



Prime San Fernando Valley Location / Exceptional High Image Facility
Unique One Of A Kind Opportunity / Newly Renovated
Terrific Access to 5 & 2 Freeways / Close Proximity to Disney,
Dreamworks, & Arts District



116,158 SF AVAILABLE FOR LEASE

PREMIER CORPORATE HEADQUARTERS OPPORTUNITY, FULLY RENOVATED INTERIOR & EXTERIOR
2800 Casitas Avenue | Los Angeles, CA 90039

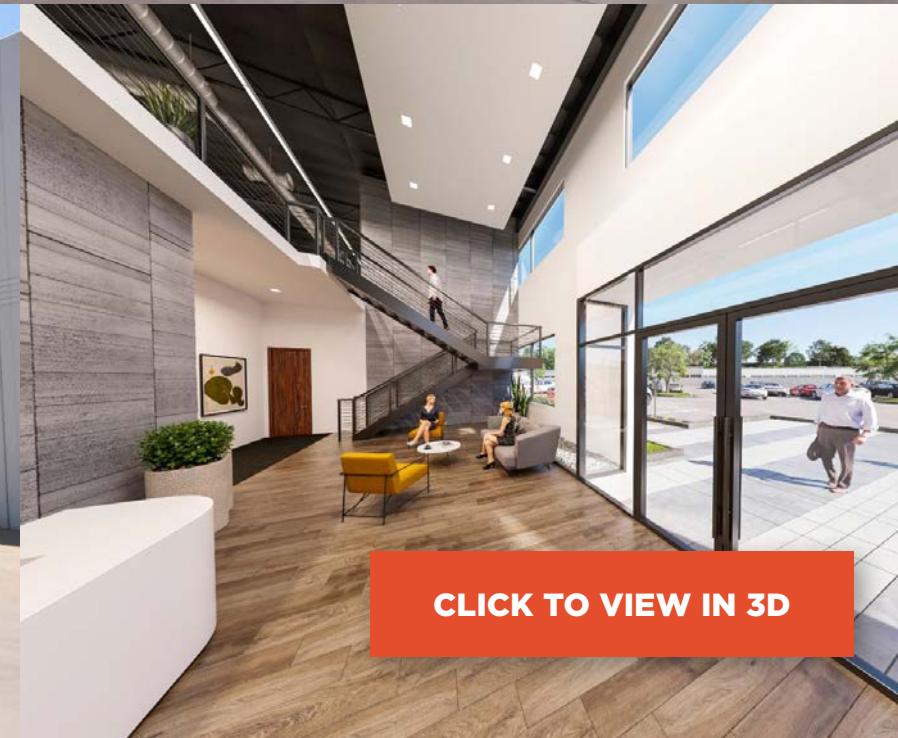


**CLICK TO VIEW
PROPERTY WEBSITE**

TANGRAM 3DS

PROPERTY HIGHLIGHTS

- 116,158 SF Facility featuring 19,277 SF of Brand New Modern Two Story Office Space
- Complete Interior & Exterior Modernization
- 24' Warehouse Ceiling Clearance
- 6 Dock High Loading Doors with Edge of Dock Levelers
- 2 Ground Level Loading Doors
- Power: 5400A, 277/480V, 3Ph
- New Warehouse LED Lighting with Motion Sensor Controls
- 201 Parking Spaces (1.7:1 Ratio)
- ESFR Sprinkler System
- Drought Tolerant Exterior Landscaping
- LEED Silver Construction
- Strategic Location - Minutes to 5 & 2 Freeways, Adjacent to Frogtown and Future Revitalized LA River Bowtie Project
- Touchless Restroom Fixtures
- Outdoor Employee Break Area



[CLICK TO VIEW IN 3D](#)



**CLICK TO VIEW
PROPERTY WEBSITE**

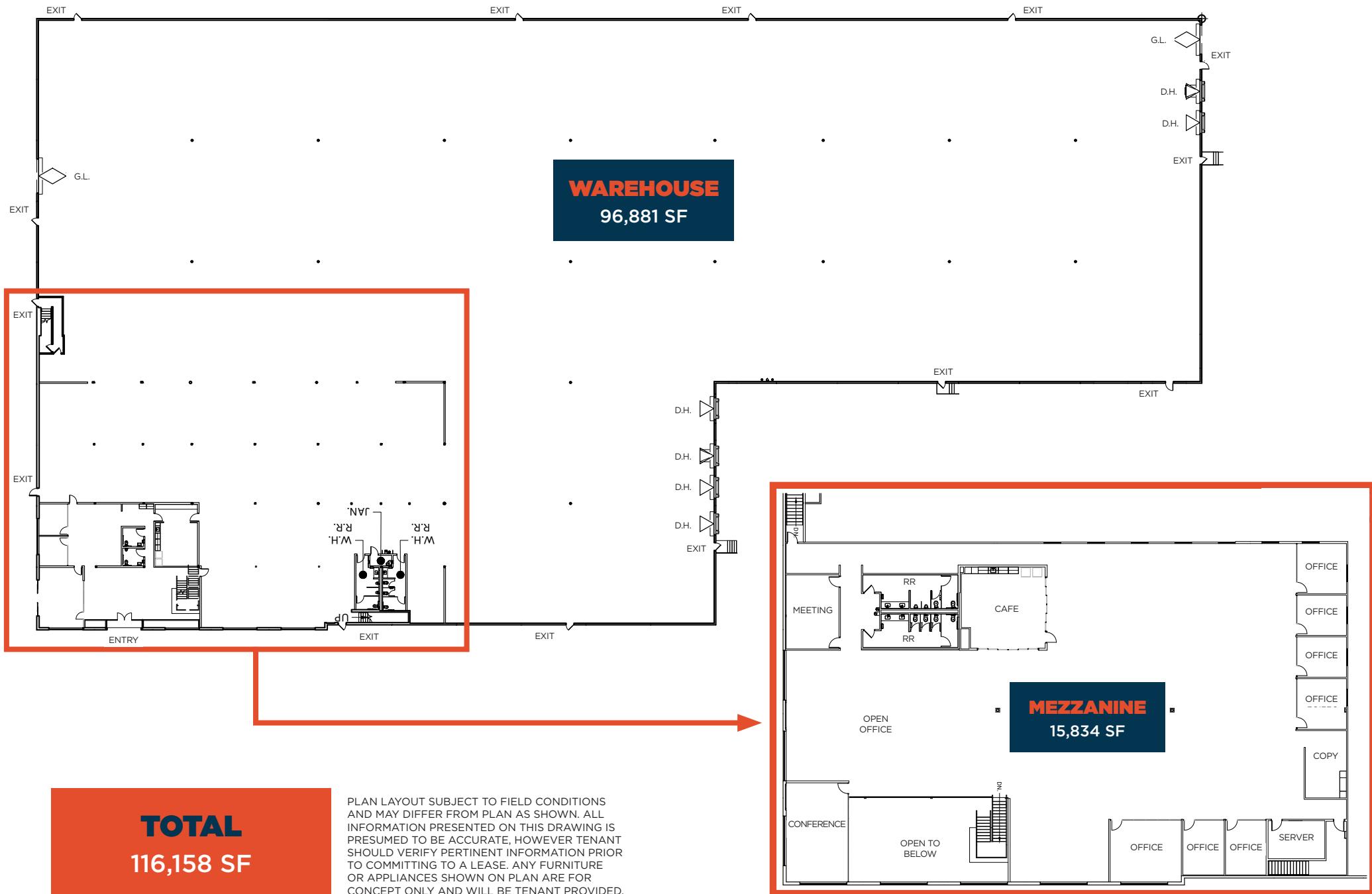
Site Plan

2800 CASITAS AVENUE



Floor Plan

2800 CASITAS AVENUE



TOTAL
116,158 SF

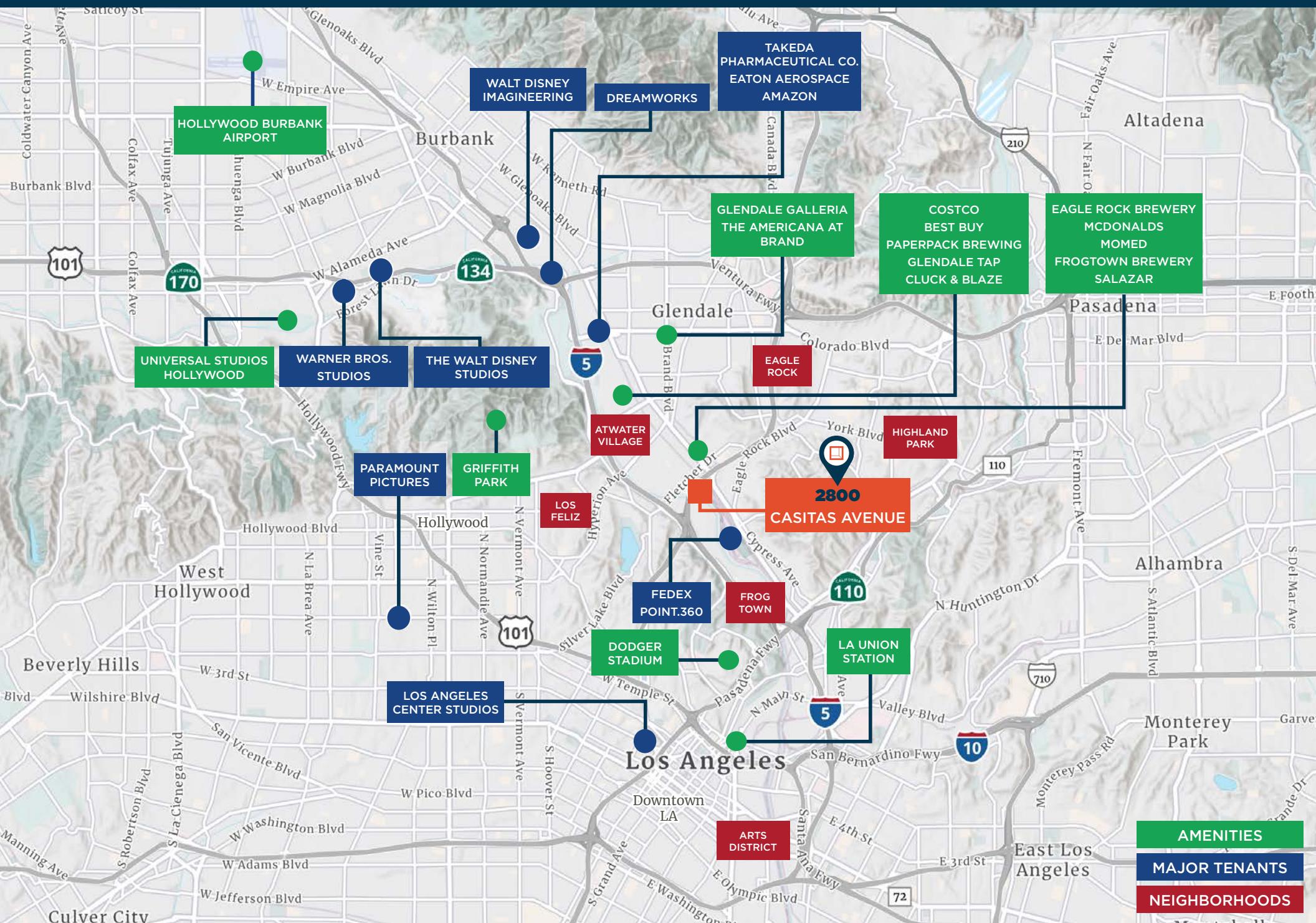
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS
AND MAY DIFFER FROM PLAN AS SHOWN. ALL
INFORMATION PRESENTED ON THIS DRAWING IS
PRESUMED TO BE ACCURATE, HOWEVER TENANT
SHOULD VERIFY PERTINENT INFORMATION PRIOR
TO COMMITTING TO A LEASE. ANY FURNITURE
OR APPLIANCES SHOWN ON PLAN ARE FOR
CONCEPT ONLY AND WILL BE TENTANT PROVIDED.

WAREHOUSE
96,881 SF

MEZZANINE
15,834 SF

Property Location

2800 CASITAS AVENUE





**Rexford
Industrial**

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