

VIEW VIRTUAL TOUR

CREATIVE SUITE FOR LEASE IN WEST LA

2256 BARRY AVENUE, LOS ANGELES, CA 90064





# PROPERTY INFORMATION

PREMISES	UNIT 2A ± 2,735 SF UNIT 2B ± 2,340 SF Contiguous to ± 5,075 SF
RENT	\$2.95/ SF, Modified Gross
OCCUPANCY	Immediate
TERM	Flexible
PARKING	2/1,000 (\$150/Space/Month)

## FEATURES

- Suite Available in Creative Compound
- Concrete Floors
- Exposed Ceilings
- Natural Light
- Direct Access to Suite from Outdoor Walkway
- Patio
- Located at the End of Quiet Street With Ample Privacy
- Close to Tons of World Class Eateries Along Sawtelle Boulevard
- Easy Access to 10 and 405 Freeways
- Walking Distance to Metro Expo Line

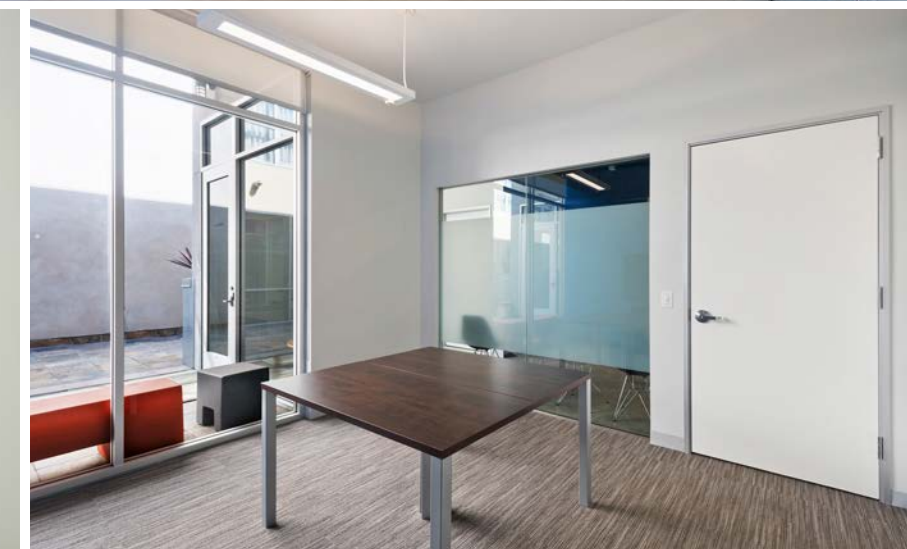
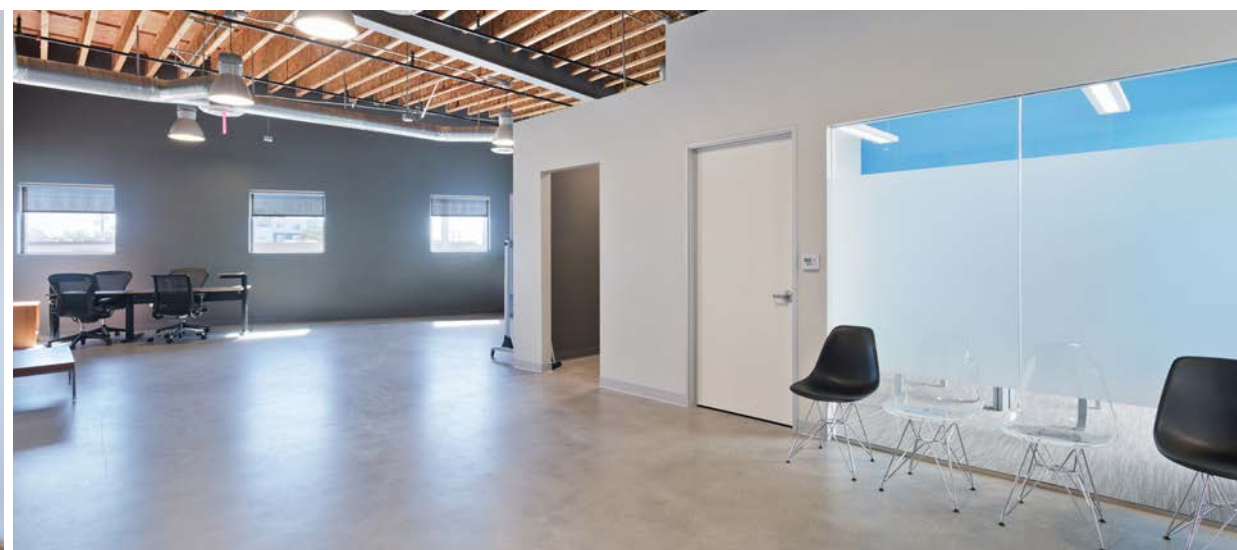
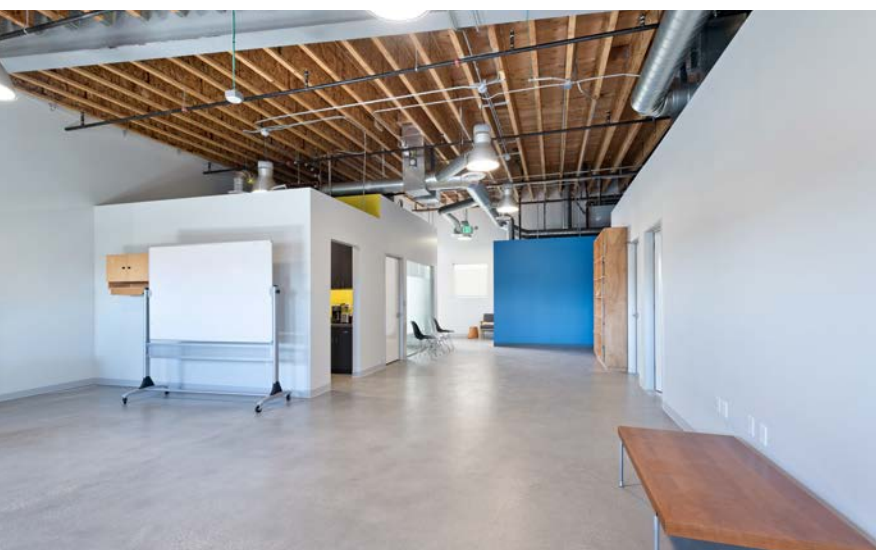


1420 2nd Street, Suite 150, Santa Monica, CA 90401  
310.526.0910 | [www.rsfla.com](http://www.rsfla.com) | dre 01095117

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.



# UNIT 2A

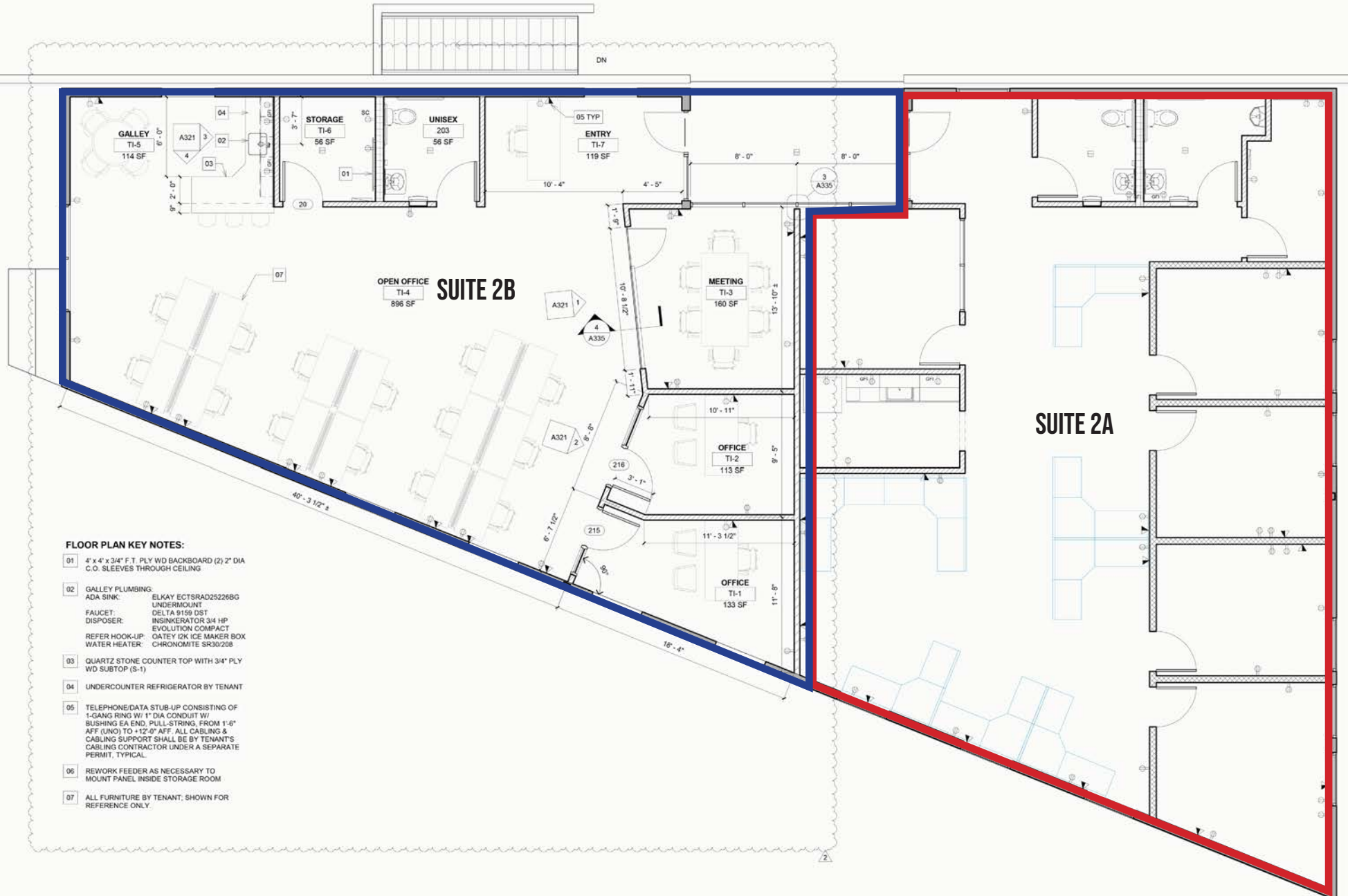








# FLOOR PLAN

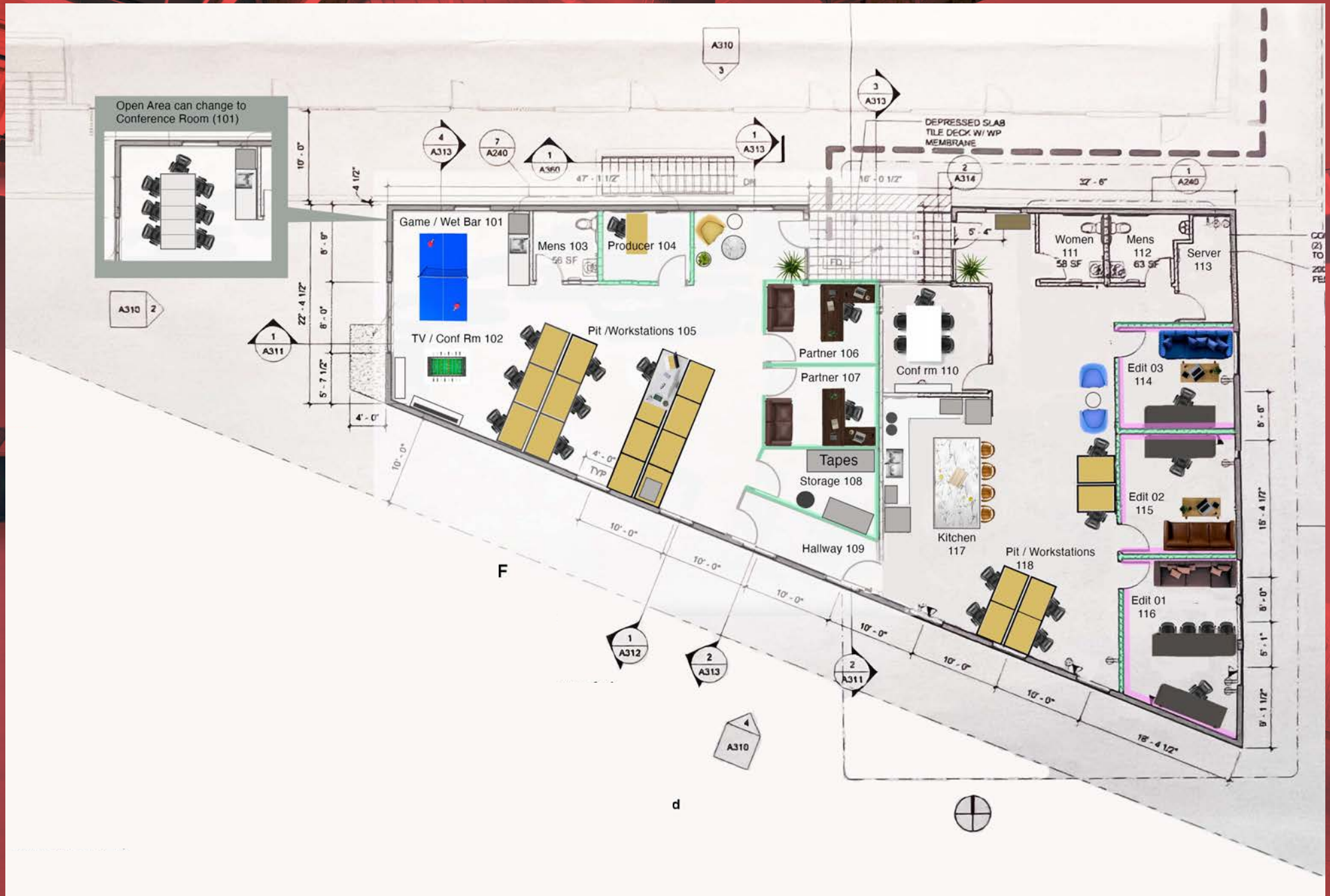


# CONTIGUOUS FLOOR PLAN





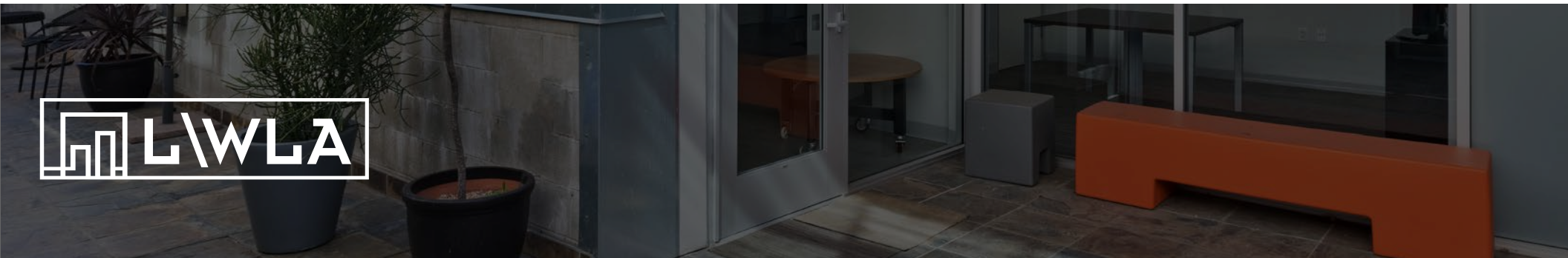
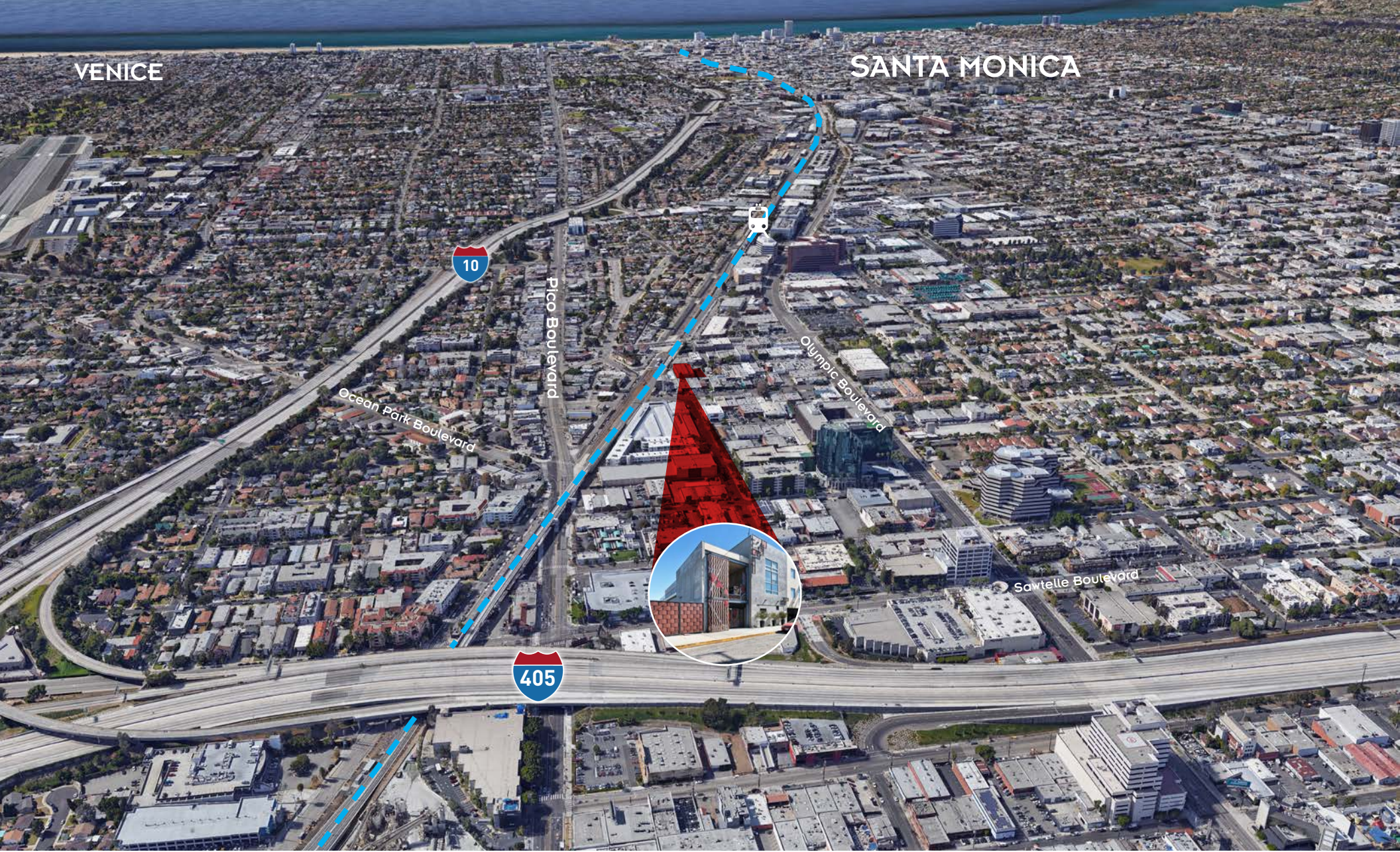
# EXAMPLE CONTIGUOUS LAYOUT





VENICE

SANTA MONICA





# CONTACT US

**BRAD MCCOY**  
PRINCIPAL

310.899.2730  
bmccoy@leewestla.com  
BKR DRE 01938098

**DAVID WILSON**  
PRINCIPAL

310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

**DYLAN MAHOOD, CCIM**  
PRINCIPAL

310.899.2706  
dmahood@leewestla.com  
AGT DRE 02027002

**CONOR HALLORAN**  
PRINCIPAL

310.899.2724  
challoran@leewestla.com  
AGT DRE 02085970

**GEORGE WILSON**  
PRINCIPAL

310.899.2738  
gwilson@leewestla.com  
AGT DRE 02090678

Lee & Associates Los Angeles West, Inc.

1508 17th Street, Santa Monica, CA 90404  
www.leewestla.com | DRE 01222000

