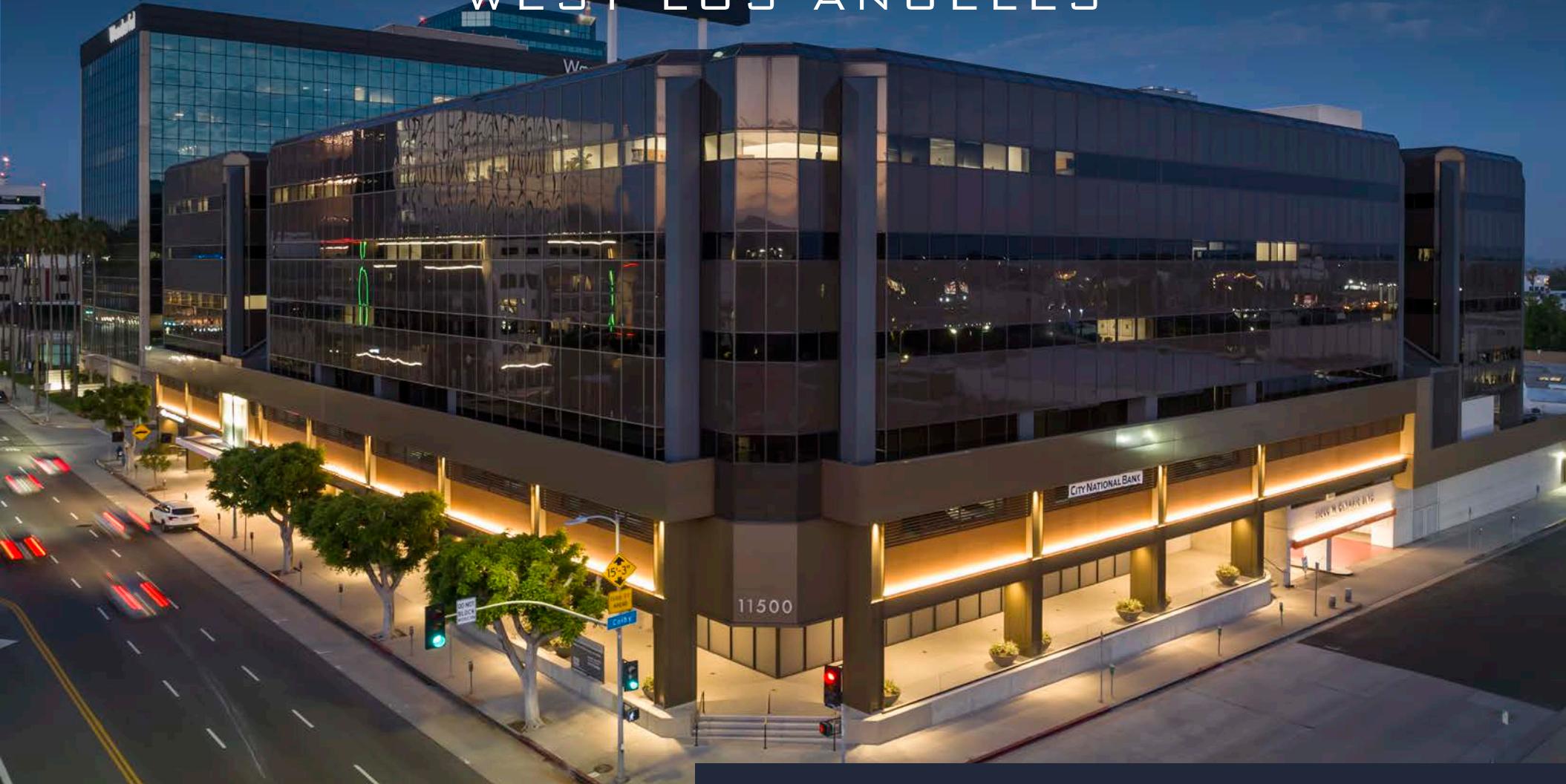


OLYMPIC PLAZA

11500 W. OLYMPIC BOULEVARD
WEST LOS ANGELES



MARK MATTIS

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**BEST-IN-CLASS OFFICE/MEDICAL SPACE
FOR LEASE**

**AVISON
YOUNG**

OLYMPIC PLAZA

AVAILABLE SPACES

SUITE	RSF	COMMENTS
315*	2,267	LEASED
318	5,997	LEASED
330*	1,643	Medical suite, reception, 2 interior offices, 3 exam, large window consult & kitchen (contiguous with 350 for 3,411 RSF)
350*	1,768	General office space (contiguous with 330 for 3,411 RSF)
370	1,381	Dental office with 3 exam rooms
404	3,090	
417	2,181	
422	1,540	Therapy office: soundproof 3 window office with 1 private office & kitchen
430	2,876	LEASED
440	1,114	LEASED
450	1,164	LEASED
500	1,621	AVAILABLE 9/1/2025
535**	3,394	Mostly open space with 3 offices
538	2,891	Psychotherapy offices - efficient layout with 2nd door of private exits.
545**	4,241	Creative space with open ceilings
552	1,737	LEASED
555**	4,025	Formerly a sleep center - great layout for medical or general office.
556	629	1 person psychology suite
574	1,436	Move in ready – 3 window offices, glass conference room
575	1,442	
608	2,901	LEASED
640***	4,187	Currently a physical therapy suite
650***	5,857	Mix of window offices and open areas. Great southern views.

* 3,411 RSF contiguous

** 10,560 RSF contiguous

*** up to 10,044 RSF contiguous possible

PROPERTY HIGHLIGHTS

- Building recently renovated, including the newly completed Courtyard.
- Class A, 6-story office building with covered, secured parking.
- Located within LA's "Sawtelle Japantown" neighborhood with a burgeoning food scene.
- Amenities include: Deli with patio, on-site property management, state-of-the-art conference facility, 10,000 sf of landscape and zen garden & on-site storage.
- Excellent access to the 405 & 10 Freeways.

LEASE RATES

Office: \$3.50 per square foot, FSG

Medical: \$4.25 per square foot, FSG

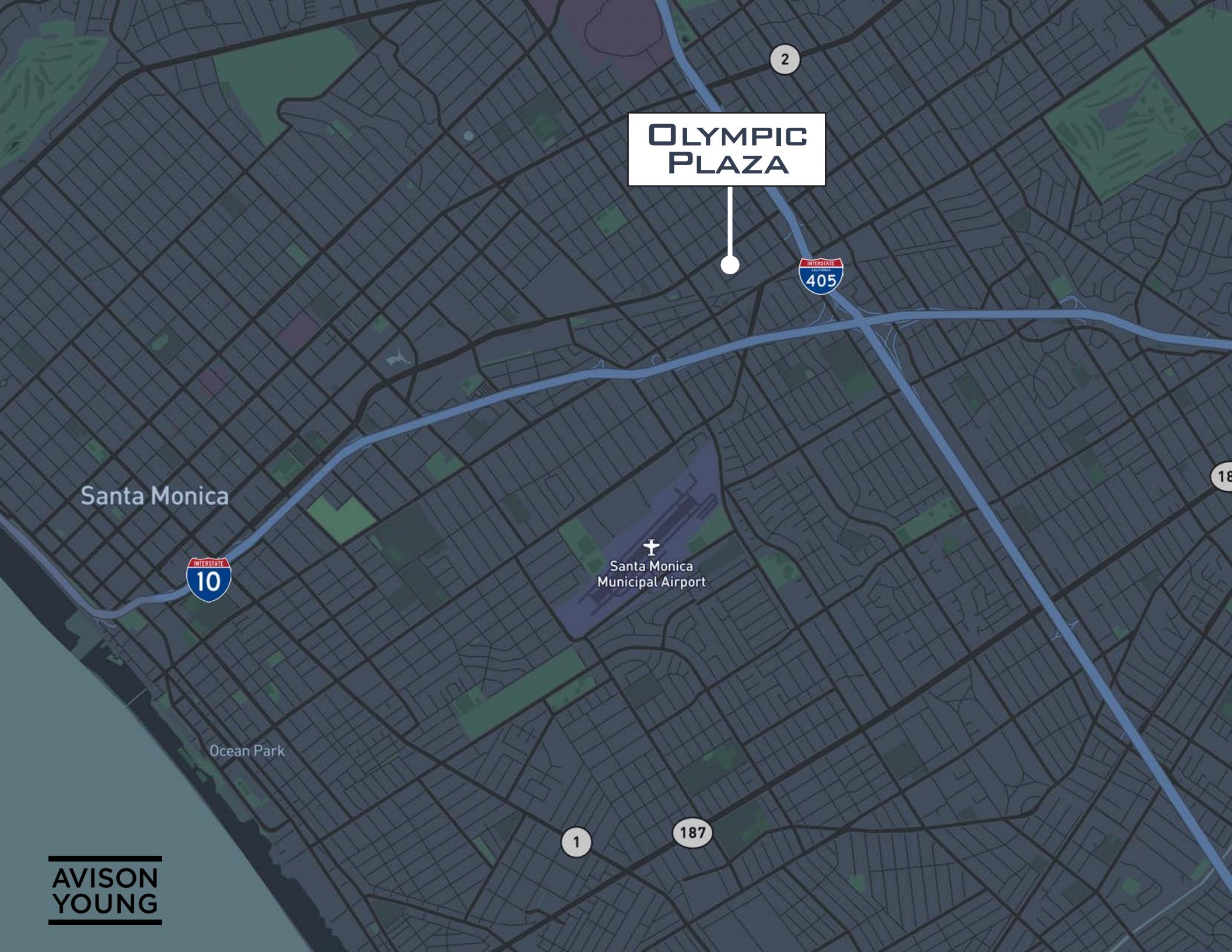
PARKING

3.5/1000 Parking Available

- Unreserved: \$265 per month
- Reserved: \$360 per month
- Tandem: \$440 per month



AVISON
YOUNG



OLYMPIC
PLAZA

The map shows a detailed street grid of Santa Monica and adjacent areas. Key features include:

- Highways:** Interstate 10 (I-10) running west, Interstate 405 (I-405) running north-south, and State Route 187 (SR 187) in the foreground.
- Airport:** Santa Monica Municipal Airport is marked with an airplane icon.
- Neighborhoods:** Santa Monica and Ocean Park are labeled.
- Callout:** A white callout box with a black border is positioned in the upper right, pointing to a location on the map. The word "OLYMPIC" is at the top, and "PLAZA" is below it. A small number "2" is in a circle above the callout.
- Numbered Circles:** Circles with numbers "1" and "18" are located on the map, likely indicating specific locations or points of interest.

DEMOGRAPHICS

(5 mile radius)



600K
TOTAL POPULATION



202K
TOTAL HOUSEHOLDS



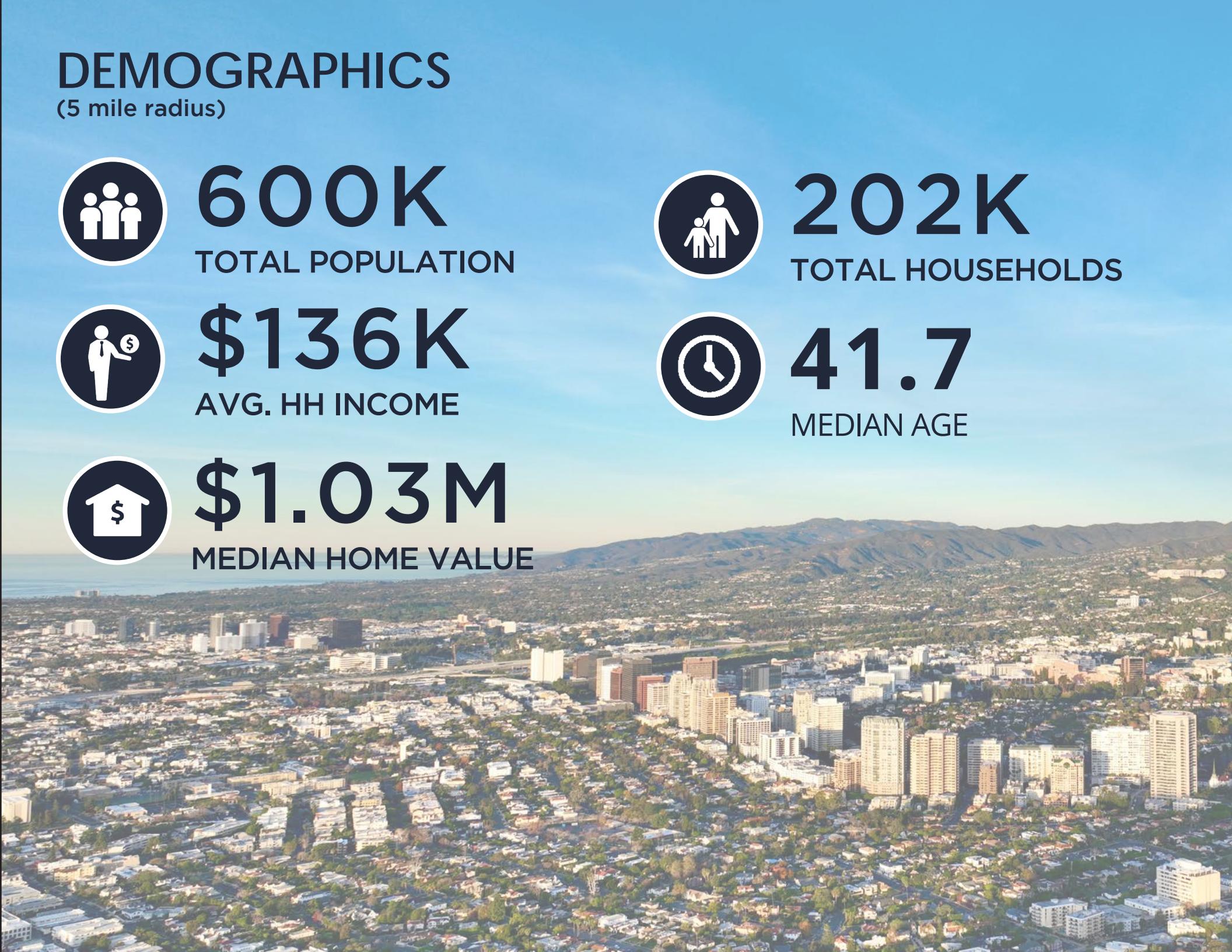
\$136K
AVG. HH INCOME



41.7
MEDIAN AGE



\$1.03M
MEDIAN HOME VALUE





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