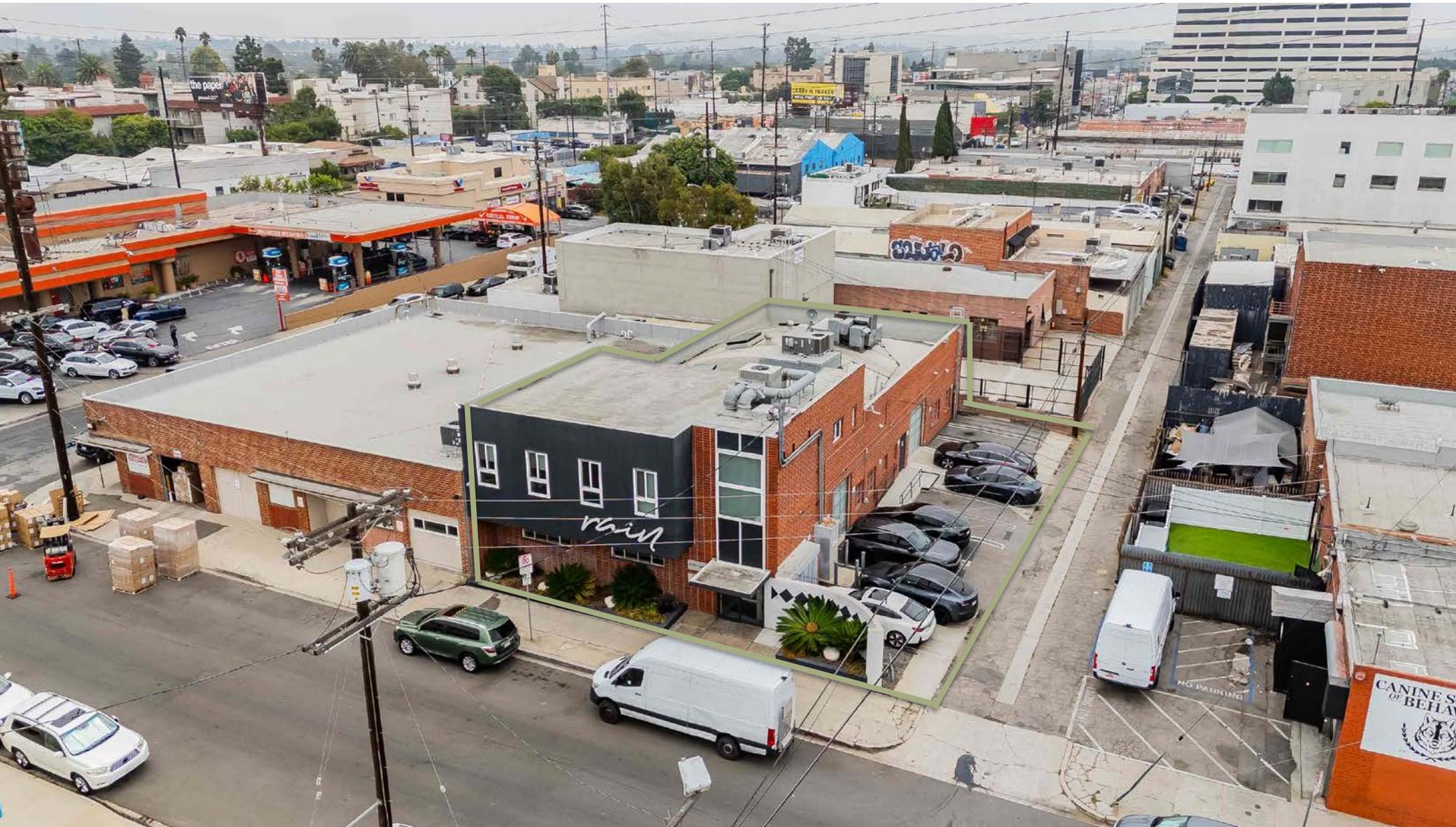


# Back on the Market! Major Price Reduction!

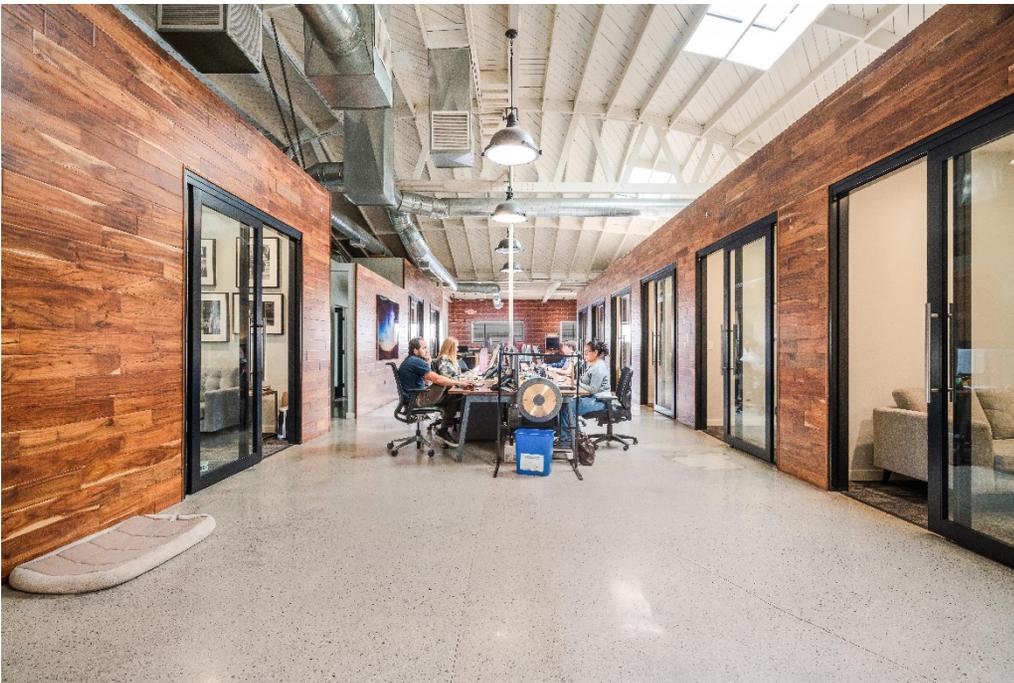
**MAXAM**  
PROPERTIES  
Commercial & Industrial Real Estate

**PACIFIC PARTNERS**  
COMMERCIAL, INC.



**11162 LA GRANGE AVE.**  
Los Angeles, CA 90025

±5,116 SF Building  
for Sale or Lease



## PREMISES

11162 La Grange Ave.: ± 5,116 SF

Land: ± 6,378 SF

## FOR SALE OR LEASE

**Sale Reduction: \$4,625,000 (\$904.00 PSF)**

**\$4,988,000 (\$947.98 PSF)**

Lease: \$15,092/mo (\$2.95 PSF, Net)

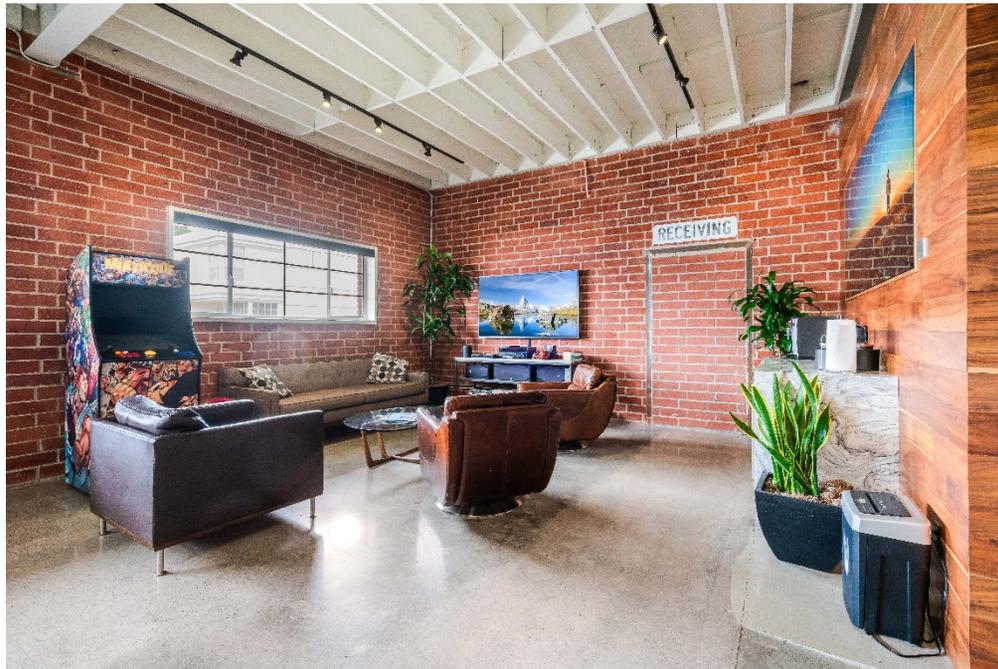
## LOCATION

- Main Cross Streets: La Grange & S Sepulveda Blvd
- Directly adjacent to I-405 Freeway
- Within West LA's vibrant commercial/cultural zone
- Located in the Westside region of LA, surrounded by high-value neighborhoods such as Belair, Brentwood, Beverly Hills, Westwood and Santa Monica

## BUILDING FEATURES

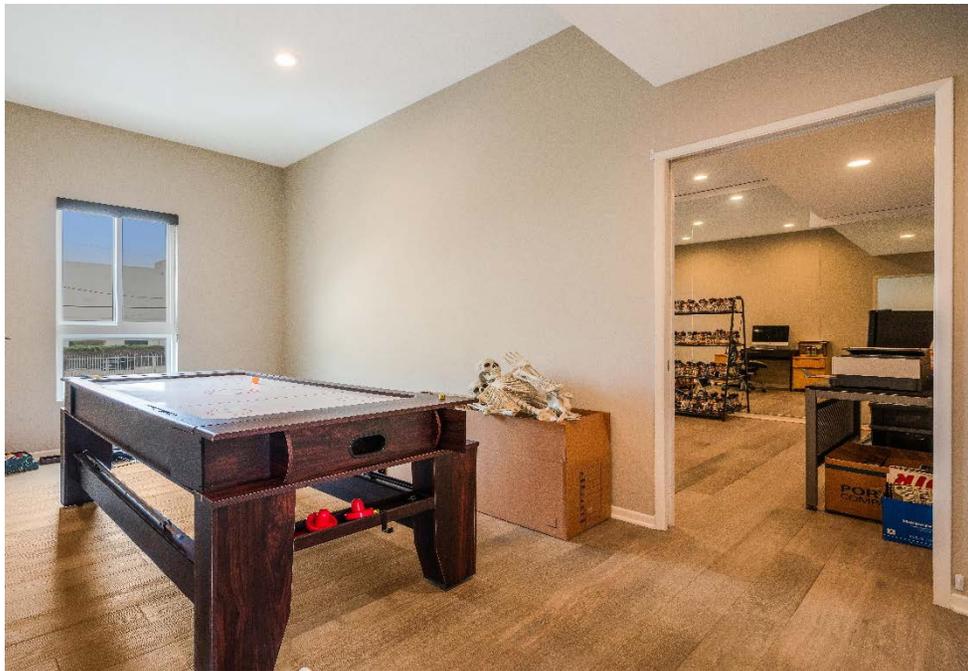
- Beautifully remodeled creative space
- Great floorplan mix of private offices and open bullpen
- Built in mezzanine offices with large conference room
- Sandblasted clear span bow truss ceiling
- Open layout, exposed ceilings and skylights
- Ten (10) parking spaces



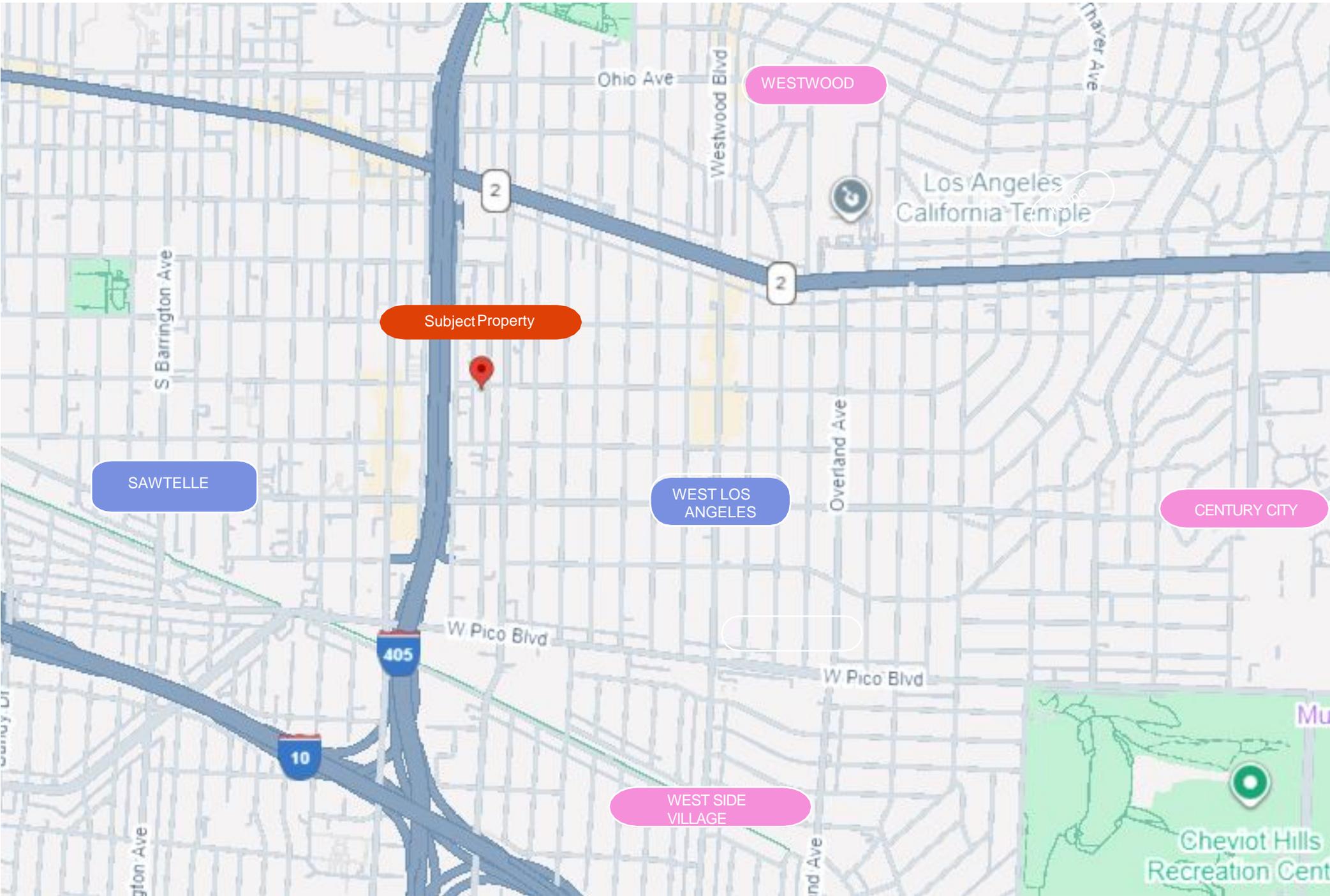














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