

2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

RATE DRASTICALLY REDUCED & BROKER BONUS



3-STORY MEDITERRANEAN-STYLE OFFICE BUILDING
785-2,362 SF AVAILABLE

NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA BRE #01990696

Joseph Gabbaiian
Executive Vice President
310.806.6134
jgabbaiian@naicapital.com
Cal DRE Lic #01016301

Property Features

- Large courtyard with lush landscaping
- Operable windows
- Portion of the property approved for medical use
- Ample subterranean parking
- Easy access to the 405 and 10 freeways
- Within walking distance of many restaurants and other amenities

Asking Rate

General Office Use
~~\$3.25~~ \$2.75/SF/Mo. (FSG)

Medical/Therapy Use
~~\$3.45~~ \$3.25/SF/Mo. (FSG)

Broker Bonus:
\$2.00/SF for minimum 3-year leases
signed in 2024

Tenant Improvements
Negotiable

Lease Terms
1 to 5 Years

Parking
3/1,000 SF
\$145/Mo. (Unreserved)

Availability

Suite 103	1,759 SF Office	Creative office space. Four window offices, one with access to a small patio, glass conference room, entry/reception area, kitchen/storage, high ceiling, concrete floors
Suite 201	875 SF General/Therapy Office	2 window offices, reception/waiting area, kitchen, bathroom
Suite 204	2,362 SF General/Therapy Office	Raw space. Landlord will do a build-to-suit. Space includes (free of charge) a large fenced-in patio that can be configured to provide private patios for some of the perimeter offices
Suite 205	1,400 SF Office	2 window offices, one interior office, large open area, bathroom, private patio
Suite 301	1,455 SF General/Therapy Office	6 window offices, open area, reception/waiting area, open kitchen, private bathroom
Suite 310	1,830 SF General/Therapy Office	5 window offices, 1 interior office, reception/waiting area, large open space, kitchen, bathroom

2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA BRE #01990696

Joseph Gabbaian
Executive Vice President
310.806.6134
jgabbaian@naicapital.com
Cal DRE Lic #01016301

2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE



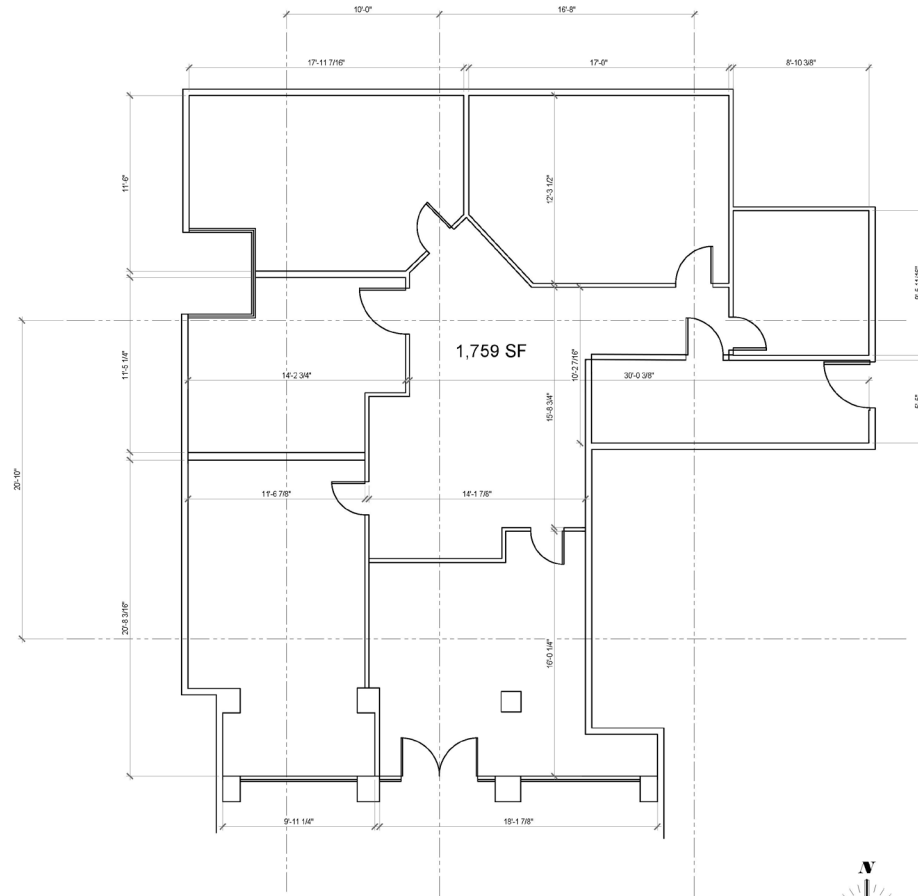
2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

Suite 103 SF

1,795 SF



1 Unit #103 - Floor Plan
SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	BY

Project
Corinth LA
2211 Corinth Avenue
Los Angeles, CA 90007

Architect

General Contractor

Drawn	CL
Date	11-27-2017
Checked	SM
Scale	As Shown
Job No.	

- For Approval
- Revised & Resubmit
- For Construction

Signed: _____ Date: _____

Sheet No:
A-1

Site name:

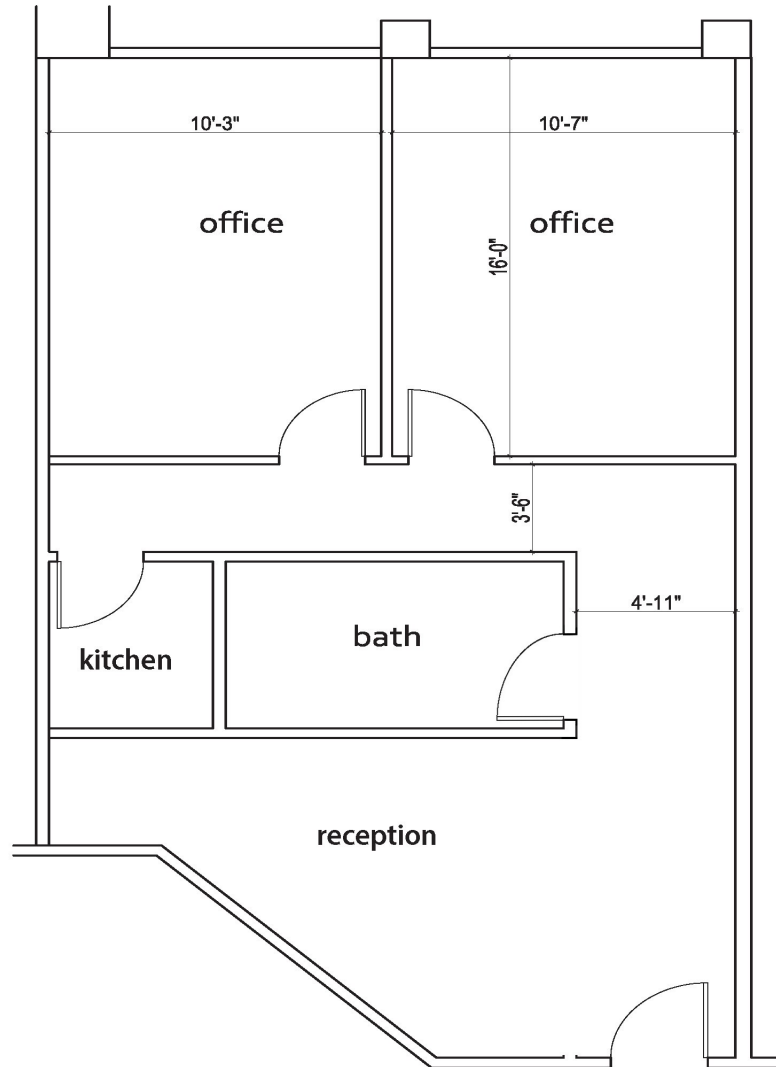
2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

Suite 201 SF

875 SF



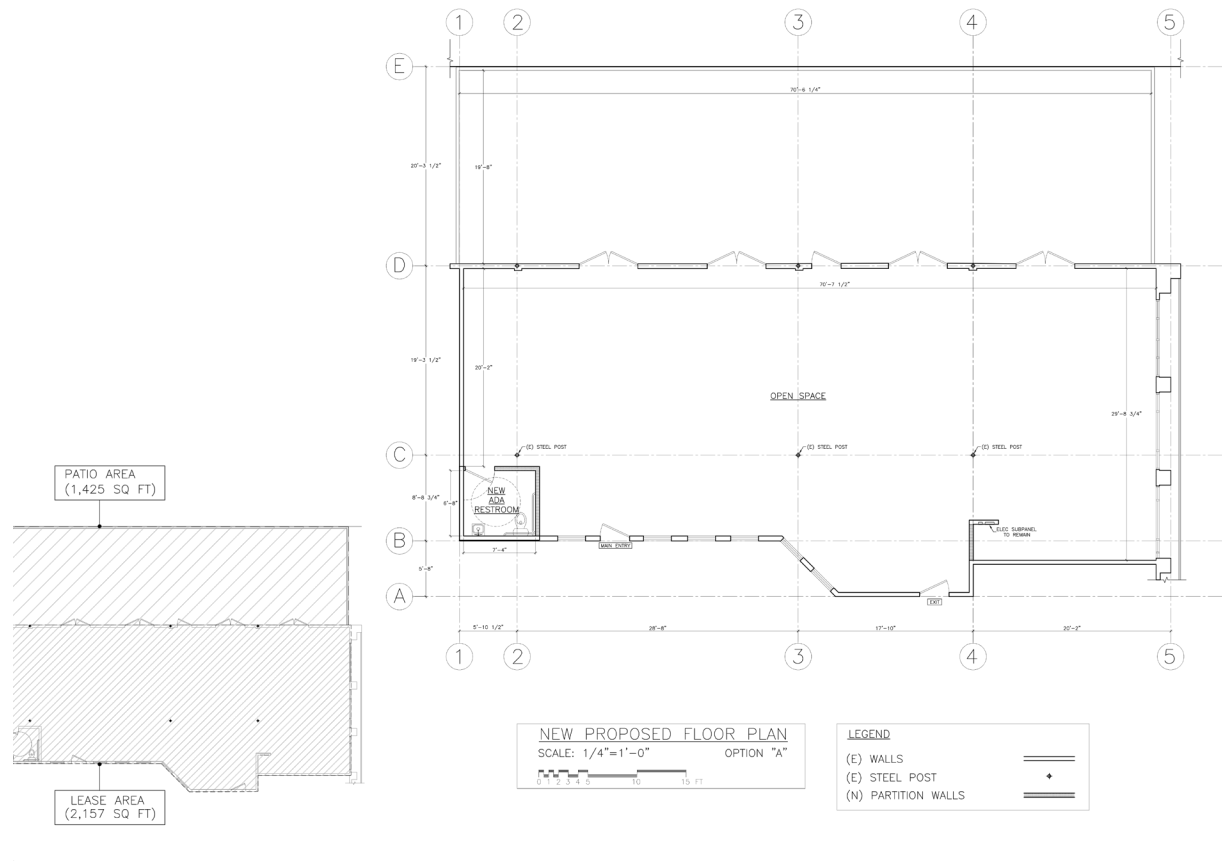
2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

Suite 204 SF

2,362 SF



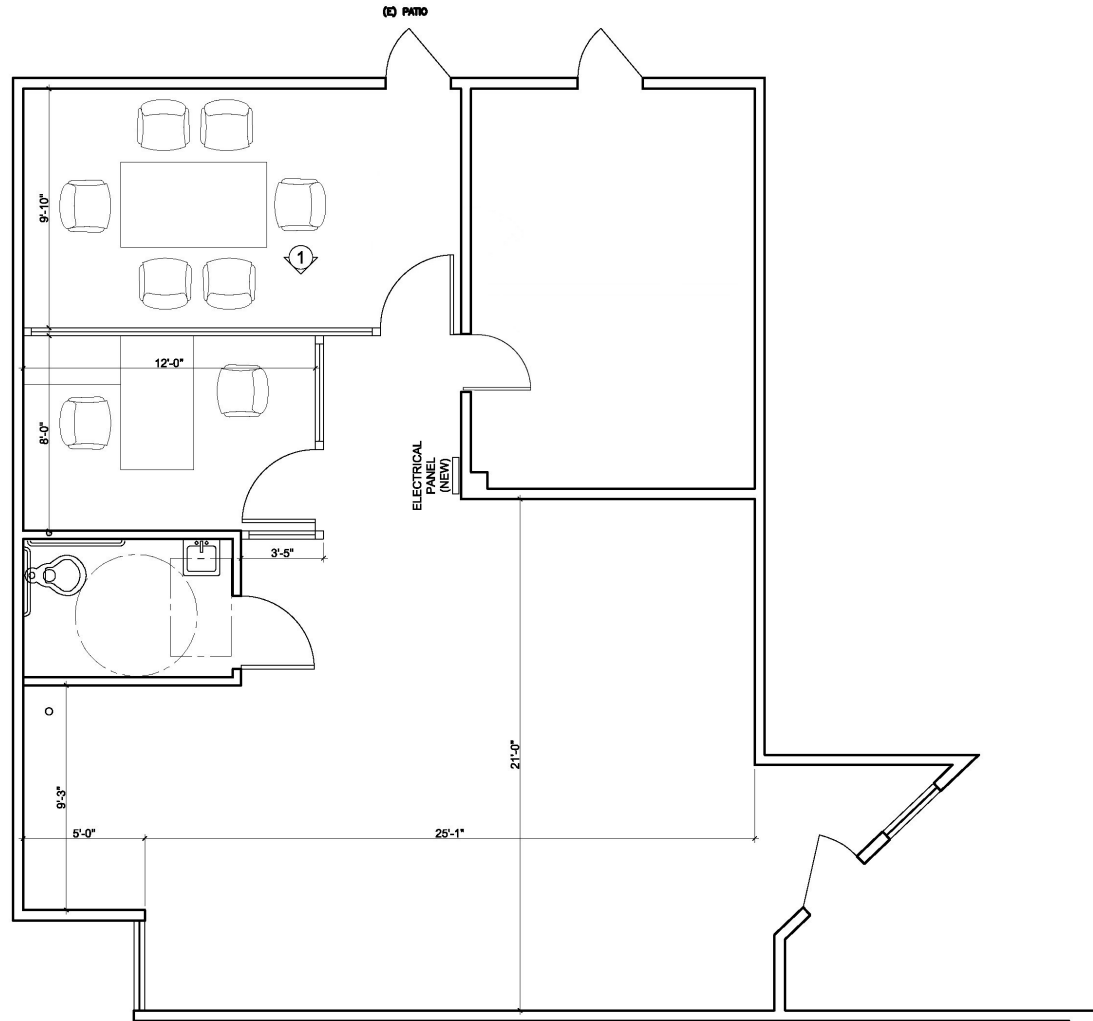
2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

Suite 205 SF

1,400 SF



2211

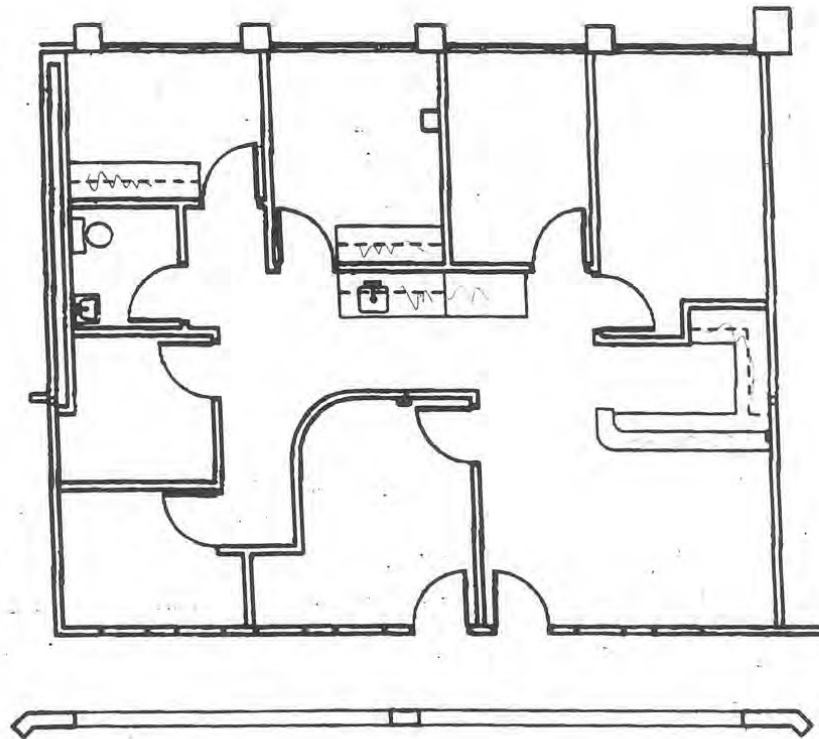
CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

Suite 301 SF

1,455 SF

The Premises



2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE

Suite 310 SF

1,830 SF

