



LA CIENEGA BUILDING
11222 S. La Cienega Boulevard, Inglewood CA 90304



LA CIENEGA BUILDING: Prime Exposure, Prime Location

LOCATION LOCATION LOCATION! A TROPHY LOCATION!

I. Property Overview

The building offers a total leasable area of 95,760 sq ft, making it an ideal location for businesses looking to supercharge your brand on our 4,000 sq ft supergraphic walls facing the freeway and attract high visibility from the 800,000 vehicles that drive by daily on 405 and 105 freeways.

II. Spark your imagination...

This offering presents a unique opportunity to invest in a prime commercial property with exceptional exposure and branding opportunities. The building's strategic location, coupled with its supergraphic wall facing the freeway, makes it a highly sought-after location for businesses looking to maximize their visibility and reach.

Investors have a unique opportunity to participate in the transformation of a 6 story commercial building property that can accommodate up to 300 vehicle parking spaces. Additionally, this property is ideal for conversion of use: such as data center, hospitality facility, residential housing units, medical facility, a state of the art electric vehicles (EV) charging station and other wide array of commercial business activity.

As part of the \$3.2B federal funding to build charging stations in the country, making this property an ideal location for showcasing the latest in EV technology and charging stations.

III. Location and Accessibility

This is a trophy location! Meaning, your brand exposure to 800,000 vehicles driven by daily, no other facility will have the exposure power of this building. La Cienega Building's prominent location ensures high visibility and easy access, making it an ideal choice for businesses looking to catapult your brand name exposure. Located 1.6 miles from LAX: Los Angeles International Airport, the building also has excellent connectivity to major freeways.

III. Offering Price

Our asking price for this strategically located building is \$29,000,000.00.

V. Contact Information

Co owner and Real Estate Broker Nick Nassiri can be reached at 310 665 0111 or at nick@bno.com; You may also visit our website: www.laxcre.com