



# 3633 Lenawee Ave Los Angeles, CA

Second Floor Studio 100: ± 5,600 SF for Lease

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### Premises

Second Floor Studio 100: ± 5,600 SF  
(Can be delivered as 10,000 SF)

### Rent

Year 1: \$2.50/Net  
Year 2: \$2.60/Net  
Year 3+: TBD  
(\$0.59 Nets PSF/Mo)

### Occupancy

Immediate

### Term

3 - 5 Years

### Parking

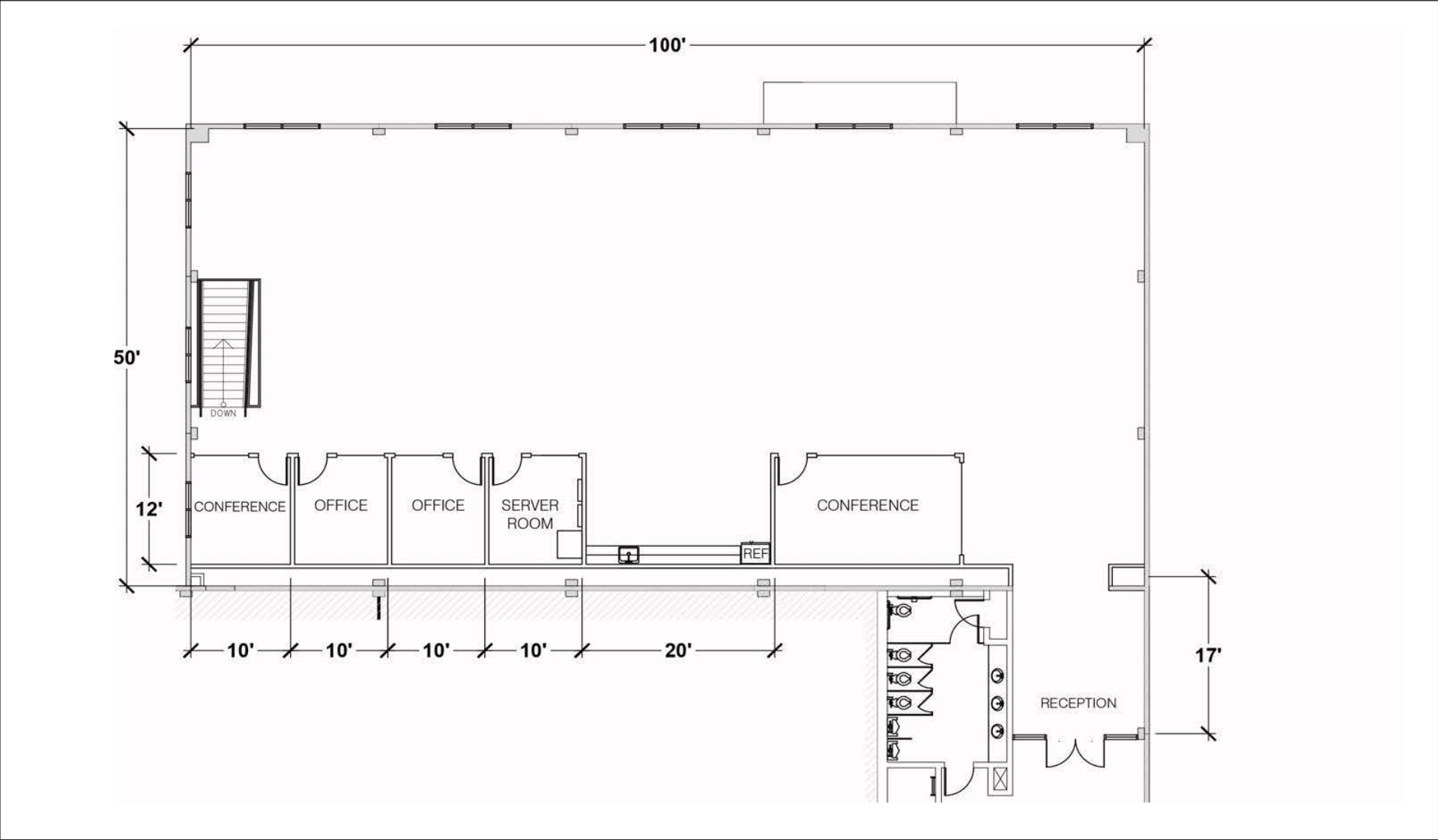
3/1,000 SF @ \$150/space/month  
(More Parking Available)

### Features

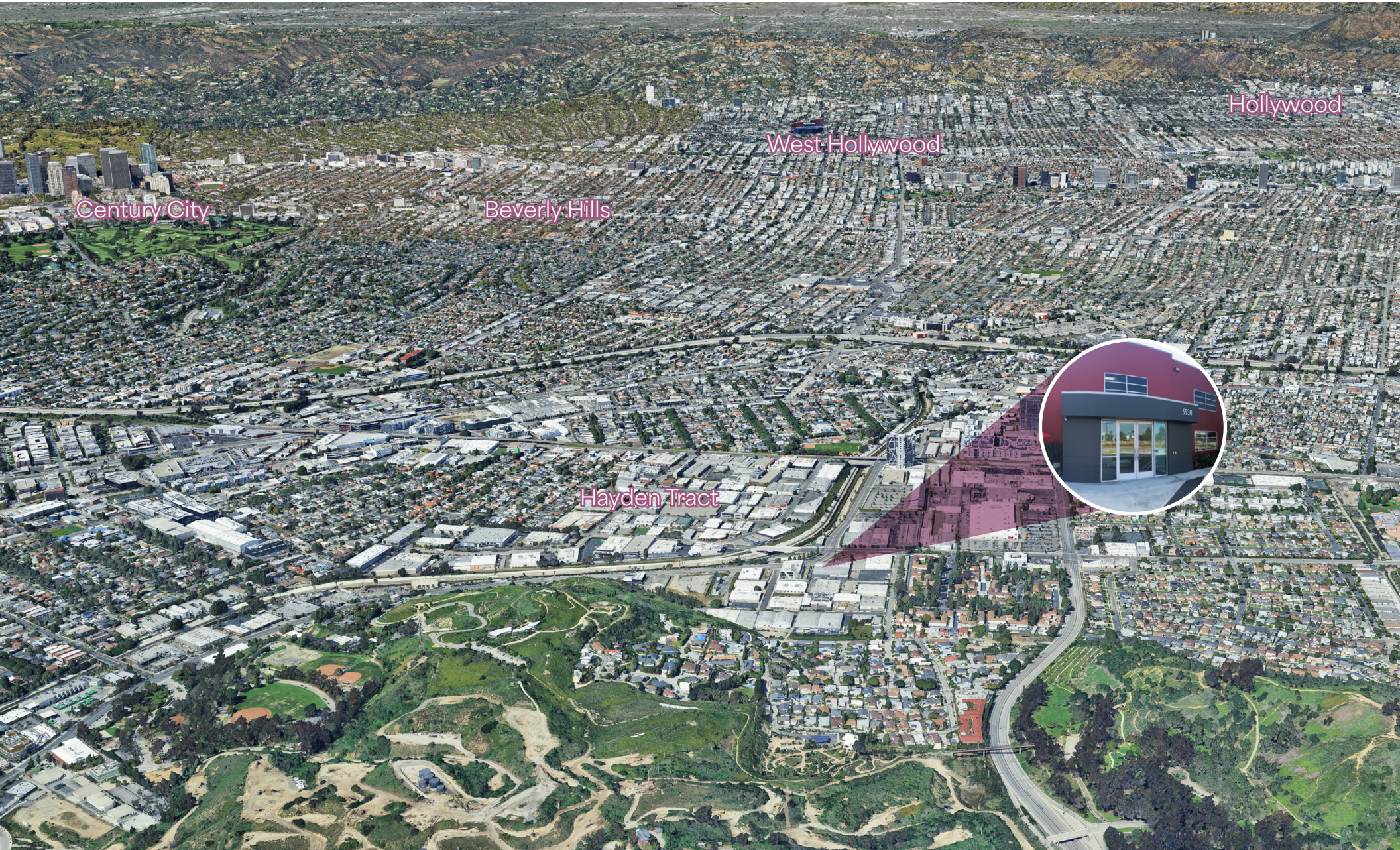
- Building identity
- Polished concrete floors
- High and exposed ceilings, glass walls
- Natural light
- Private breakout rooms
- Open kitchens with stainless appliances
- Conference room
- Private on-site parking
- Private outdoor patio
- Separate entrance
- 24/7 HVAC control
- EV Chargers



\*office rendering

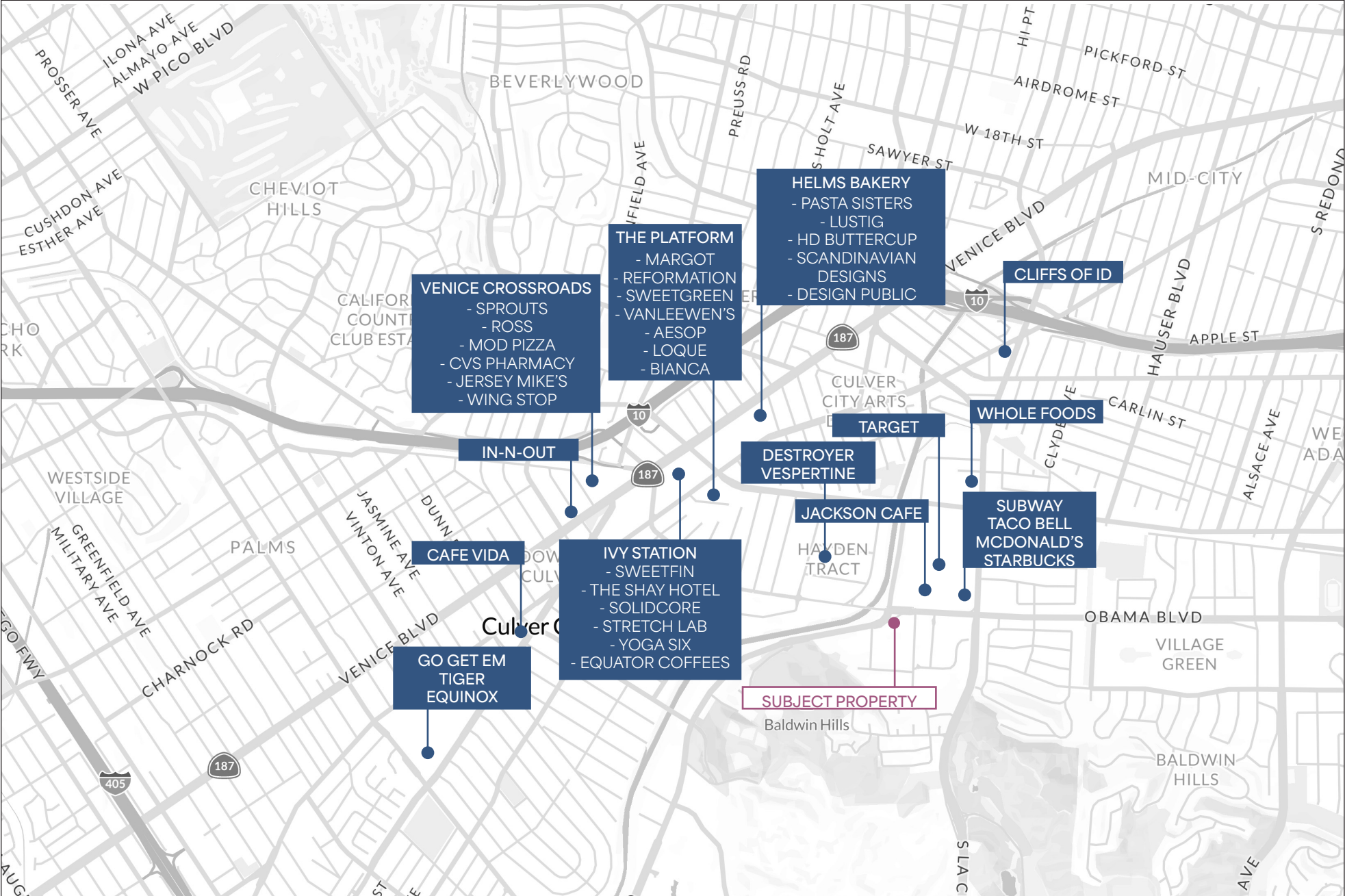






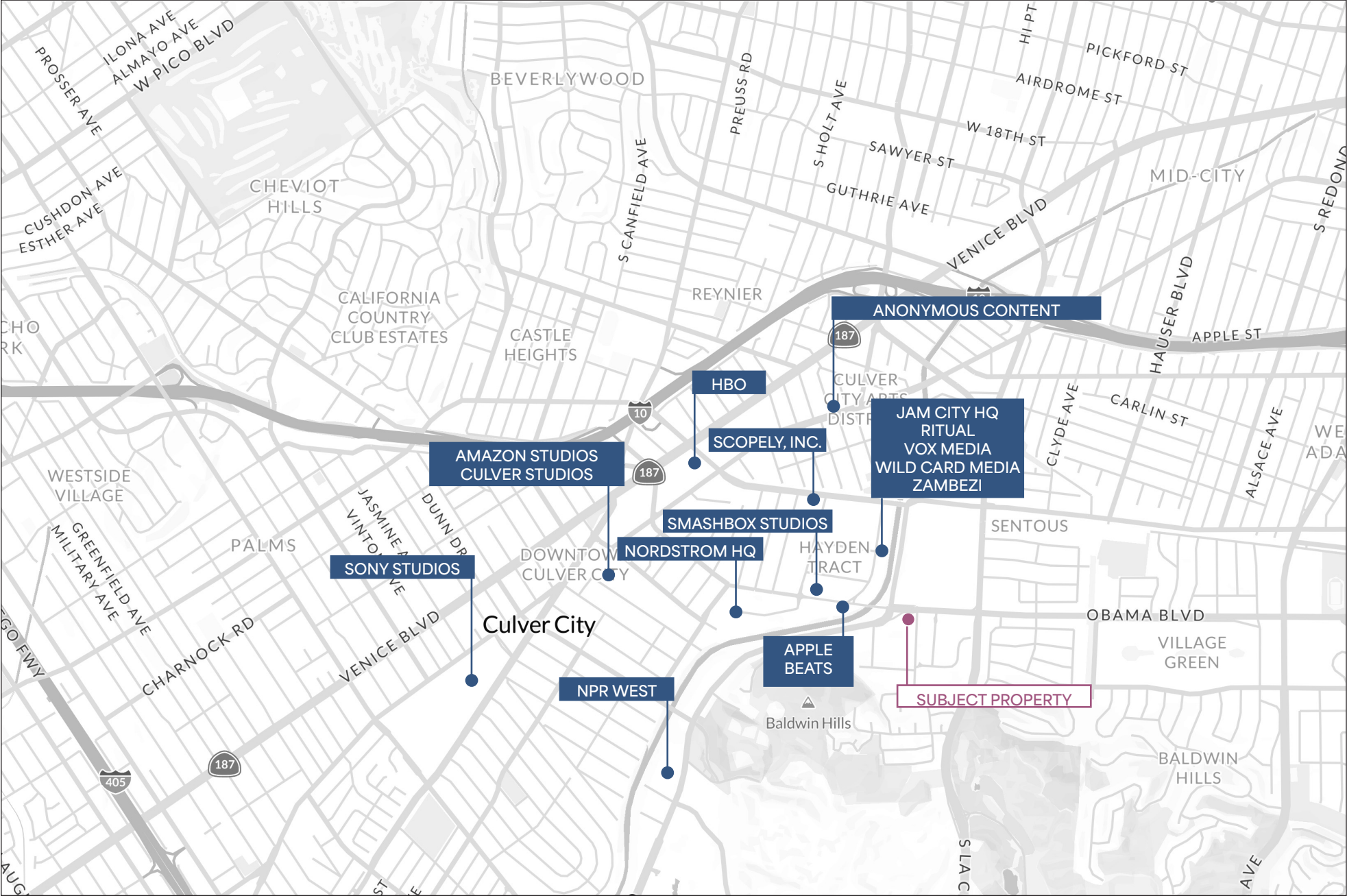
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# Nearby Restaurants & Amenities



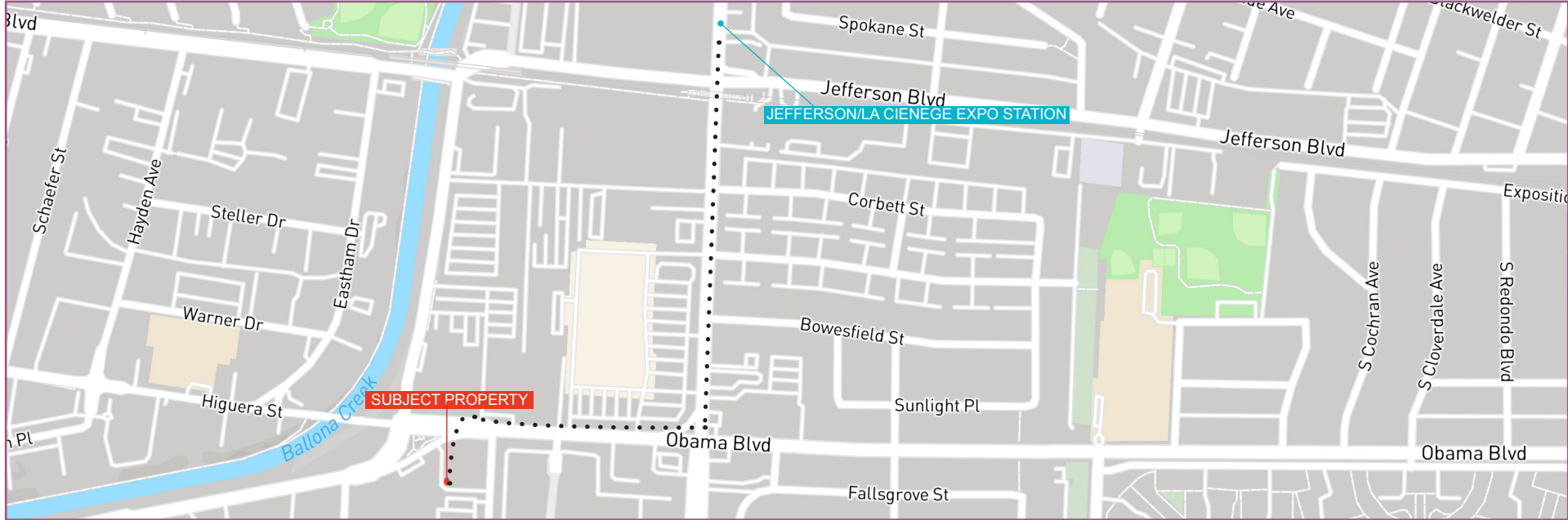
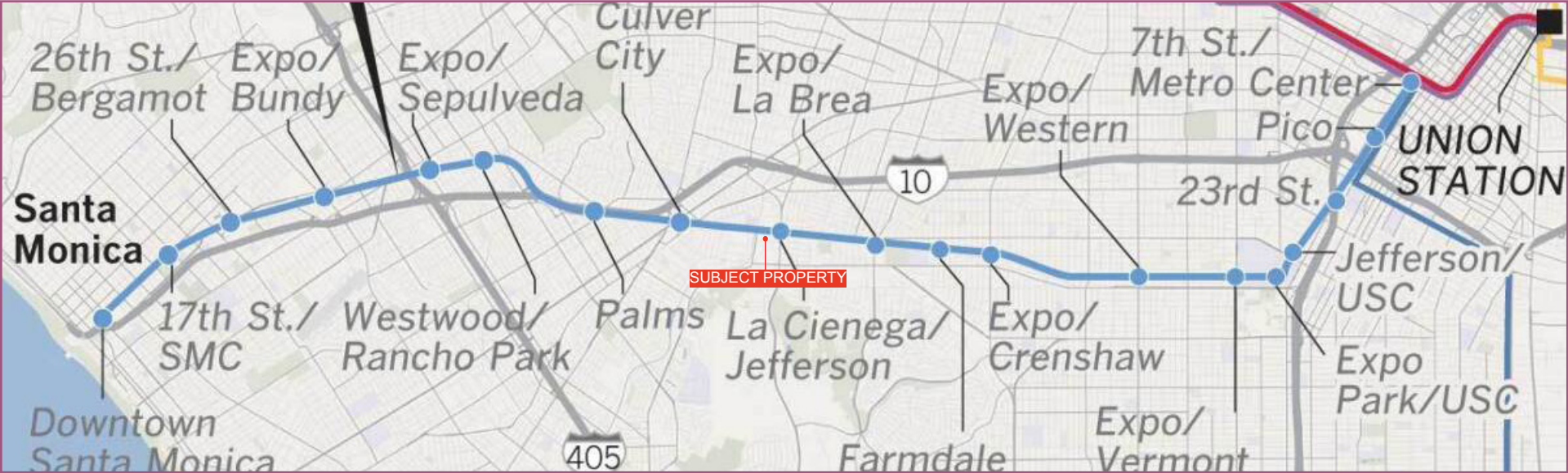
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# Nearby Tenants



# 3633 Lenawee Ave

Expo Line



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