

# FOR SALE \$2,490,000

4,732 SF BLDG / 14 OFFICES / 5,922 SF LOT



## 8512 Whitworth Dr

8512 Whitworth Dr, Los Angeles, CA 90035

Also Available FOR LEASE, see below



### Laurence DeMers

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- 14 Offices, 3 with private entries, 8 with courtyard  
¾ floor to ceiling windows.
- Main Entry, Reception, Central Lobby, Rear entry/exit.
- Value upside with Development Opportunities
- Newer Roof, HVAC, plus Electrical and Plumbing Updates
- Alternatively available for Lease:  
\$12,900 + nnn (\$1,600 to \$3,100 depending on services)
- Lot Size: 50' wide/front; 121.24' West; 115.04' - .636' East
- Please Note: NO onsite parking, plenty of street parking,  
possibly underground rental parking nearby.



Discover an exceptional commercial space in a stunning, light-filled single-story building. This versatile property features 14 offices, including 3 executive offices with private entrances. One executive office is double-sized and includes an attached assistant office. The east side boasts 8 offices with  $\frac{3}{4}$  floor-to-ceiling windows overlooking a private landscaped courtyard and access to the private entrances.

The space includes a spacious 15-foot conference room and a 25x15 foot flex space, perfect for meetings and events. Every office is equipped with windows, and the building offers 6 storage/supply closets, a formal reception area, a central lobby, and a separate rear entry, ensuring maximum flexibility. Four half baths, two at each end of the building, complete the layout.

With new paint, flooring, and exposing the 12-foot ceilings, this space will truly shine. The layout can be easily reconfigured to accommodate up to 4 private units with their own entrances and bathrooms. While there is no dedicated parking, ample street parking is available, and nearby covered parking may be available for rent.

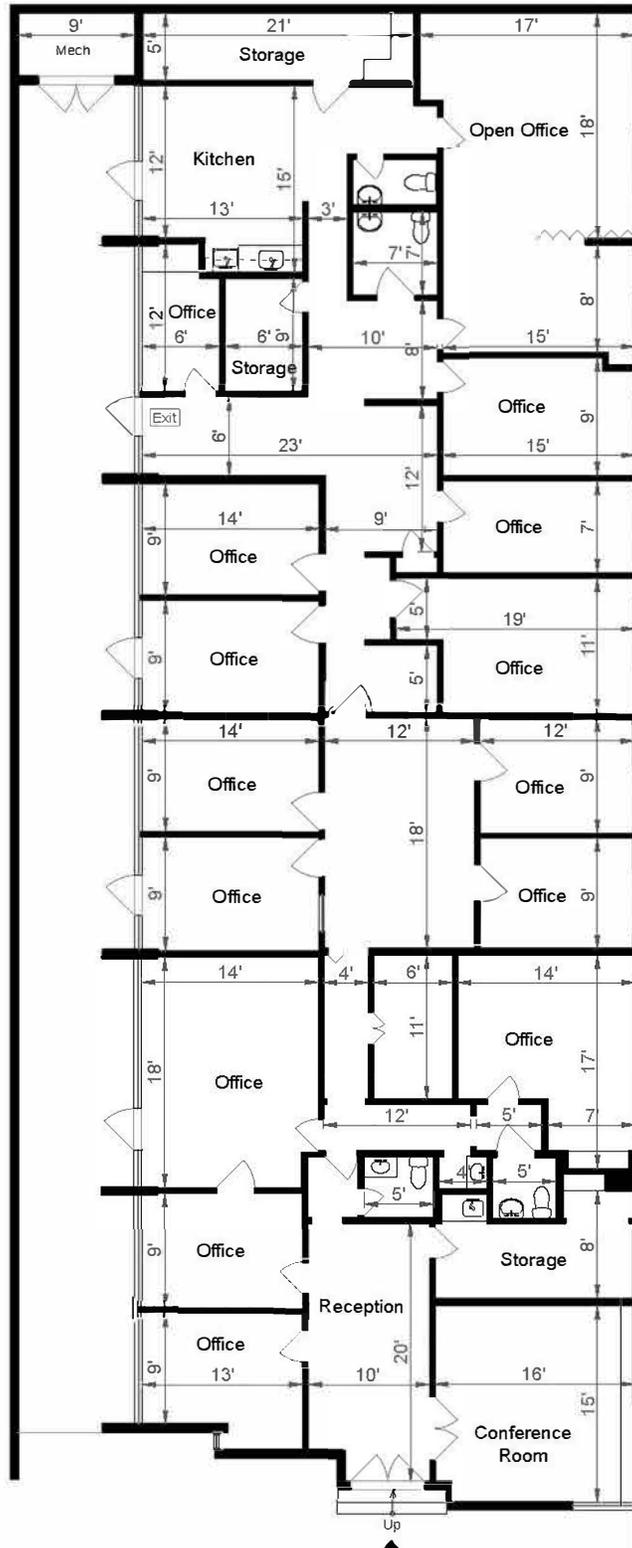
This property is unmatched at its price point, especially in this area. Located diagonally from the Marsel Retail Plaza at La Cienega & Whitworth and the proposed 1050 La Cienega Tower with 500+ retail & residential units, you can set up shop for a fraction of future costs.



Price:	\$2,490,000
Property Type:	Office or Flex
Property Subtype:	Artist, Studio, Conversion
Building Class:	C
Sale Type:	Owner User
Lot Size:	5,922 SF
Gross Building Area:	4,732 SF
Rentable Building Area:	4,732 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1956
Tenancy:	Single or Multi
Parking Ratio:	NO ONSITE PARKING
Zoning Description:	C2, Los Angeles
APN / Parcel ID:	4332-029-018

# 8512 WHITWORTH DRIVE

LOS ANGELES, CA 90035

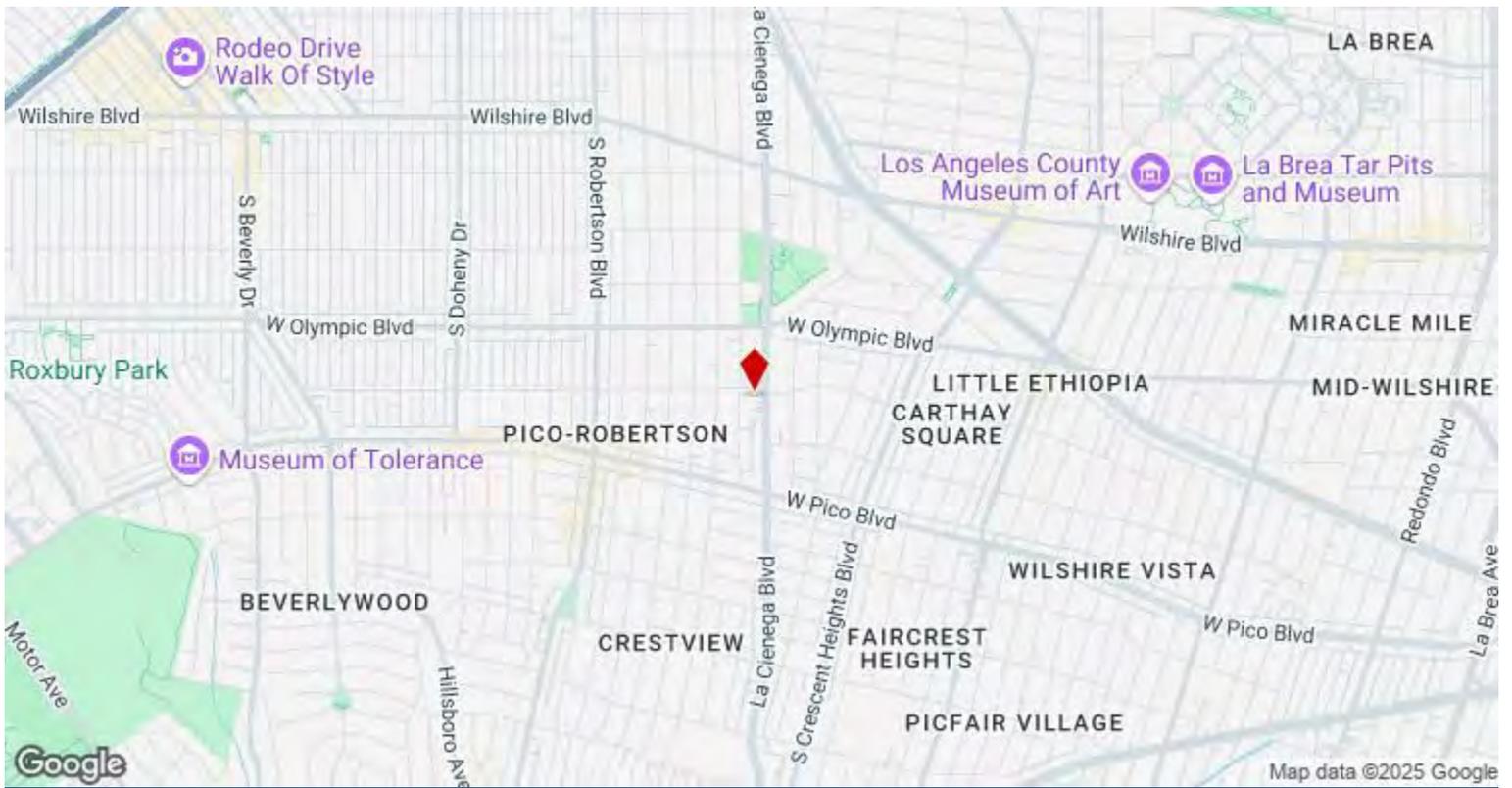


FLOOR PLAN

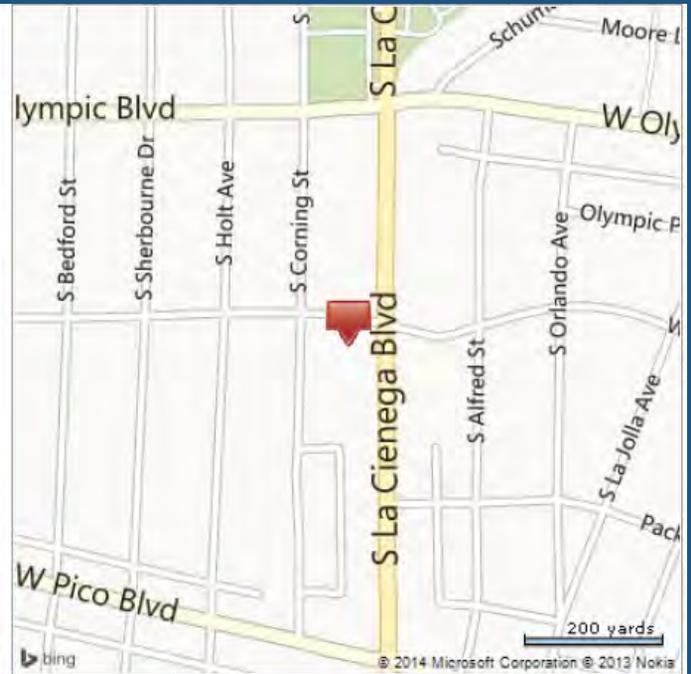
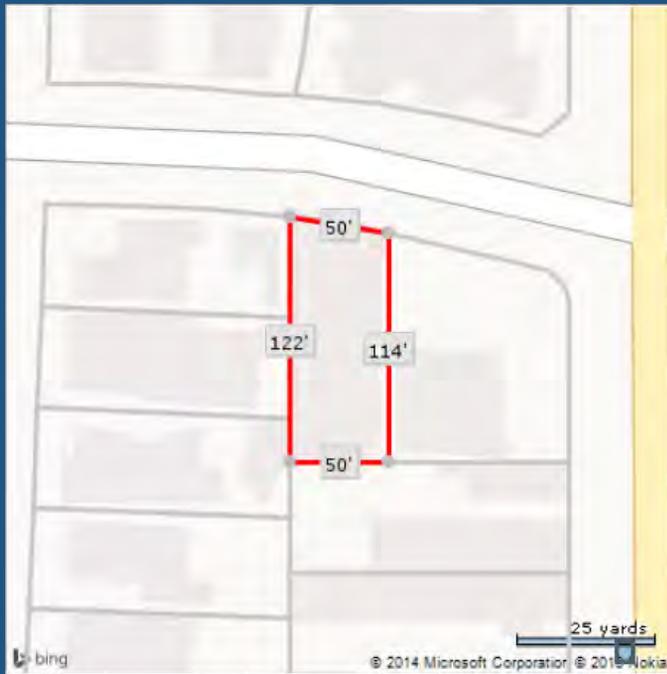
Estimated Total Square Footage: 4,685 SQ FT

*Calculated from outside face of exterior walls.*





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Located in a high-demand, developing neighborhood,  
near retail centers, residential hubs,  
and high-end commercial boulevards.

Central to the La Cienega, Olympic, Pico,  
Robertson and Wilshire corridors.

## LOOK

AT THE ESTABLISHED AND PROPOSED DEVELOPMENTS IN THE IMMEDIATE AREA!!



Wilshire Blvd: .5 mile  
North

Robertson Blvd: .5 mile  
West

La Cienega Park,  
Community Center and  
Tennis Courts

Olympic Corridor

Pressman Academy

Proposed 500 unit  
Retail/Residential  
Development – Search:  
1022 La Cienega  
Development Article by  
Yimby

Marsel Plaza 1080 S La  
Cienega – 20+  
Retail/Office units

**8512 Whitworth Dr**  
Subject Property for **SALE**

or LEASE

# Property Photos



Building Photo - Looking West



Double Office

# Property Photos



Reception



Conf Room

# Property Photos



Side Yard Private Entrances

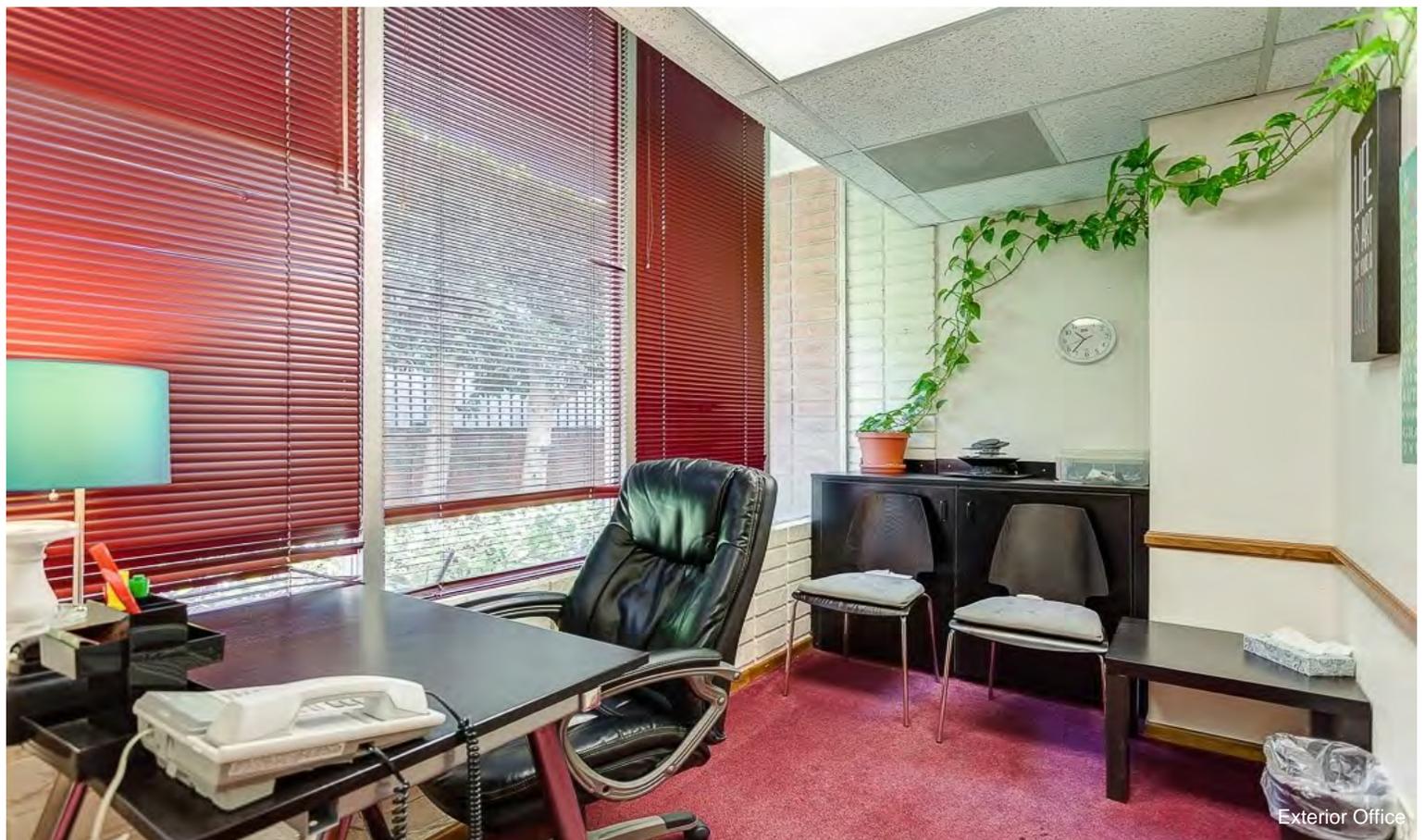


Flex Space Meeting Room

# Property Photos



Kitchen

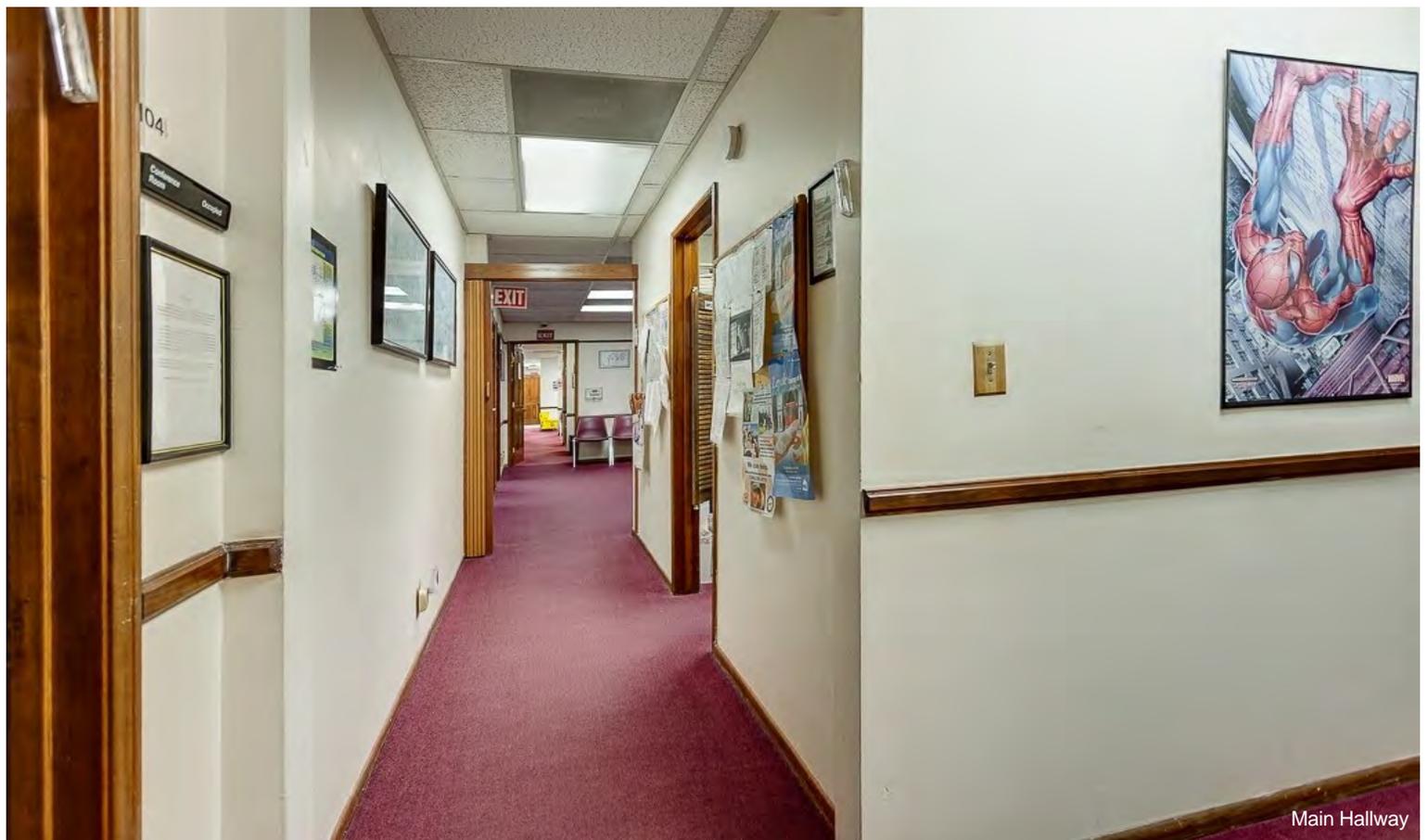


Exterior Office

# Property Photos



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# Property Photos



Flex Space Divider Drawn

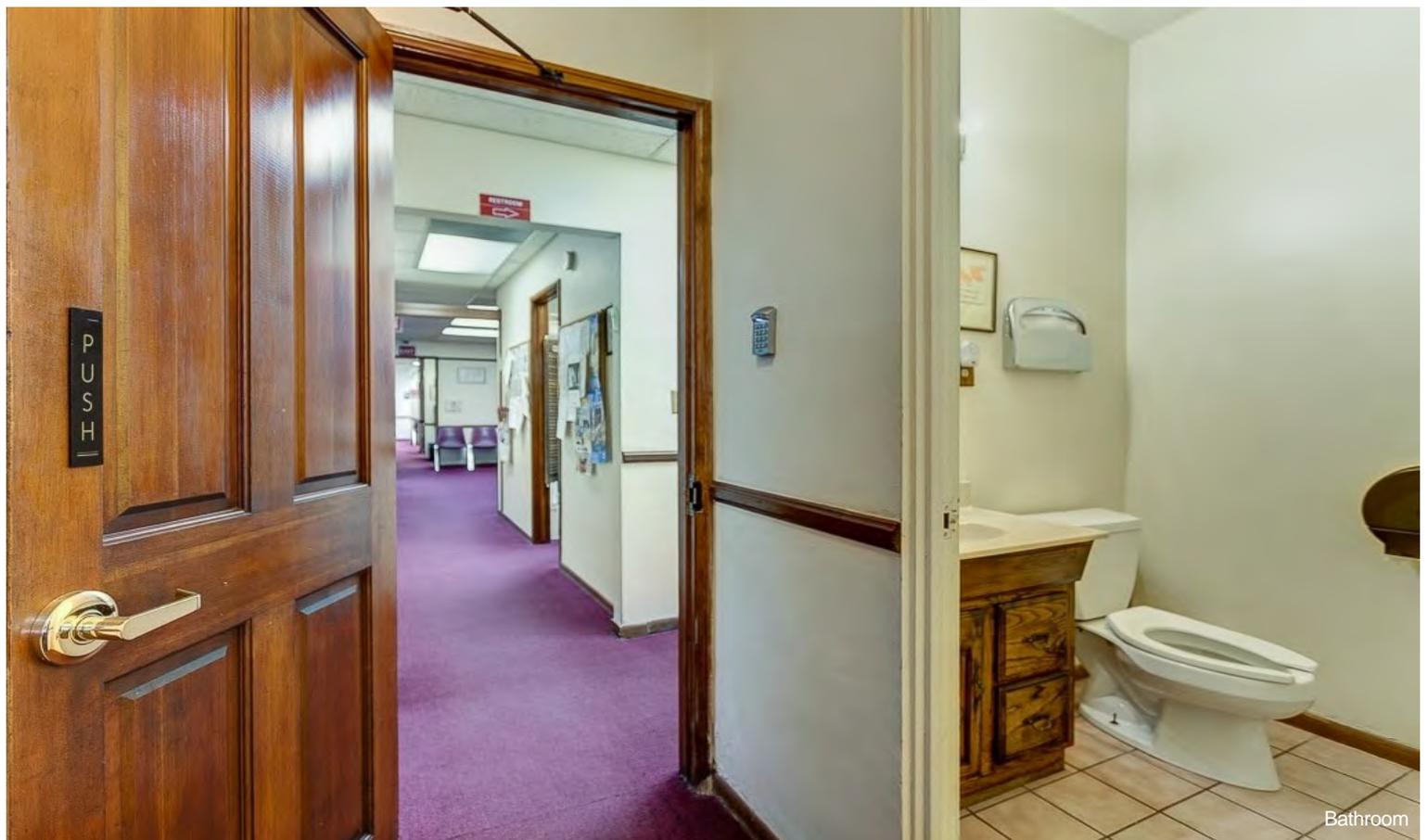


File Room

# Property Photos



Interior Office



Bathroom

# Property Photos



Reception



Building Entrances

# Property Photos



Side Yard Private Entrances