

## West Los Angeles Creative Office for Lease with Beautiful Kitchen



**11705 Pico Boulevard, Los Angeles, CA 90064**



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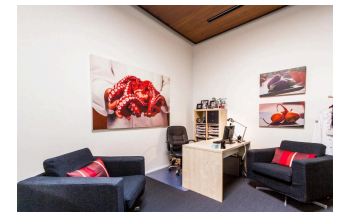
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11705 Pico Boulevard is a stylish, creative office / flex / R&D space with a fully built-out kitchen, perfectly positioned in the heart of Silicon Beach. Designed for modern teams, this versatile space blends functionality with a clean, contemporary 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**
  - Beautifully built out kitchen that can be used as a test kitchen or for food related photo shoots
  - 7 offices with glass partitions that can be closed for privacy
  - Open area
  - Conference room
  - Concrete floors
  - High Ceilings
- 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!

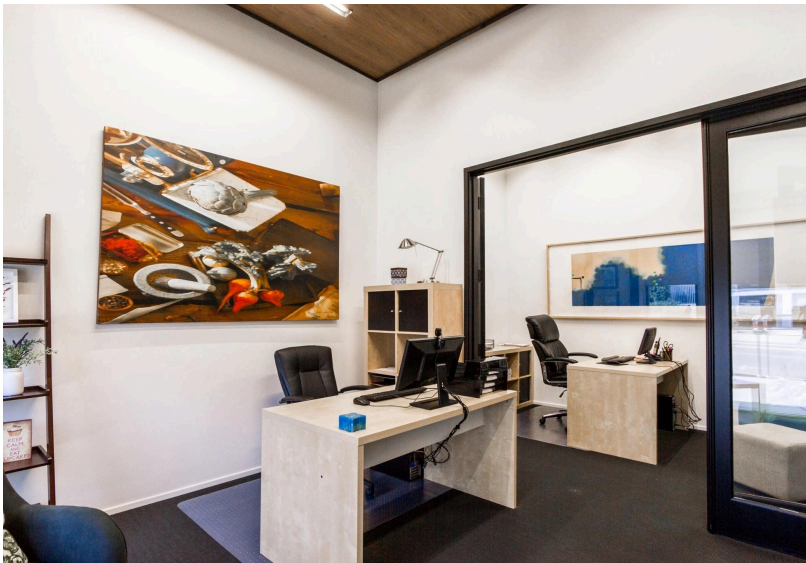
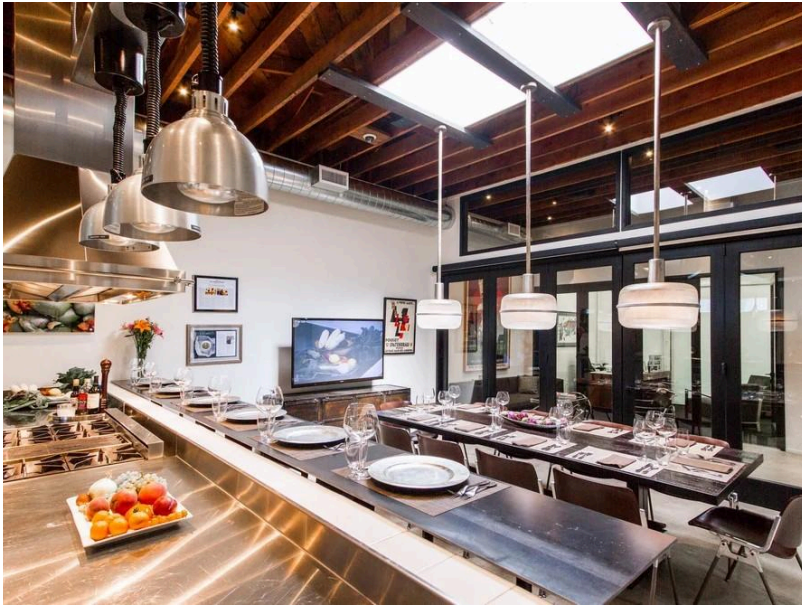
#### Demographics

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.		

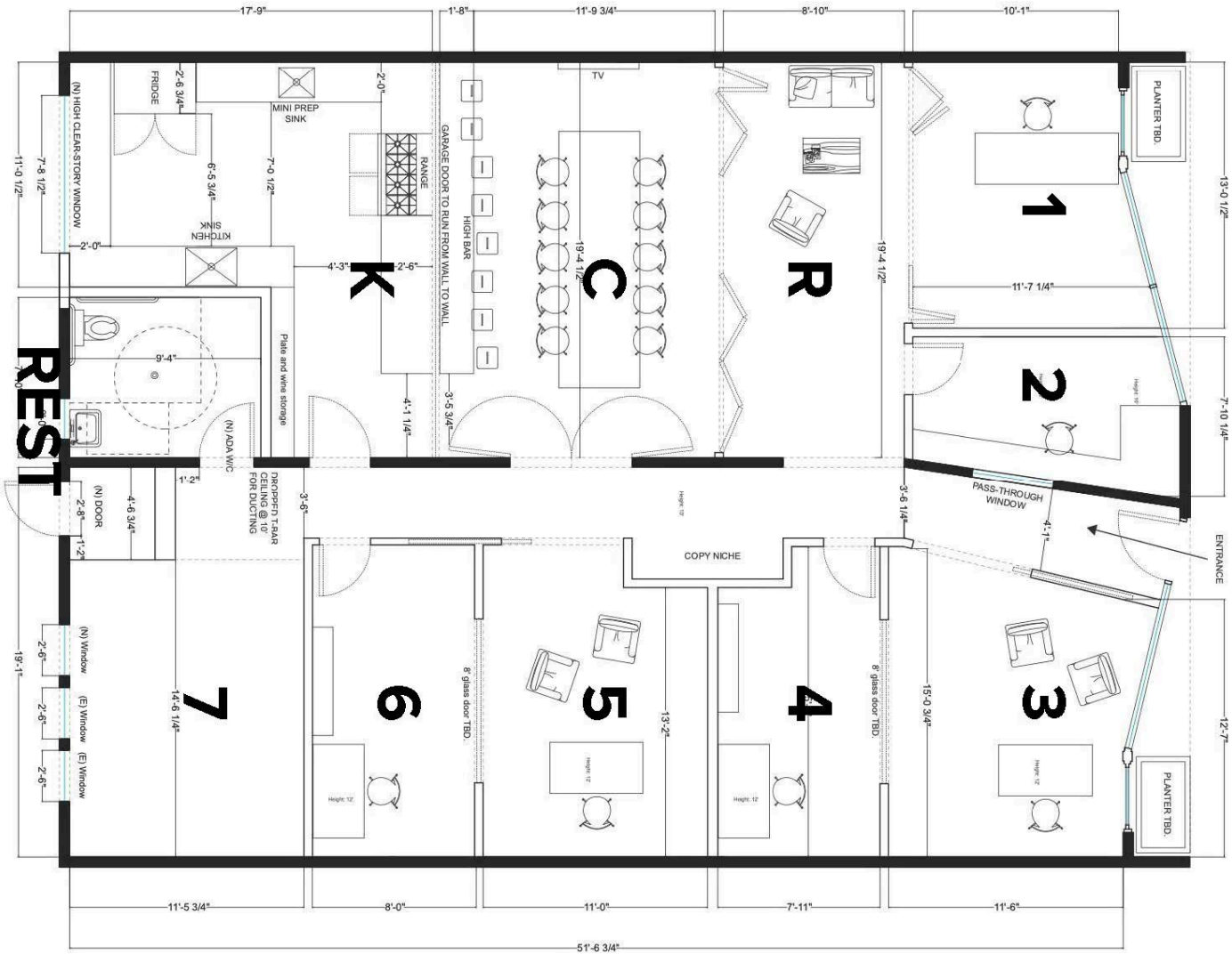




## Photos

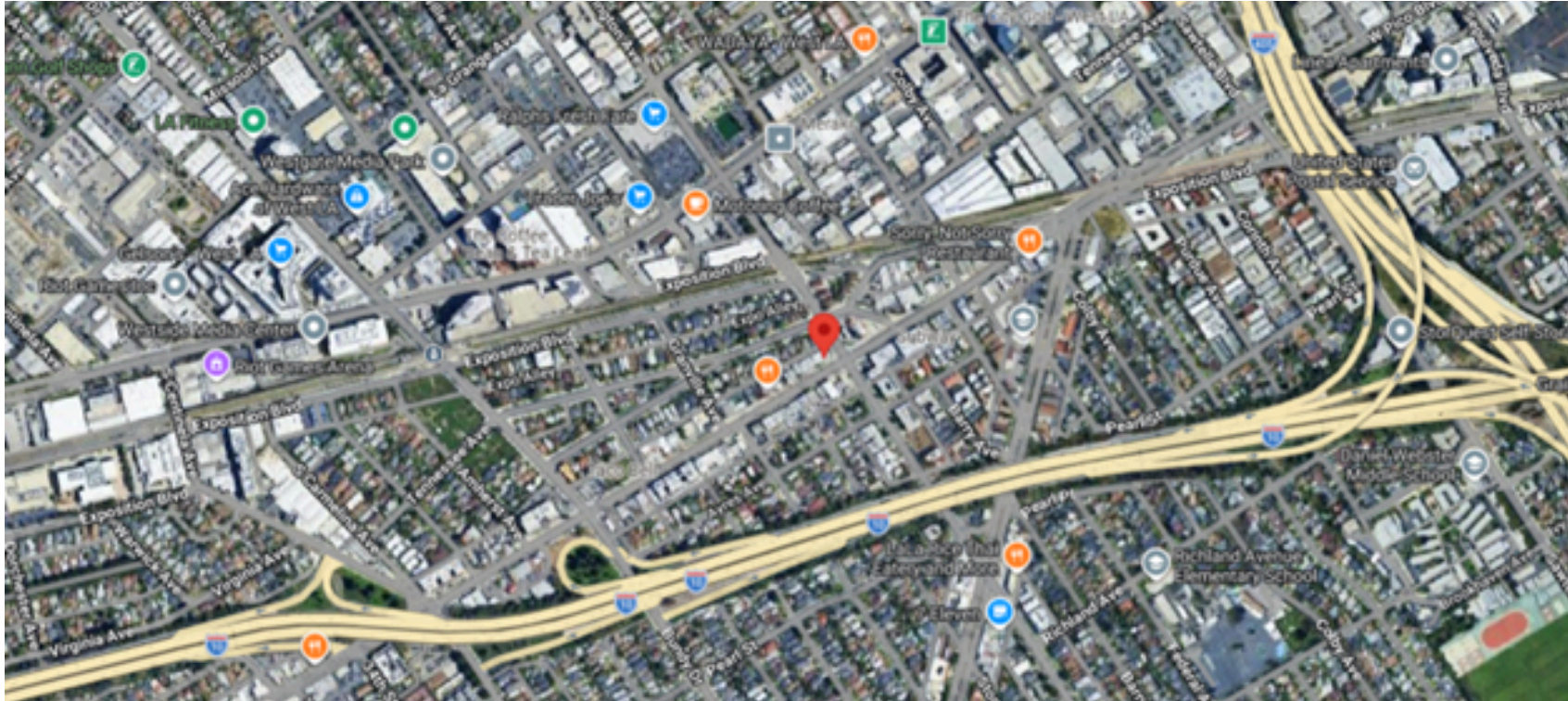


## Floor Plan





## Aerial View



## Map View



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