

for **LEASE**



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1635
PONTIUS AVENUE
LOS ANGELES

BARNES

RENTAL RATE REDUCTION

CREATIVE TENANT OPPORTUNITY

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WESTMAC
Commercial Brokerage Company

CBRE

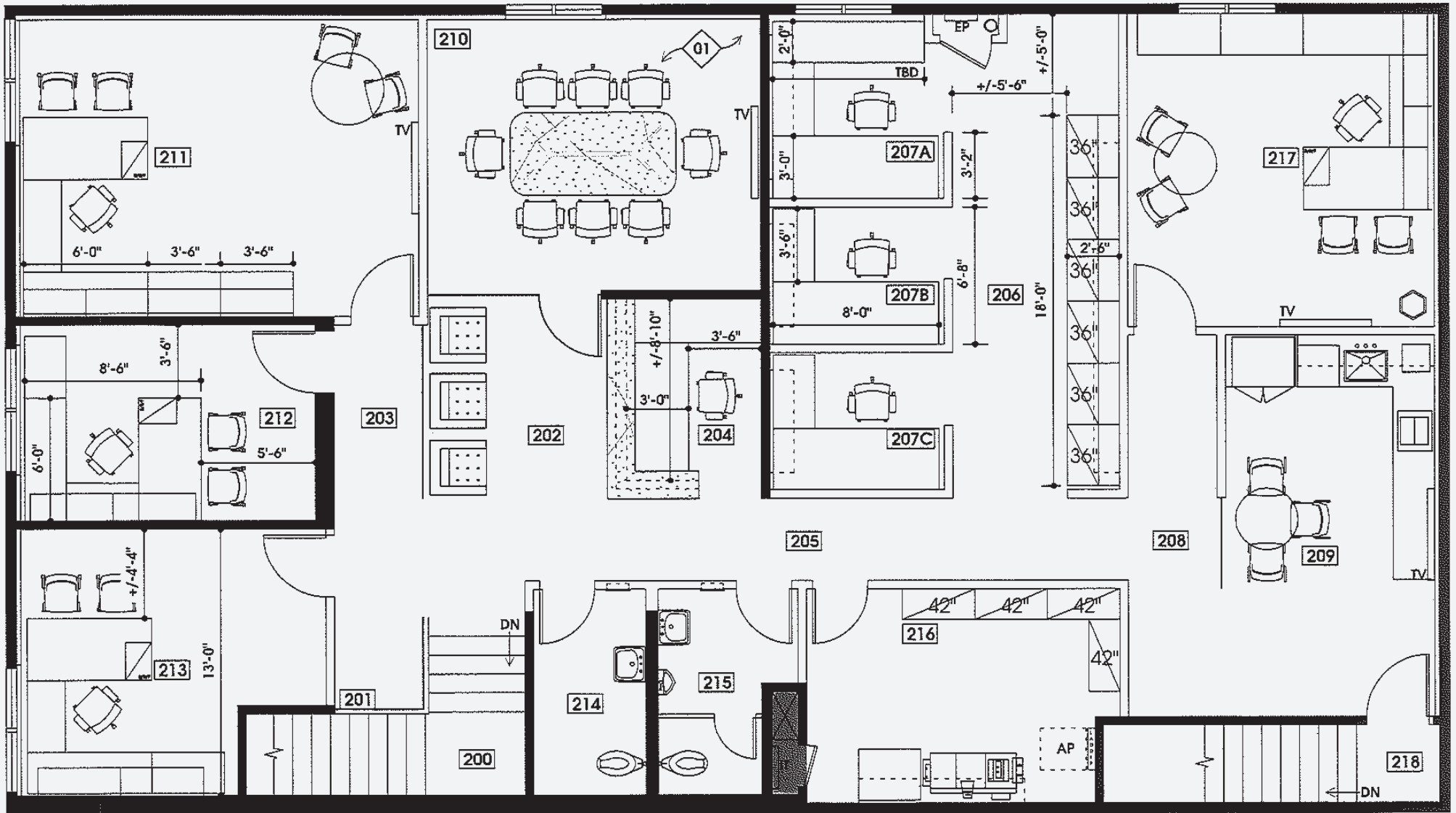
WESTMAC Commercial Brokerage Company | 1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | www.westmac.com

CBRE Group, Inc. Commercial Real Estate | 2000 Avenue of the Stars, Suite 800N, Los Angeles, CA 90067 | www.cbre.com



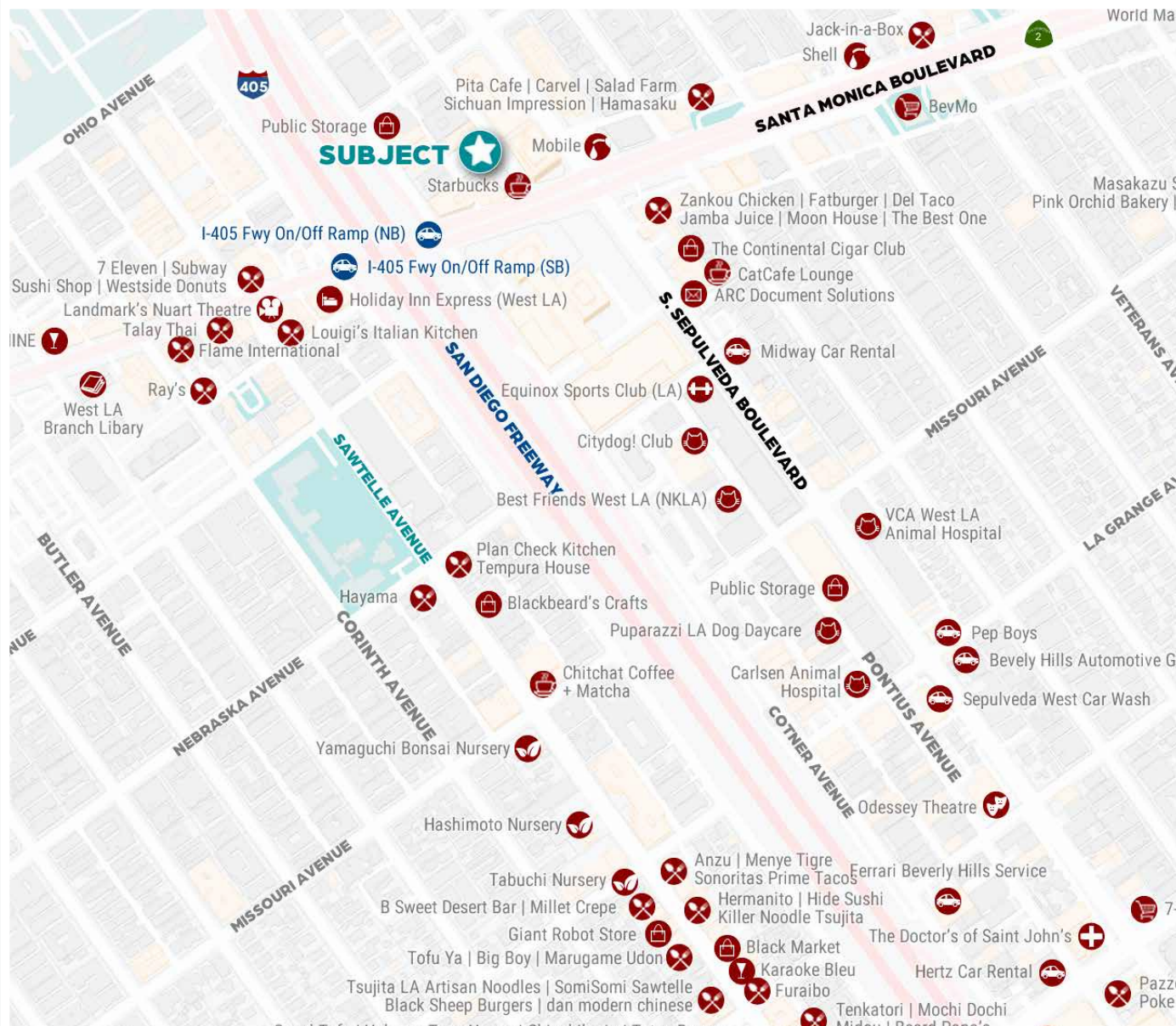
FEATURES

- Plug and Play opportunity
- The subject space can be made available fully furnished
- Fantastic natural light throughout
- Four [4] offices, eight [8] person conference room, four [4] work stations, kitchen, and storage room
- Completely remodeled within the last two [2] years
- Two [2] tenant building
- Additional storage in parking garage



2ND FLOOR - FURNITURE PLAN

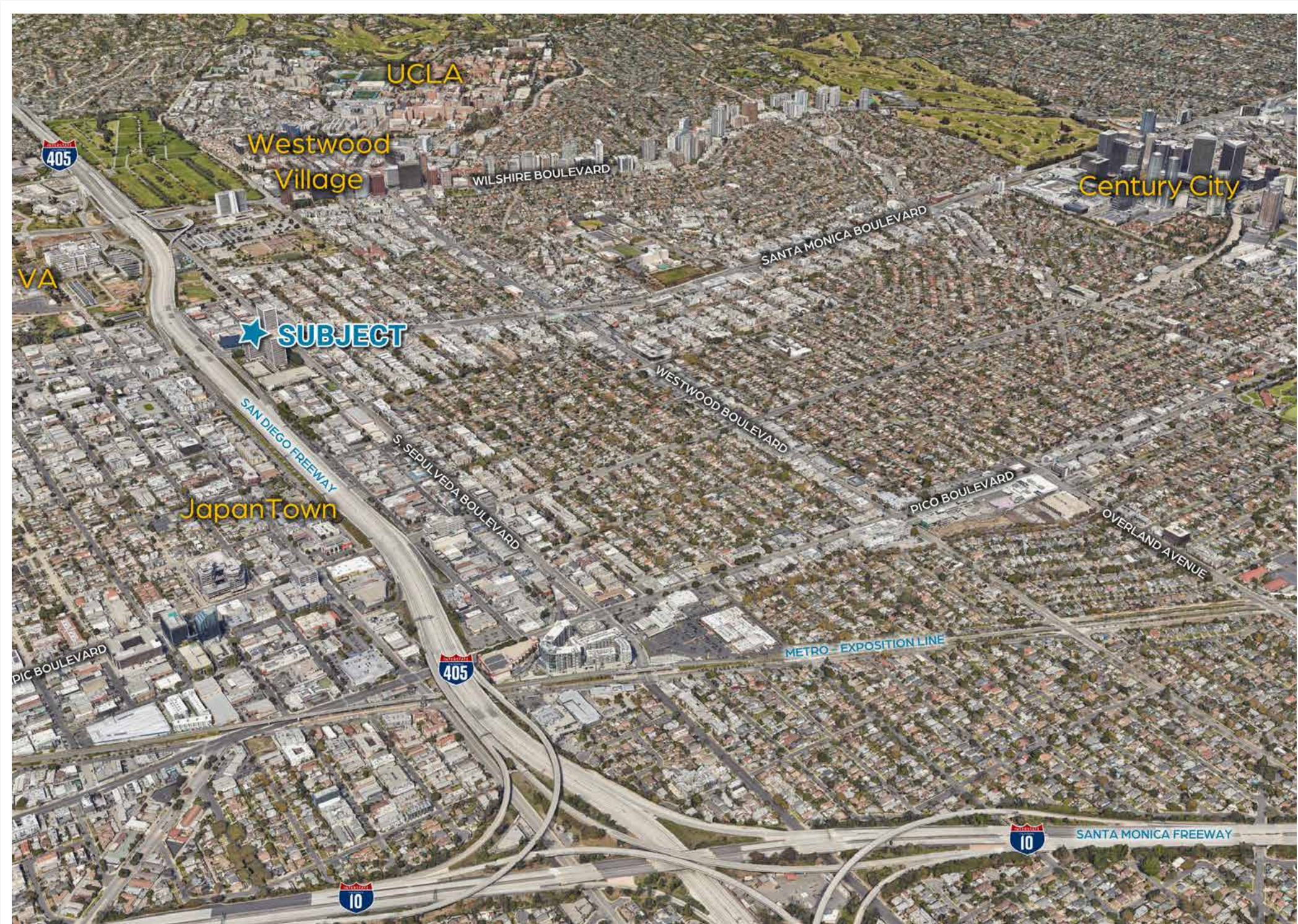
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WALKABLE AMENITIES

WEST LOS ANGELES' BEST LOCATION

- Direct 405 Freeway access
North and South, direct 10 Freeway access, East and West
- Incredible array of world class area amenities within a short walk
- Easy access to anywhere on the west side
- Additional visitor parking on month to month basis next door (*multiple buildings*)
- 90% transit and walkability scores (*CoStar*)



CONTACT

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