

# OFFICE SPACE FOR LEASE

8616 LA TIJERA BOULEVARD  
LOS ANGELES • CALIFORNIA • 90045



FOR MORE INFORMATION, PLEASE CONTACT:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TOM TORABI** T: 310.965.1754  
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## BUILDING HIGHLIGHTS:

- 5 - Story, Class "B" Office Building
- Updated Lobby & Common Areas
- Excellent Airport & L.A. Basin Views
- Convenient Access to the 405 & 105 Freeways
- 24 - Hour Access
- On - Site Property Management
- On - Site Security
- Walking Distance to Several Restaurants & Retail Amenities
- Shared Building Conference Facility
- Shared Building Kitchen & Lounge Facility
- 3/1000 Free Surface Parking

ASKING RATE: \$2.50 / PSF FSG

## EASY ACCESS TO MAJOR BUSINESS CENTERS:

San Diego (405) & Century (105) Freeways	1 Mile
Marina Del Rey	4 Miles
Downtown LA	13 Miles
Westwood / Beverly Hills	9 Miles
South Bay Beach Cities	4-6 Miles

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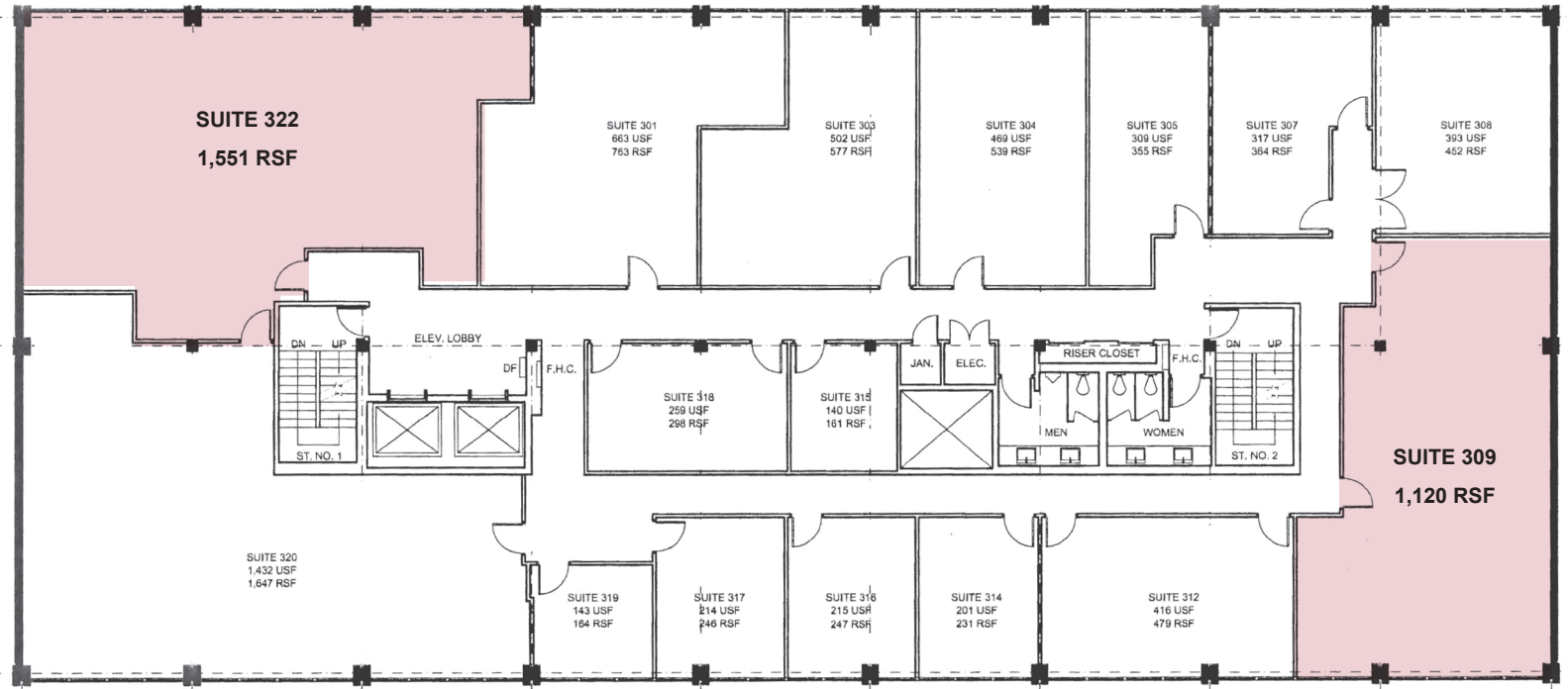


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FLOOR/SUITE	SQ. FT.	RATE / SF	DESCRIPTION
309	1,120	\$2.50 FSG	2 large window offices, 1 interior office, 1 storage room, large open area
322	1,551	\$2.50 FSG	3 window offices, 1 interior office, open area
512	3,074	\$2.50 FSG	3 window offices, conference room, interior office / storage room, kitchen, storage closet, & open area

\*Rental rates are subject to change without prior notice

3RD FLOOR - FLOOR PLAN (NOT DRAWN TO SCALE)



5TH FLOOR - FLOOR PLAN (NOT DRAWN TO SCALE)

