



## 11630 Chayote St

11630 Chayote St, Los Angeles, CA 90049

### Eden Stelmach

Nihul LLC

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(818) 317-3343



# 11630 Chayote St

\$42.85 /SF/YR

Located in the highly desirable Brentwood neighborhood of West Los Angeles, this office is surrounded by premium conveniences. Just a short walk or drive to Montana Ave, San Vicente Blvd, and Barrington Ave, the area offers a wide selection of coffee shops, restaurants, fitness studios, and boutique retailers—perfect for client meetings or quick lunch breaks.

The property provides easy access to major Westside corridors, including I-405, Sunset Blvd, Wilshire Blvd, and Santa Monica Blvd, making commuting simple from Santa Monica, Westwood, Pacific Palisades, Beverly Hills, and beyond.

A safe, clean, and professional environment — Brentwood remains one of LA's most sought-after locations for businesses looking to stand out while staying connected....

- Prime Brentwood / West LA location
- Move-in ready with flexible lease terms



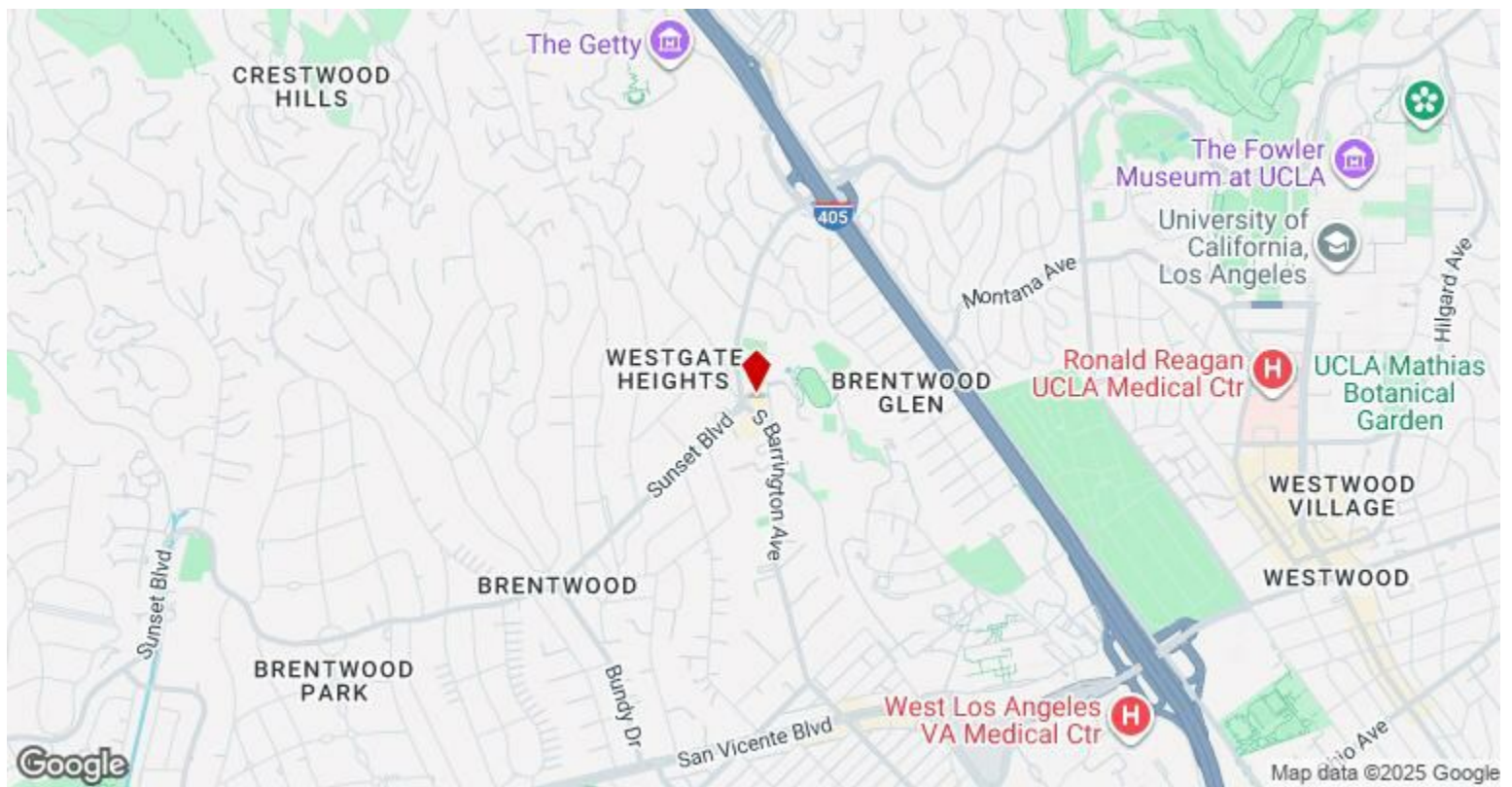
Rental Rate:	\$42.85 /SF/YR
Property Type:	Retail
Gross Leasable Area:	4,000 SF
Year Built:	1980
Walk Score ®:	67 (Somewhat Walkable)
Transit Score ®:	41 (Some Transit)
Rental Rate Mo:	\$3.57 /SF/MO

2nd Floor Ste 1

1

Space Available	350 SF
Rental Rate	\$42.85 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Type: Private office spaceLocation: Brentwood / West LA border, near Barrington Ave and Montana AveSize: Approx. 350 square feetLayout: Open layout, suitable for 2–4 desksCondition: Clean, well-maintained, move-in readyFlooring: Polished wood Ceiling Height: Approx. 9 ftLighting: Recessed LED overhead lightsHVAC: wall unit A/C and heatWindows/Natural Light: South-facing windows with ample daylightRestrooms: Shared building restrooms Parking: Street parking + optional paid parking in adjacent lotAccess: Secure entry; 24/7 access availableInternet: High-speed fiber available in buildingNoise Level: Quiet, low-traffic environmentNearby Amenities: Coffee shops, restaurants, post office within walking distanceZoning: Commercial officeIdeal For: Small team, creative studio, or executive office



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## Property Photos

