

Available SF 3,750 SF

Industrial For Lease

Building Size 5,000 SF

1


Address: 2048 Cotner Ave, Los Angeles, CA 90025

Cross Streets: Cotner Ave/ Mississippi Ave

Free Standing; Beautiful West LA Office/Flex Space

2,000 SF Warehouse/Storage Area

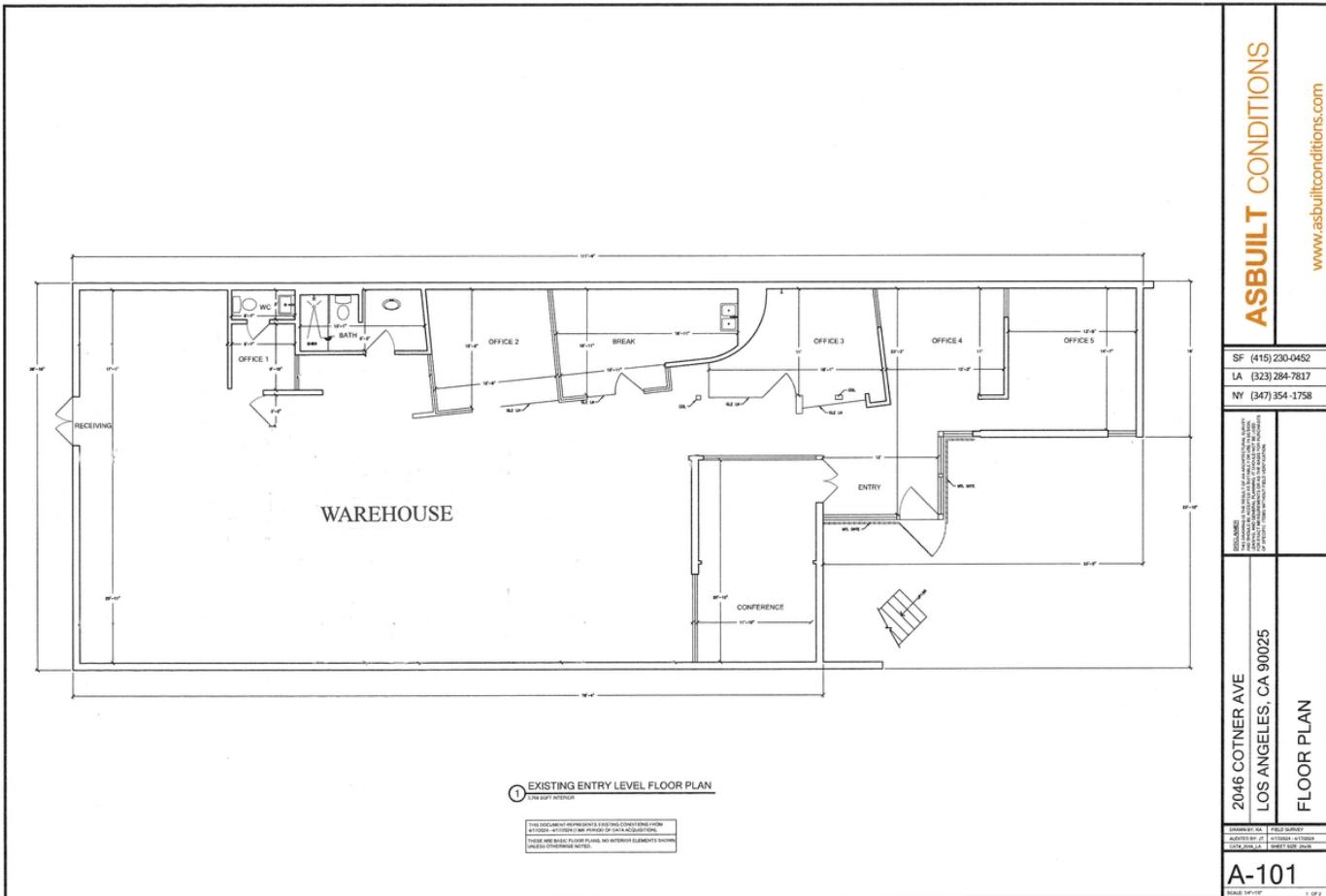
Ground Floor; Gated Secure Parking

Full Kitchen Build-Out; Exposed Metal A/C Ducting

Exposed Wood Beam Ceilings

Polished Concrete Floors; Fully A/C; Skylights

Lease Rate/Mo:	\$12,375	Sprinklered:	No	Office SF / #:	1,750 SF
Lease Rate/SF:	\$3.30	Clear Height:	11'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 6' x 6'8" - Double Doors	Office HVAC:	Heat & AC
Available SF:	3,750 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,750 SF	A: V: O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3 - 5 Years	Const Status/Year Blt:	Existing / 1964	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	5 / Ratio: 1.3:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	LA West
Zoning:	M2-1			APN#:	4323024015
Listing #:	40121453	Listing Date:	04/11/2024		

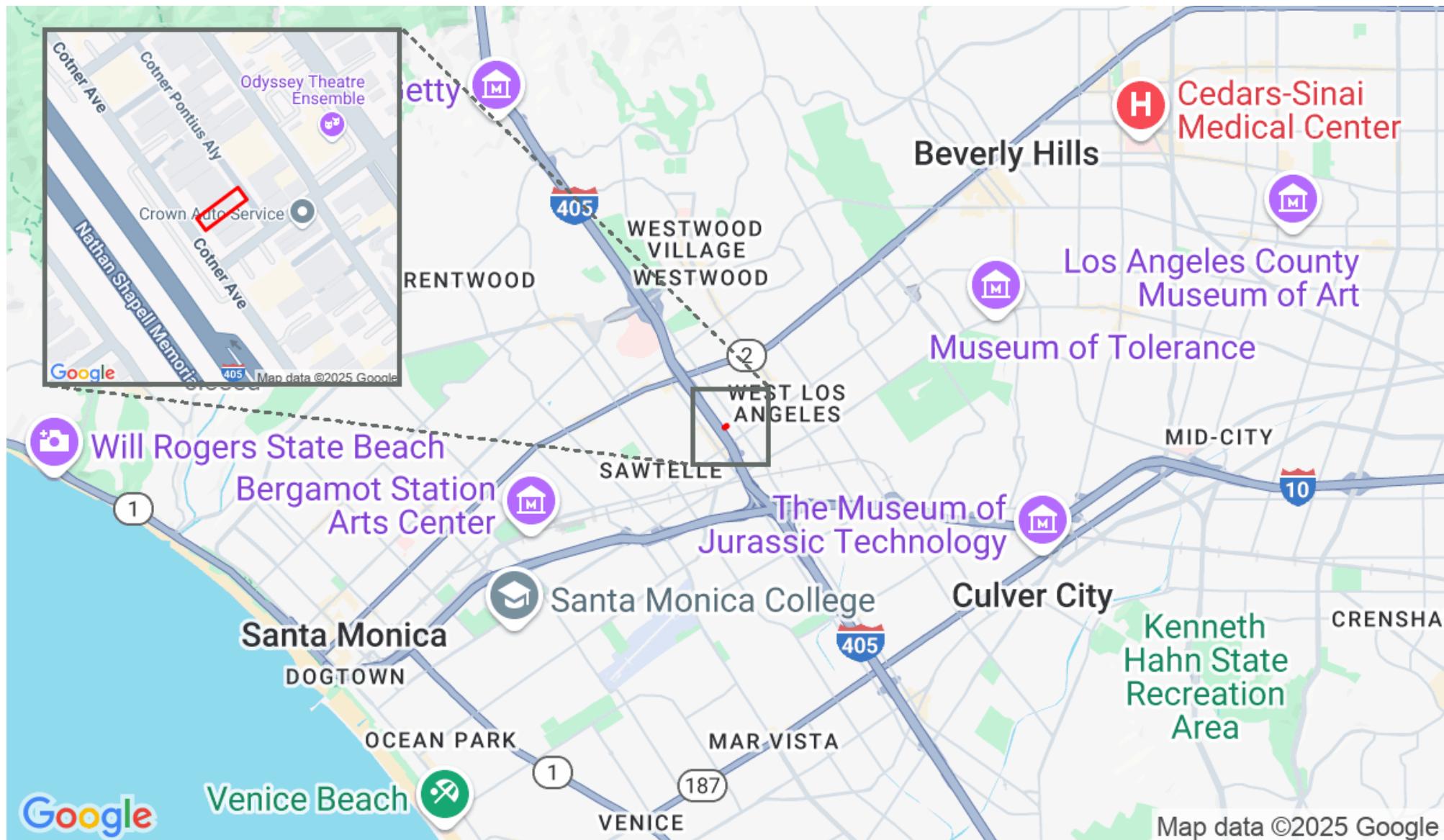


2046-2048 Cotner Ave



The Altemus Company

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Moody's
ANALYTICS | Catalyst

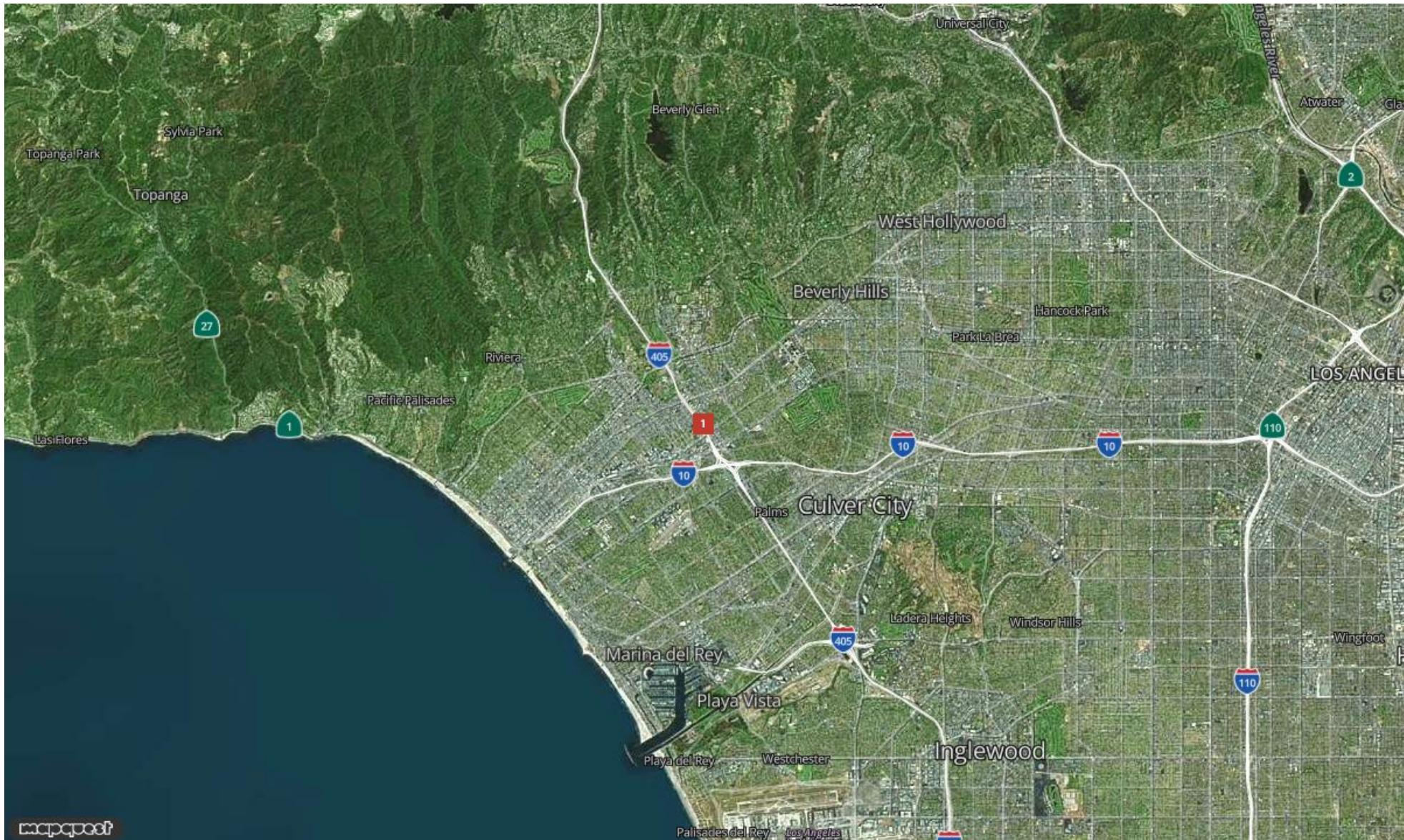
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Report for 2046 - 2048 Cotner...



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