

# 10831 W PICO

LOS ANGELES, CA 90064



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CBRE

## PROPERTY HIGHLIGHTS



**SIZE**  
16,396 SF Ground,  
8,720 SF 2nd Floor  
25,116 SF Total



**RENT**  
Negotiable



**AVAILABLE**  
30 days



**PARKING**  
Ample, secure  
parking onsite  
140 parking spaces

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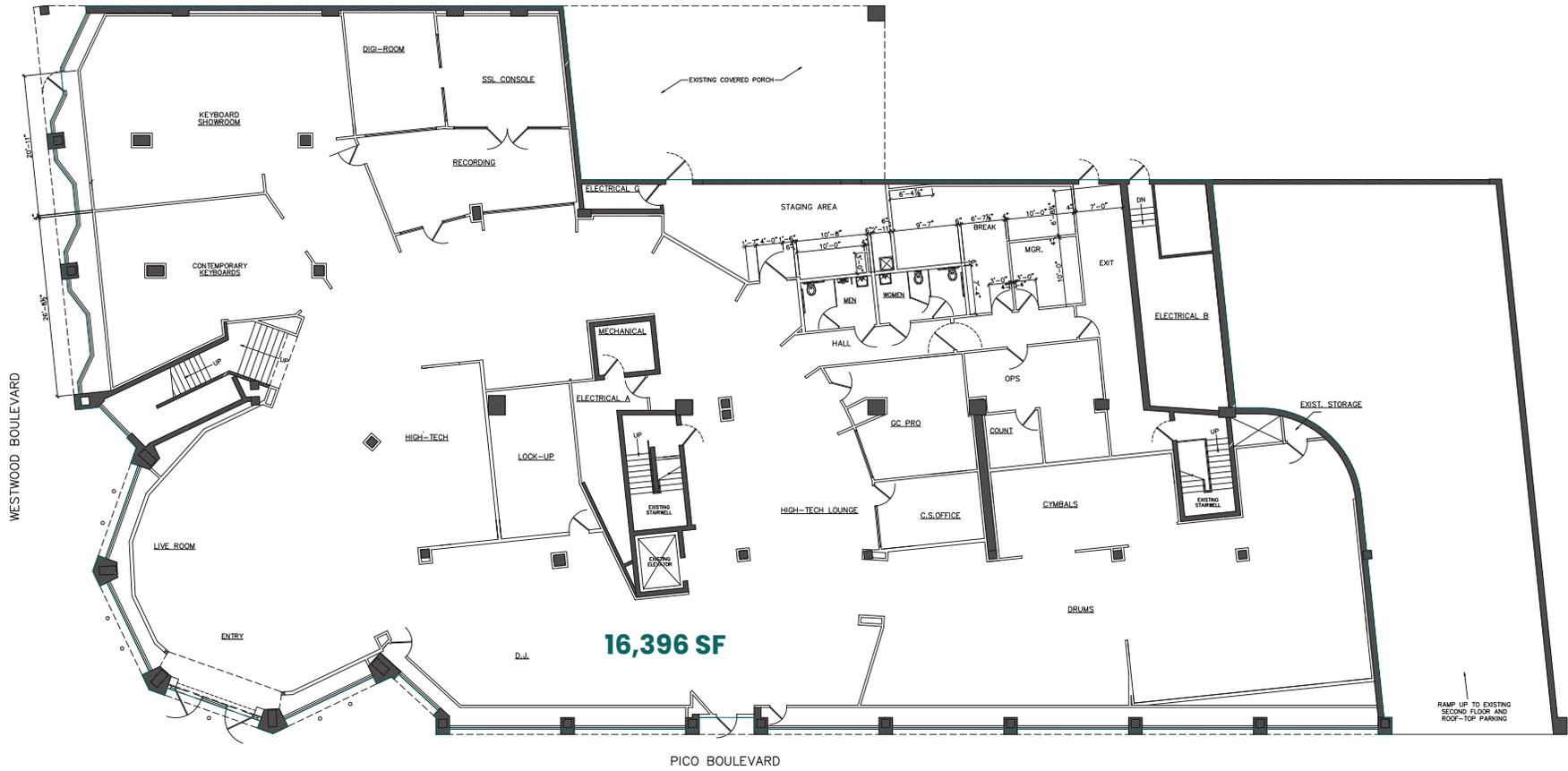
## LOCATION OVERVIEW

At the prominent intersection of Westwood Blvd. Directly across the street from the future UCLA Research Park with close proximity to the 10 and 405 freeways, public transportation, and numerous walkable retail and restaurants.



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# FLOOR PLAN

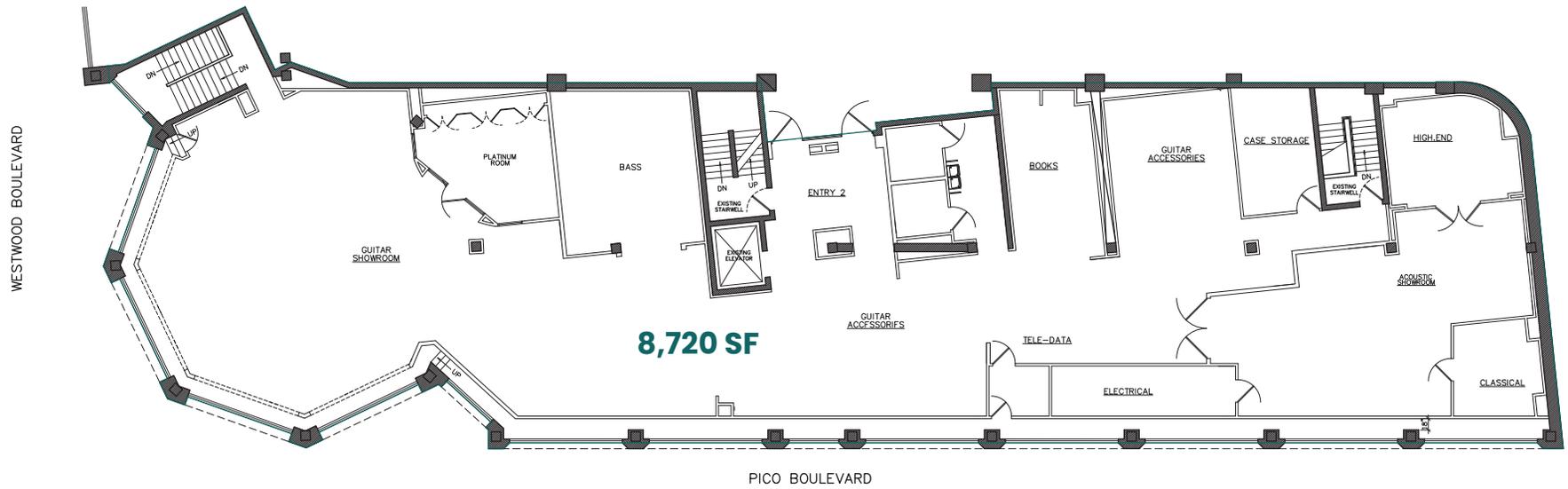


Ground Floor Plan



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# FLOOR PLAN



Second Floor Plan



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FOR MORE INFORMATION, PLEASE CONTACT:

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