

West Los Angeles Creative Office for Lease with Beautiful Kitchen



11705 Pico Boulevard, Los Angeles, CA 90064



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11705 Pico Boulevard is a stylish, creative office / flex / R&D space with a fully built-out kitchen, perfectly positioned in the heart of Silicon Beach. Designed for modern teams, this versatile space blends functionality with a clean, contemporary aesthetic—ideal for creative companies, food & beverage concepts, tech start-ups, and growing brands that need room to innovate.

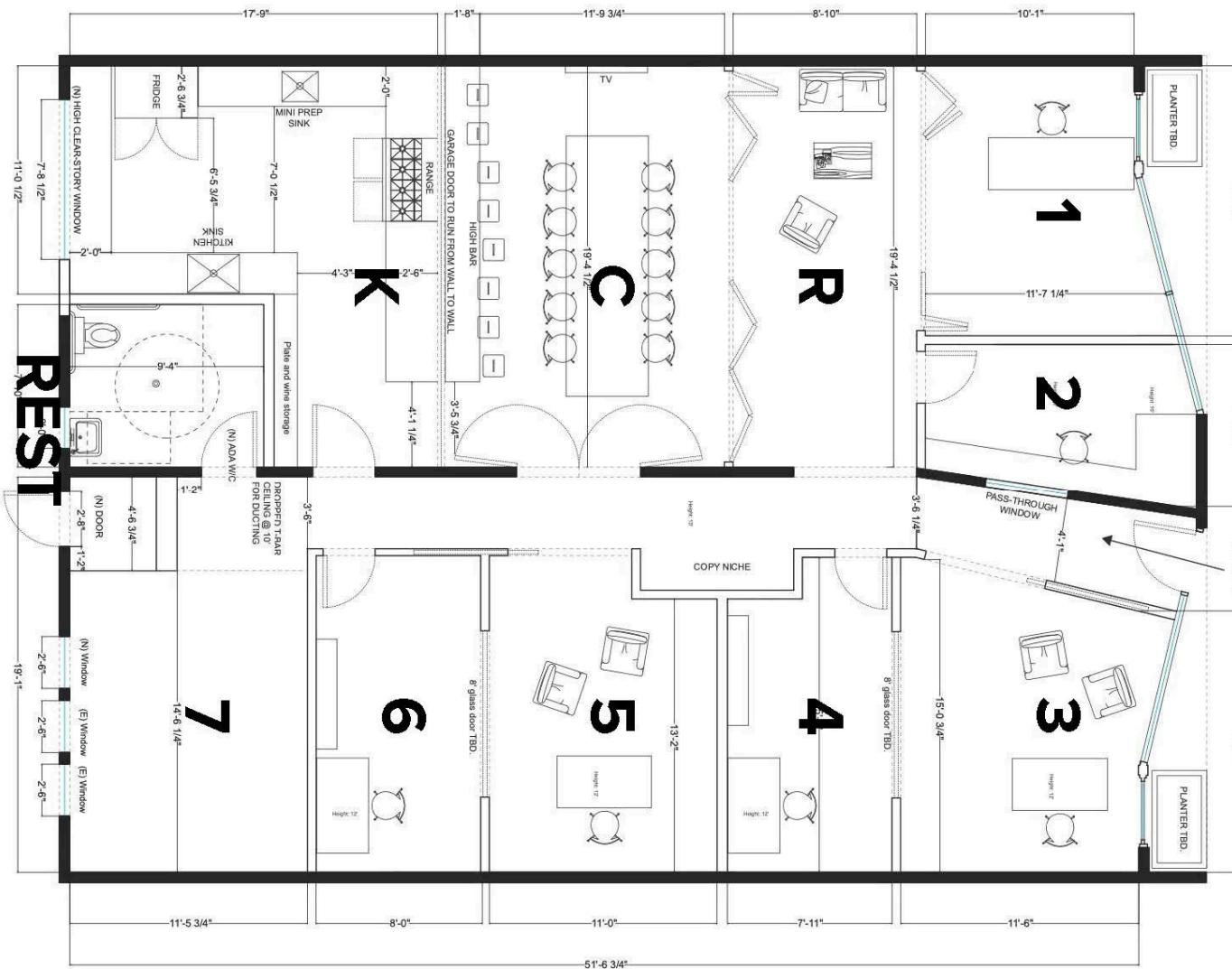
Available Space	Approximately 2,200 square feet. All ground floor.																				
Lease Rate	\$3.25 per square foot per month NNN. NNNs are \$0.94/month																				
Term	3 - 5 Years																				
Space Highlights	<p>Beautifully built out kitchen that can be used as a test kitchen or for food related photo shoots</p> <p>7 offices with glass partitions that can be closed for privacy</p> <p>Open area</p> <p>Conference room</p> <p>Concrete floors</p> <p>High Ceilings</p>																				
Bathroom	Restroom with shower																				
Parking	5 - 6 car parking depending on the size of the vehicles located in the rear of the building																				
Area	Prime Westside location just West of Barrington Avenue. Close to the 405 and 10 Freeways, Brentwood, Santa Monica, and Century City																				
Nearby Tenants:	Property is adjacent to Japantown on Sawtelle Boulevard, Best Buy, Anawalt, Smart and Final, Don Antonio's, AIR Aerial Fitness, Blue Pooch, Federal Coffee, and much more!																				
Demographics	<table border="1"> <thead> <tr> <th>Radius</th><th>2 miles</th><th>5 miles</th><th>10 miles</th></tr> </thead> <tbody> <tr> <td>2024 Household</td><td>73,039</td><td>285,895</td><td>854,800</td></tr> <tr> <td>Median Household Income</td><td>\$100,334</td><td>\$106,573</td><td>\$78,891</td></tr> <tr> <td>Daytime Employees</td><td>127,013</td><td>581,514</td><td>1,199,274</td></tr> <tr> <td>Traffic Count</td><td colspan="3">457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.</td></tr> </tbody> </table>	Radius	2 miles	5 miles	10 miles	2024 Household	73,039	285,895	854,800	Median Household Income	\$100,334	\$106,573	\$78,891	Daytime Employees	127,013	581,514	1,199,274	Traffic Count	457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.		
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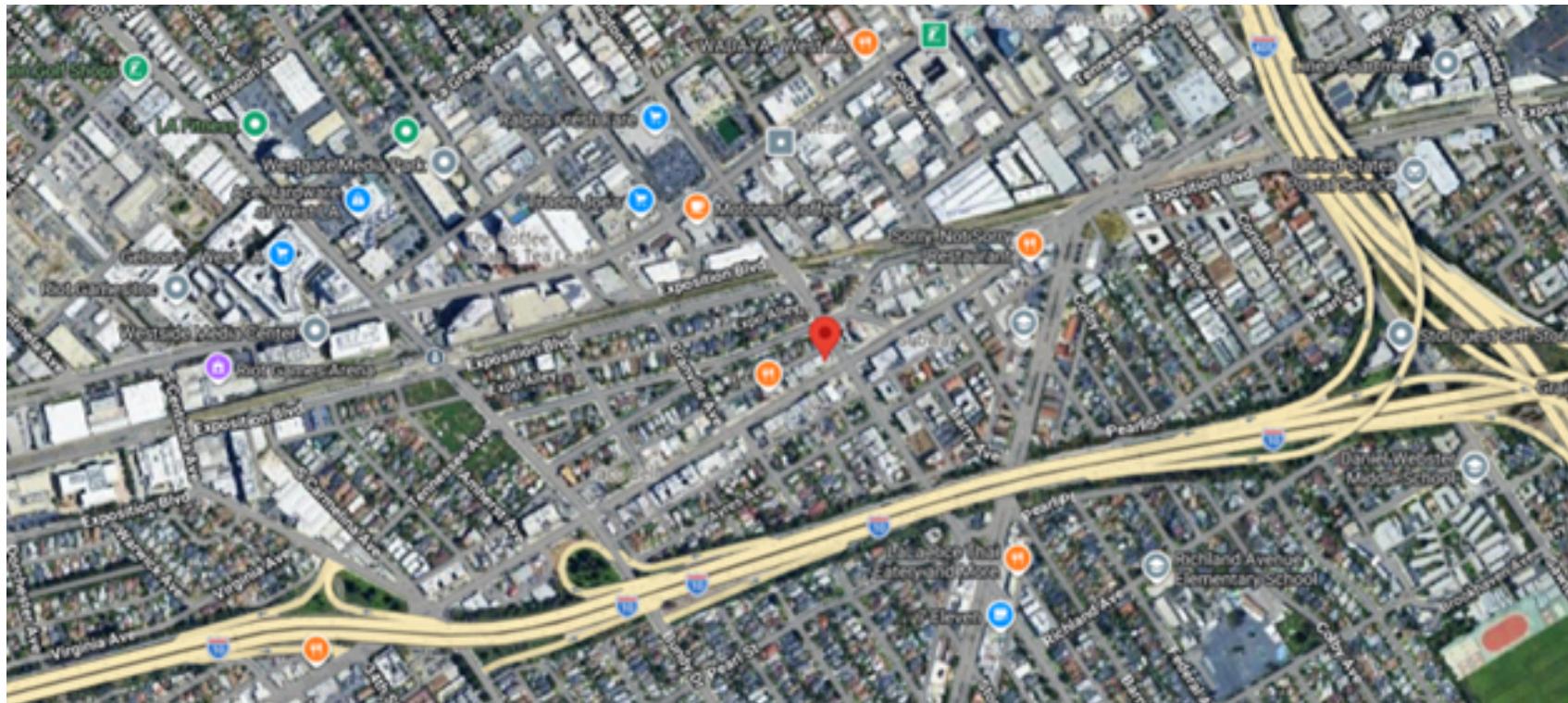
Photos



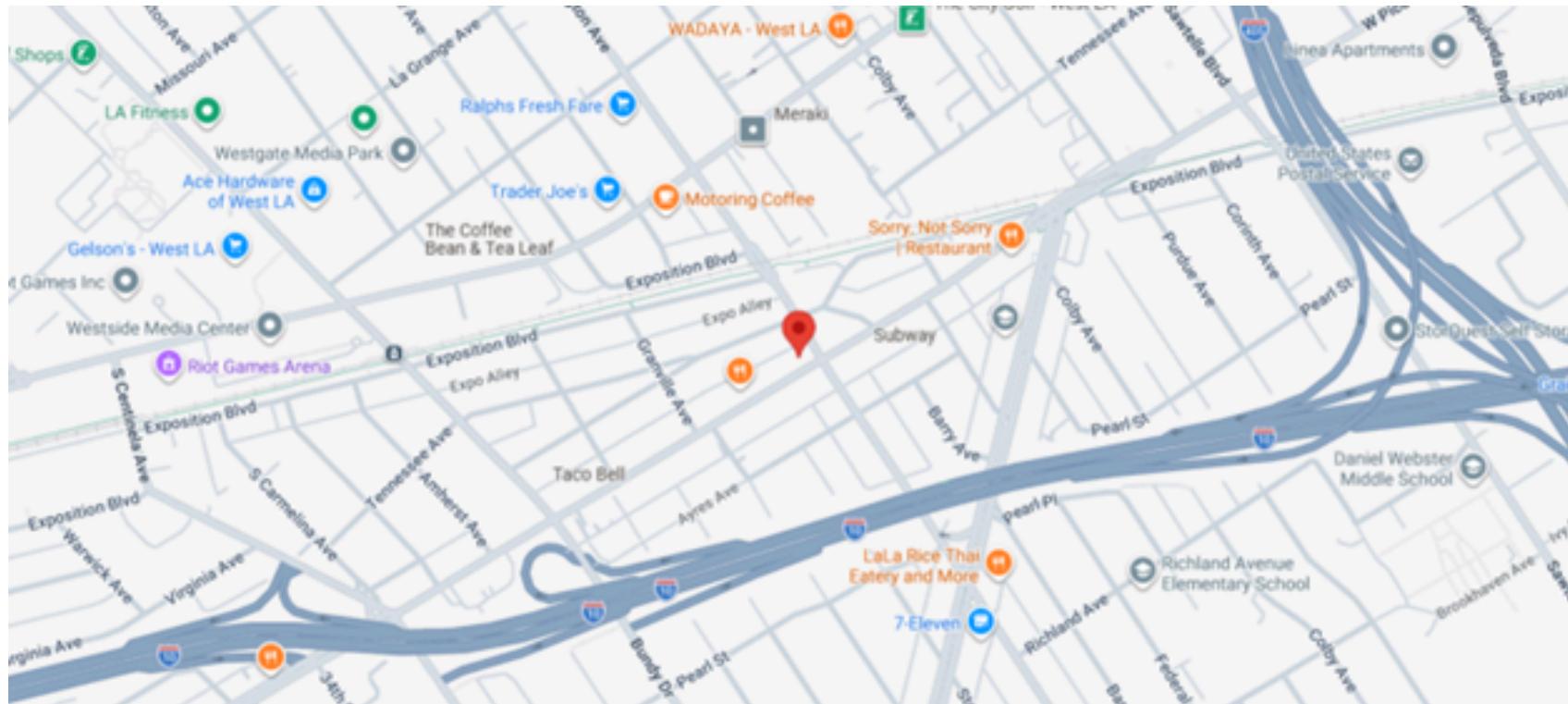
Floor Plan



Aerial View



Map View



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