

Back on the Market! Major Price Reduction!

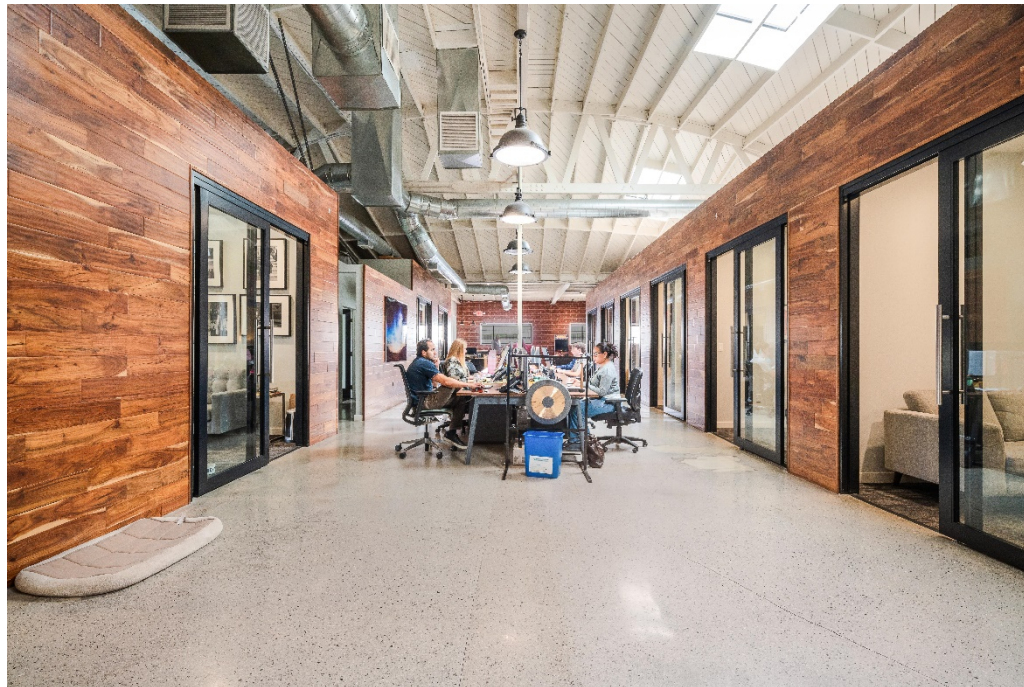
MAXAM
PROPERTIES
Commercial & Industrial Real Estate

PACIFIC PARTNERS
COMMERCIAL, INC.



11162 LA GRANGE AVE.
Los Angeles, CA 90025

± 5,116 SF Building
for Sale or Lease



PREMISES

11162 La Grange Ave.: ± 5,116 SF

Land: ± 6,378 SF

FOR SALE OR LEASE

Sale Reduction: \$4,385,000 (\$857.00 PSF)

~~\$4,485,000 (\$876.00 PSF)~~

~~\$4,625,000 (\$904.00 PSF)~~

~~\$4,988,000 (\$947.98 PSF)~~

Lease: \$15,092/mo (\$2.95 PSF, Net)

LOCATION

- Main Cross Streets: La Grange & S Sepulveda Blvd
- Directly adjacent to I-405 Freeway
- Within West LA's vibrant commercial/cultural zone
- Located in the Westside region of LA, surrounded by high-value neighborhoods such as Belair, Brentwood, Beverly Hills, Westwood and Santa Monica

BUILDING FEATURES

- Beautifully remodeled creative space
- Great floorplan mix of private offices and open bullpen
- Built in mezzanine offices with large conference room
- Sandblasted clear span bow truss ceiling
- Open layout, exposed ceilings and skylights
- Ten (10) parking spaces



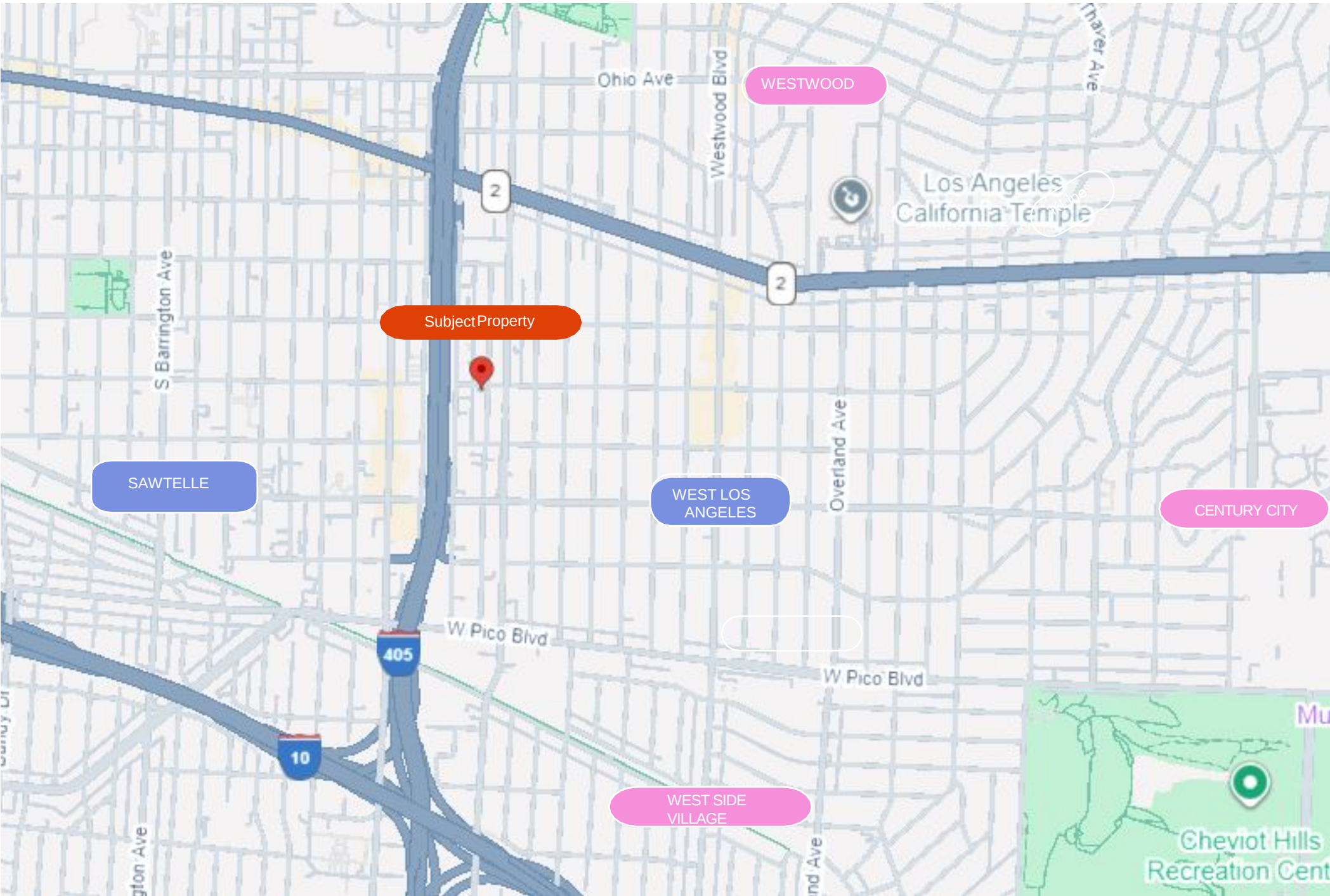














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