

11788 W PICO BLVD LOS ANGELES

FOR SALE/LEASE
RENOVATED IN 2022

CREATIVE OFFICE
BUILDING AREA
±7,000 RSF



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FOR SALE/LEASE

CREATIVE OFFICE

11788 W PICO BLVD LOS ANGELES CA 90064

DETAILS

BUILDING SF

±7,000 RSF

SALE PRICE

\$5,500,000

LEASE RATE

\$4.35/SF per Mo. NNN

PARKING

11 Striped space, gated
Can stack up to 15-17 cars

NOTES

Delivered vacant upon COE
Furniture available to new user
Gated parking and security systems in place

Creative office for sale**FEATURES**

Three levels or renovated office space

Combination of open work space and closed door offices

Central location walkable to many restaurants, etc

Office underwent complete renovation in 2022

New paint carpet, bathrooms and kitchen upgrades throughout.

Basically unoccupied since renovations.

Wired, cabled and furnished for new owner to plug and play or as investment property.

Possible rooftop patio, new owner to investigate

Tremendous signage + branding opportunity

Mix of office and open space to suit most needs.

Good onsite parking and neighborhood street parking as well.

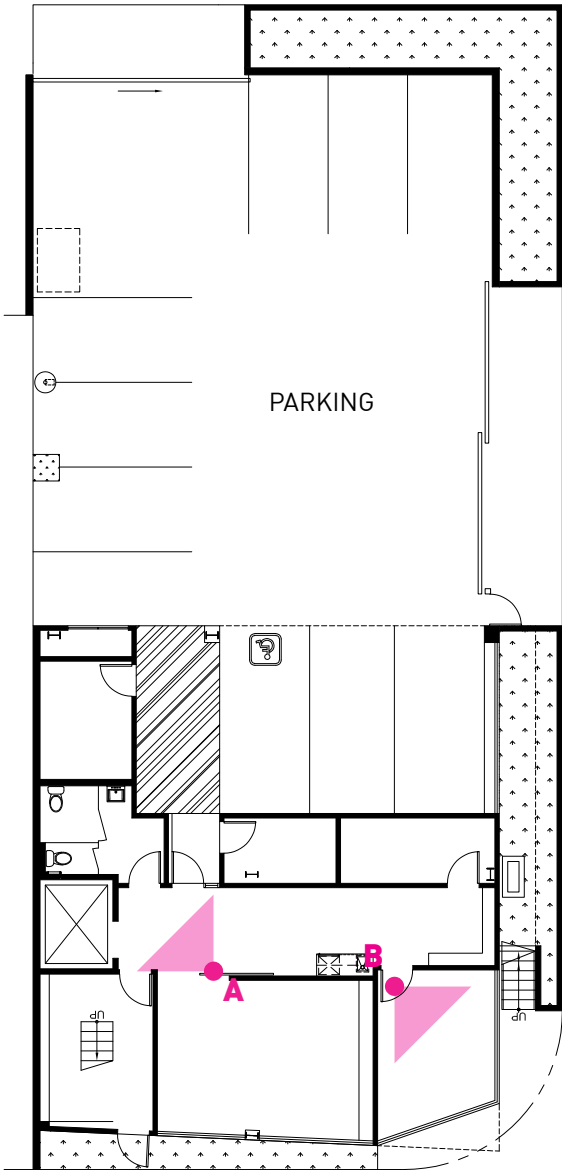
Easy to demise for owner use to supplement income.



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1ST FLOOR



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



A— ELEVATOR LOBBY



B— CORNER OFFICE

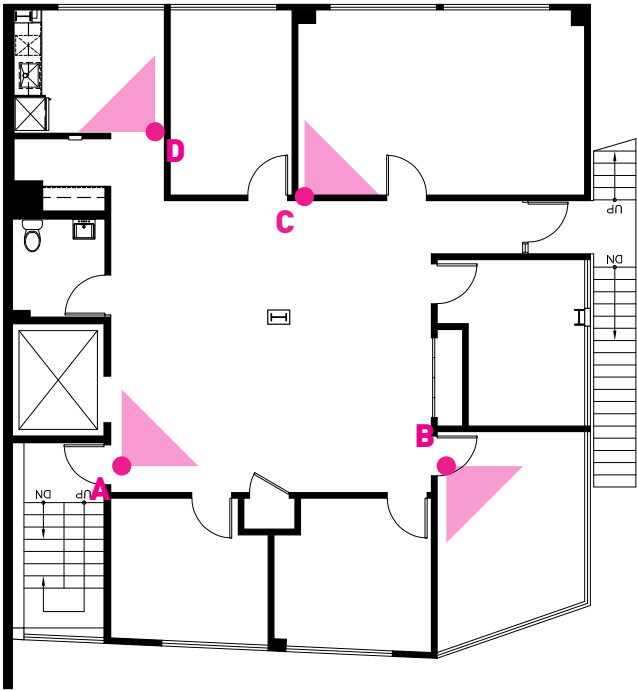
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FLOOR PLAN

2ND FLOOR



W PICO BLVD

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A— OPEN WORK AREA



B— CORNER OFFICE

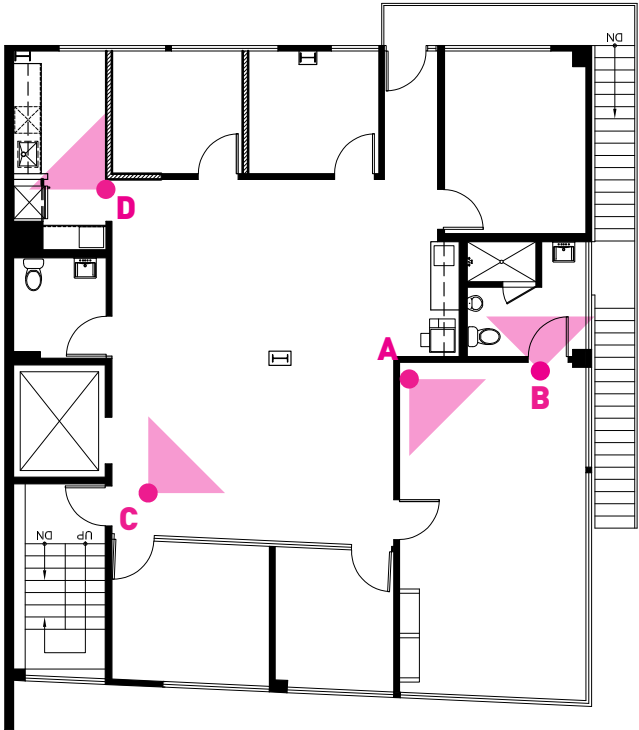


C— CONFERENCE ROOM



D— KITCHEN

3RD FLOOR



W PICO BLVD

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A— EXECUTIVE OFFICE



B— EXECUTIVE OFFICE BATHROOM

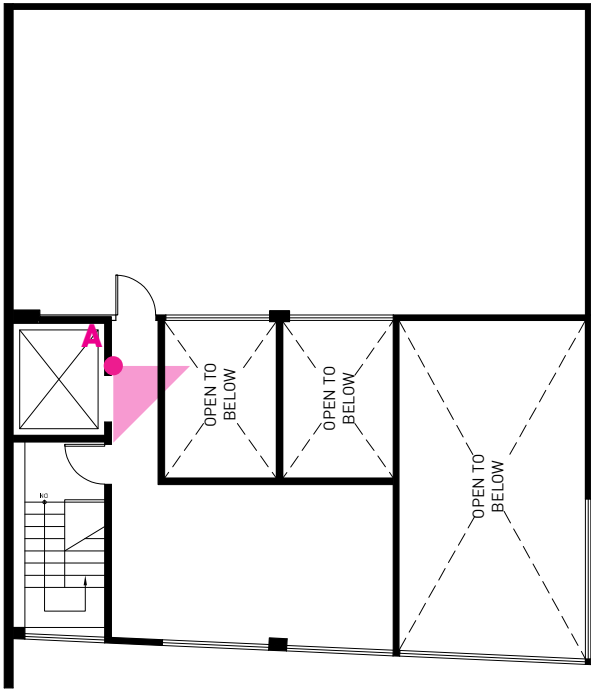


C— OPEN WORK ARE



D— KITCHEN

4TH FLOOR



W PICO BLVD

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A— MEZZANINE AREA

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AERIAL PHOTO



East Facing View



Entrance Kitchen



Ground Level Conference Room



Parking



2nd Floor Workspace



2nd Floor Corner Office



2nd Floor Kitchen



3rd Floor Workspace



3rd Floor Executive Office with Bathroom



3rd Floor Executive Bathroom



3rd Floor Kitchen

About the Neighborhood

Neighborhood surrounded by creative tenants, including RiotGames.

Quick access to the 405 and 10 Freeways.

Located near Metro's Expo Line, which connects Downtown Santa Monica with Downtown LA.

Amenity-rich area, with a balance of restaurants, coffee shops, retailers, and fitness clubs.

92/100 WALKSCORE
8-MIN WALK TO EXPO/SEPULVEDA
ADJACENT TO 10 & 405 FREEWAYS

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