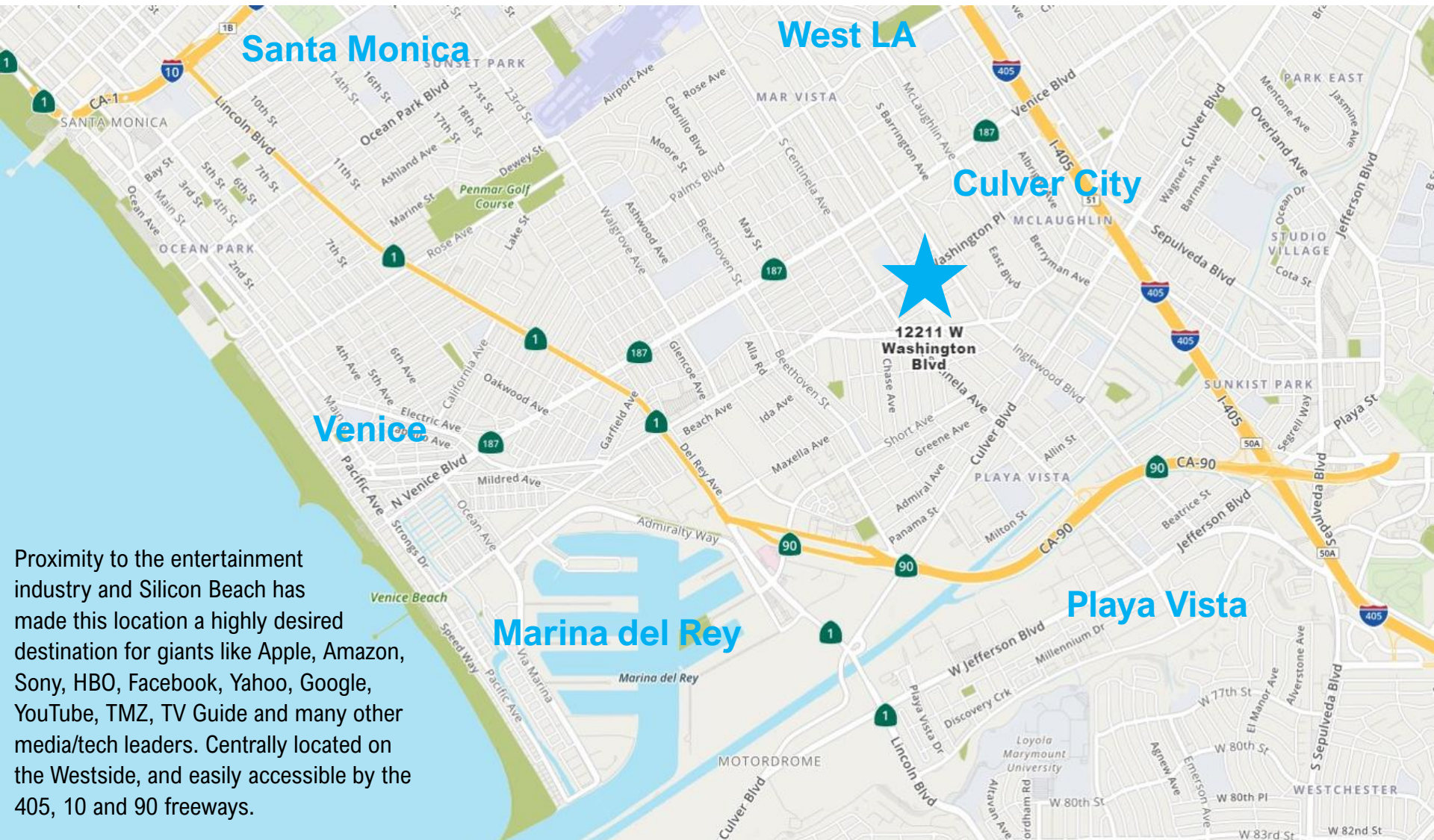
■ ENLARGED SUITE



Suite 120



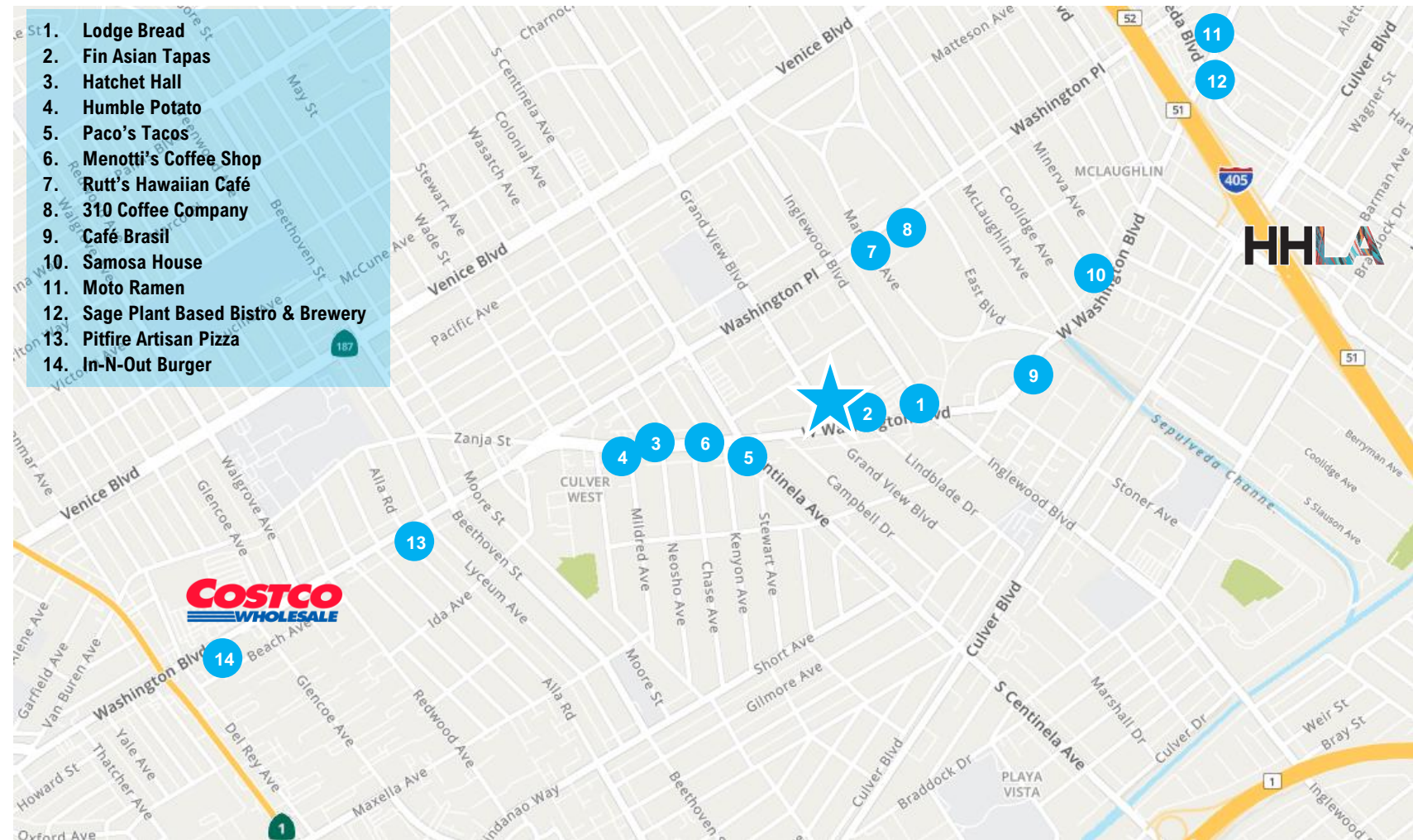
Location



Proximity to the entertainment industry and Silicon Beach has made this location a highly desired destination for giants like Apple, Amazon, Sony, HBO, Facebook, Yahoo, Google, YouTube, TMZ, TV Guide and many other media/tech leaders. Centrally located on the Westside, and easily accessible by the 405, 10 and 90 freeways.

Nearby Eateries

1. Lodge Bread
2. Fin Asian Tapas
3. Hatchet Hall
4. Humble Potato
5. Paco's Tacos
6. Menotti's Coffee Shop
7. Rutt's Hawaiian Café
8. 310 Coffee Company
9. Café Brasil
10. Samosa House
11. Moto Ramen
12. Sage Plant Based Bistro & Brewery
13. Pitfire Artisan Pizza
14. In-N-Out Burger



Culver West features a buzzing dining scene which includes globally inspired eateries, gastropubs, taquerias, coffee bars, bakeries and neighborhood cafés. HHLA - a unique outdoor entertainment and retail destination with Cinemark multiplex – is minutes away along with Costco, Villa Marina Marketplace, and dozens of one-of-a-kind retail shops.



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For more information:

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