



Dental / Medical / Retail / Rooftop Signage
10913 Venice Boulevard, Los Angeles, CA 90034

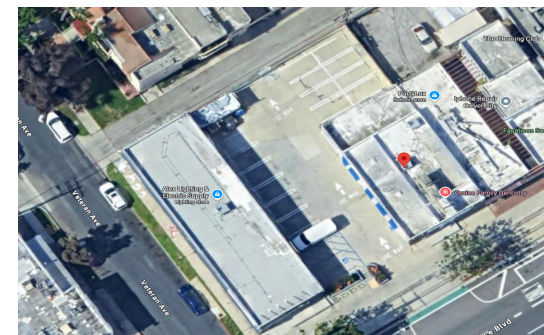


Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

Muselli Commercial Realtors is proud to present a 2,397 SF standalone building for lease on the Westside of Los Angeles. As a former Dental Office, it is ideal for medical and medical-related practitioners. Brotman Medical Center is located within 1 mile of the property. This turnkey property offers a rare opportunity to open or expand your practice in a high-demand area. With full building access, it's perfect for those seeking visibility, convenience, and professional growth.

Premise	Approximately 2,397 square feet.
Lease Rate	\$10,500 per month NNN (NNNs are \$435/month).
Term	3 - 10 years.
Prior Use	Dental office.
Highlights	<ul style="list-style-type: none">• Large reception/waiting area• 2 windowed exam rooms with plumbing• 3 plumbed exam rooms without windows• 2 Lab areas/storage rooms• Break room with sink• 2 windowed offices• 1 restroom. - Tenant should verify if it is ADA-compliant..• Rooftop signage
Parking	4 tandem spaces (8 car parking) in the rear at no additional cost.
Area	Situated in a vibrant neighborhood, adjacent to Culver City. The location offers a highly walkable location with diverse demographics, strong visibility, and easy access to Culver City, the 10 freeway, and popular local amenities. Brotman Medical Center is located within half a mile of the property.
Nearby Tenants	Nearby tenants include popular dining destinations like Versailles Cuban, Madre, and Venice Bakery, along with a variety of well-loved local eateries and shops that draw steady foot traffic. Culver Center Retail is nearby with Ralphs a Bank of America. AT&T, LA Fitness, and many other retailers and food tenants.
Transportation	Bus stop within walking distance.
Commission	2.5% commission to the broker representing the tenant.

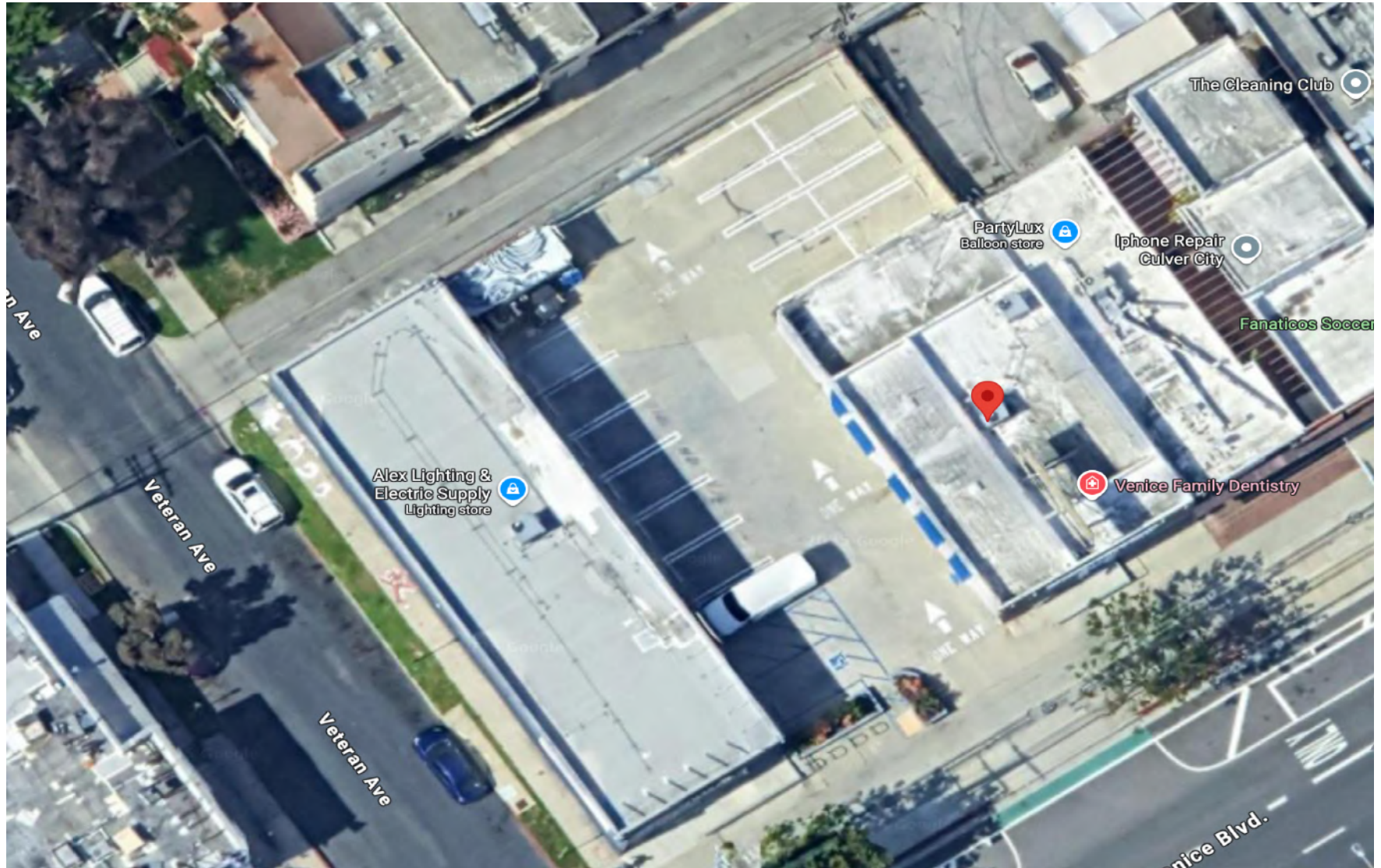


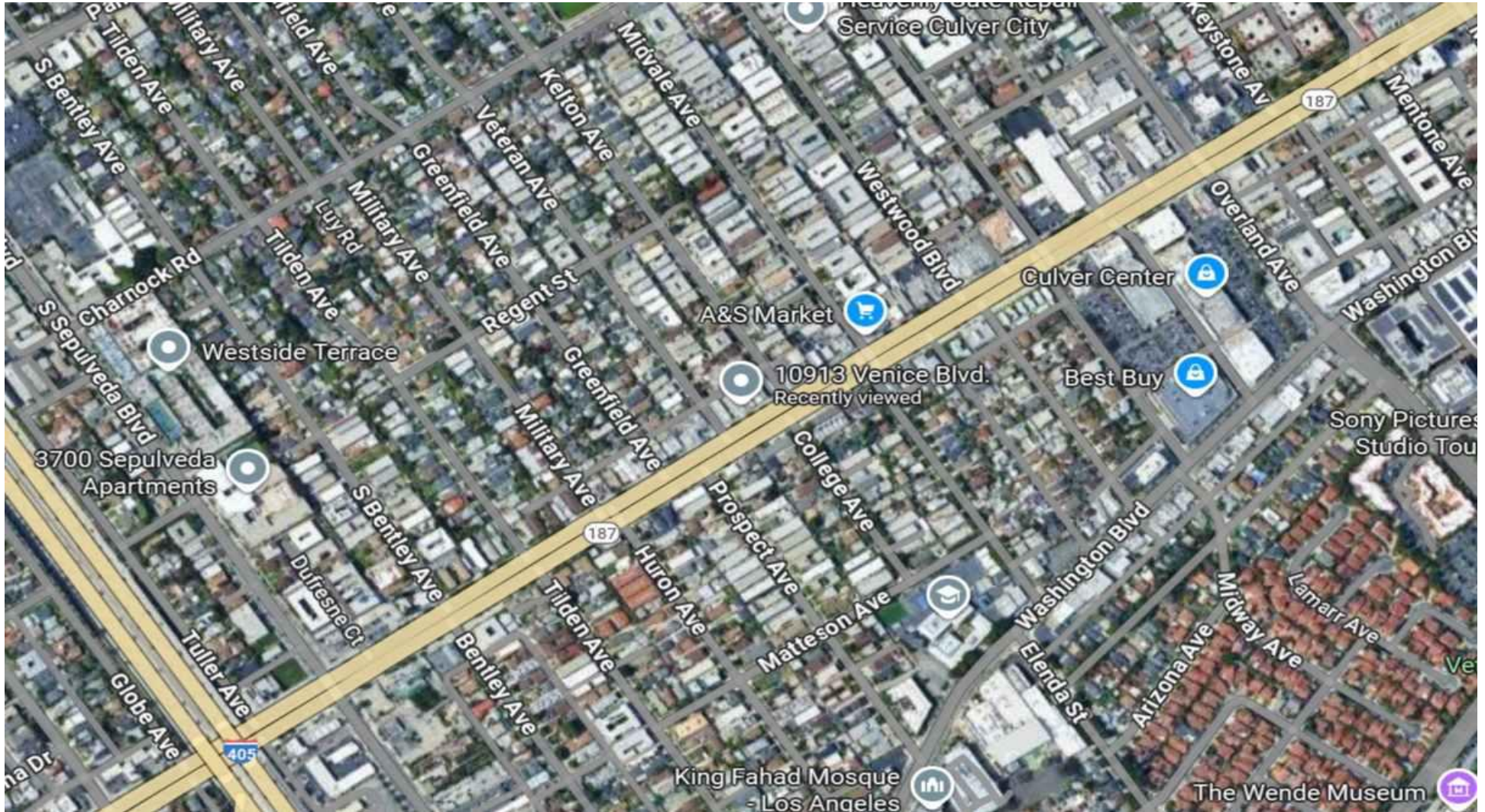






This floor layout is not to scale. Tenants are advised to conduct their own investigation to determine accuracy.





1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • www.muselli.net

DRE BROKER # 00825237

All information furnished is from sources deemed reliable, and we believe to be correct. But no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.