



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*



## CREATIVE OFFICE / WAREHOUSE / FLEX SPACE FOR LEASE

914-928 N Formosa Avenue, Los Angeles, CA 90046



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OFFICE SPACES  
LOS ANGELES, CA

## EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

# PROPERTY FEATURES

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## APPROX. 1,750 SF

### CREATIVE OFFICE AVAILABLE

- ✓ 3 private offices (two with windows and one with an exit door to the front of the property)
- ✓ Bullpen area
- ✓ Two private restrooms
- ✓ Exposed bow truss ceilings
- ✓ Concrete floors
- ✓ Reserved parking available
- ✓ The property is gated

## AREA AMENITIES

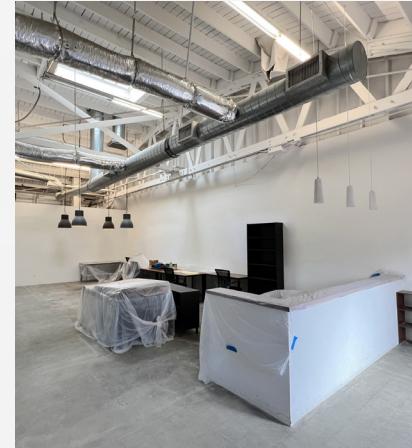
- ✓ Central location, right near the intersection of Santa Monica Boulevard and La Brea Avenue
- ✓ Easy on-site parking
- ✓ Nearby amenities include Starbucks, Target, Mendocino Farms, BevMo, Best Buy, Rite-Aid, Smart & Final, Food Lab, Chipotle, Pink's Hot Dogs
- ✓ Hollywood adjacent location near The Lot Studios and many production facilities

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	51,274	179,365	384,450
Avg. HH Income	\$99,903	\$105,814	\$103,767
Daytime Pop	51,624	180,571	389,850
Traffic Count	± 12,625 CPD ON N FORMOSA AVE & ROMAINE ST		

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# INTERIOR PHOTOS

914-928 N Formosa Avenue, Los Angeles, CA 90046





**AERIAL MAP**



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