

FLEX / CREATIVE SPACE

FOR LEASE

5200

W 83RD STREET

WESTCHESTER, CA 90045



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES
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PROPERTY OVERVIEW

Lee & Associates is pleased to present 5200 W 83rd Street, an approximately 8,413-square-foot, two-story flex, creative office/warehouse, education, and specialty-use property available for lease in Westchester, California.

Currently occupied and improved as a private school, the property offers a turnkey environment with an extensive and highly versatile build-out. The facility includes modern classrooms, private offices, an indoor gymnasium, expansive creative and open workspace, a full kitchen, welcoming lobby, multiple storage rooms, and a landscaped outdoor patio with green space.

The fully air-conditioned building is equipped with approximately 1,000 amps of 240V, 3-phase power and is fully gated with secure parking. Its central Westside location provides convenient access to LAX, SoFi Stadium, the Metro K Line, Culver City, Playa Vista, Marina del Rey, and nearby coastal communities.

OFFERING SUMMARY

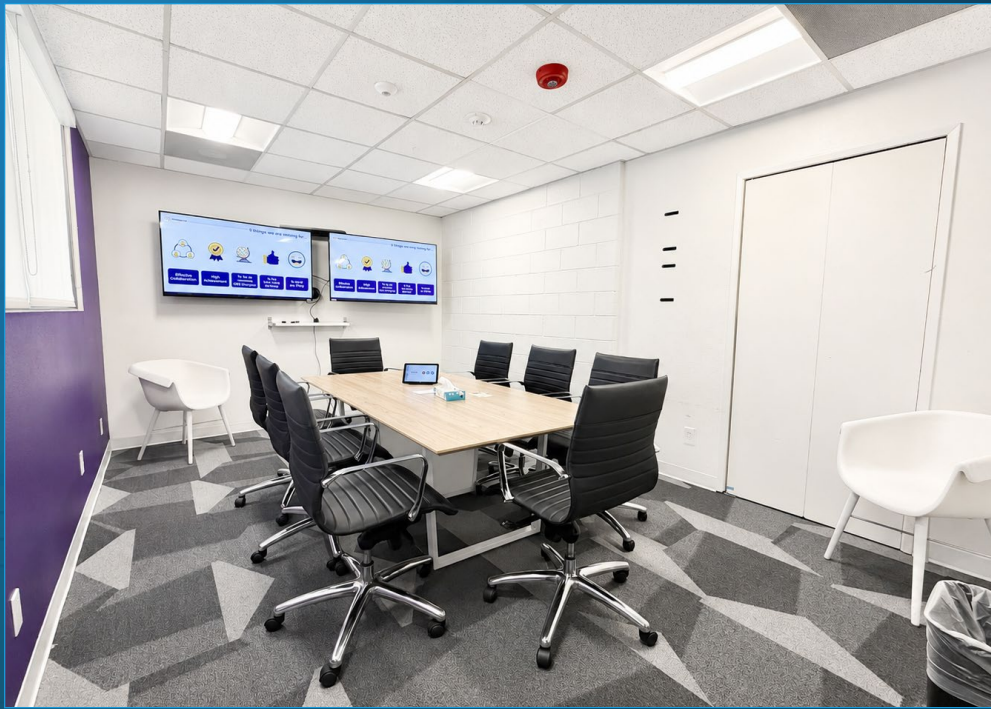
Property Address	5200 W 83rd Street, Westchester, CA 90045
Building Area	±8,413 SF Total (1st Floor: ±6,815 SF, 2nd Floor: ±1,598 SF)
Use Type	Flex, Creative Office, Warehouse, Education, Specialty Use
Lease Rate	\$2.30 / SF / Month NNN
NNN Expenses	\$0.42 / SF

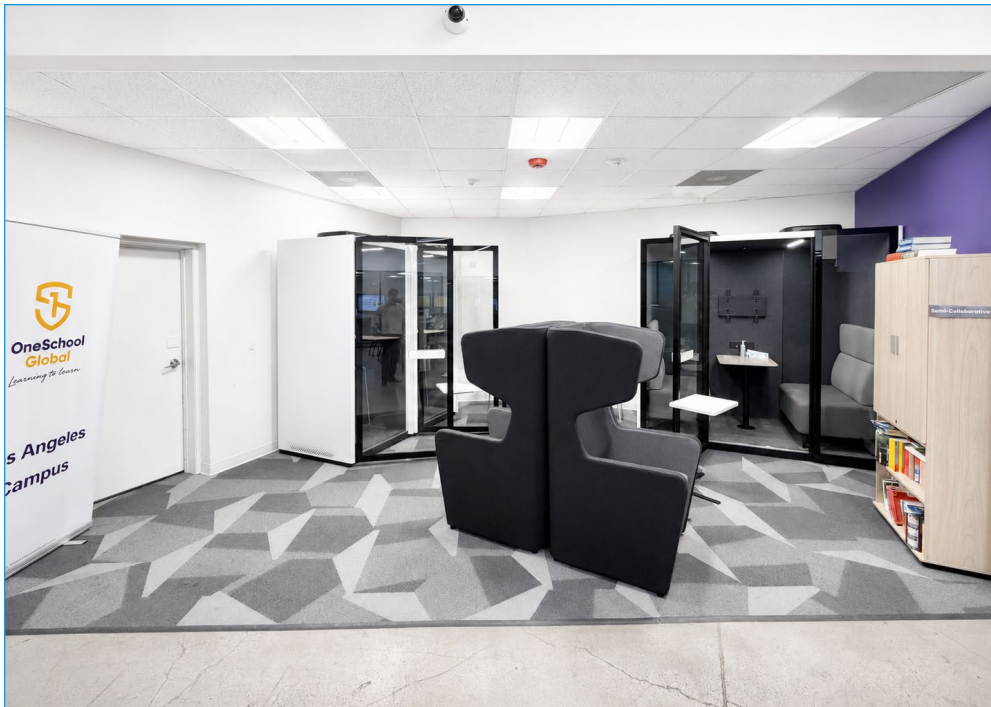
PROPERTY HIGHLIGHTS

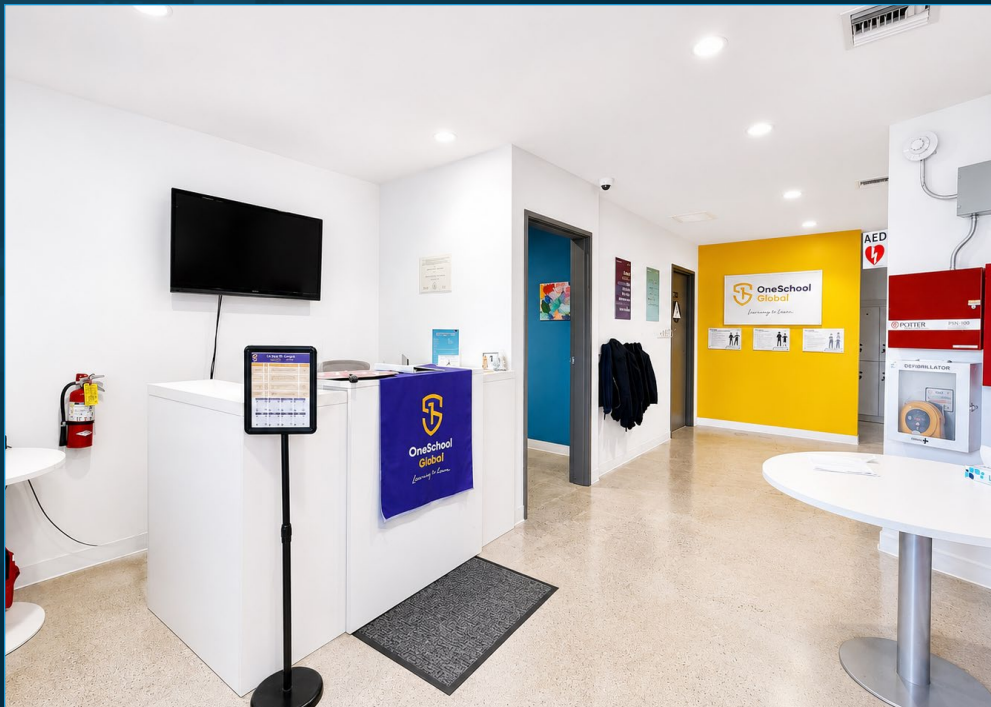
- ±8,413 SF Across Two Levels
- Turnkey Flex, Creative Office, and Specialty-Use Build-Out
- Classrooms, Private Offices, and Expansive Open Workspace
- Indoor Gymnasium, Full Kitchen, and Welcoming Lobby
- Fully Air Conditioned with ±1,000 Amps of 3-Phase Power
- Landscaped Patio and Secure Gated Parking

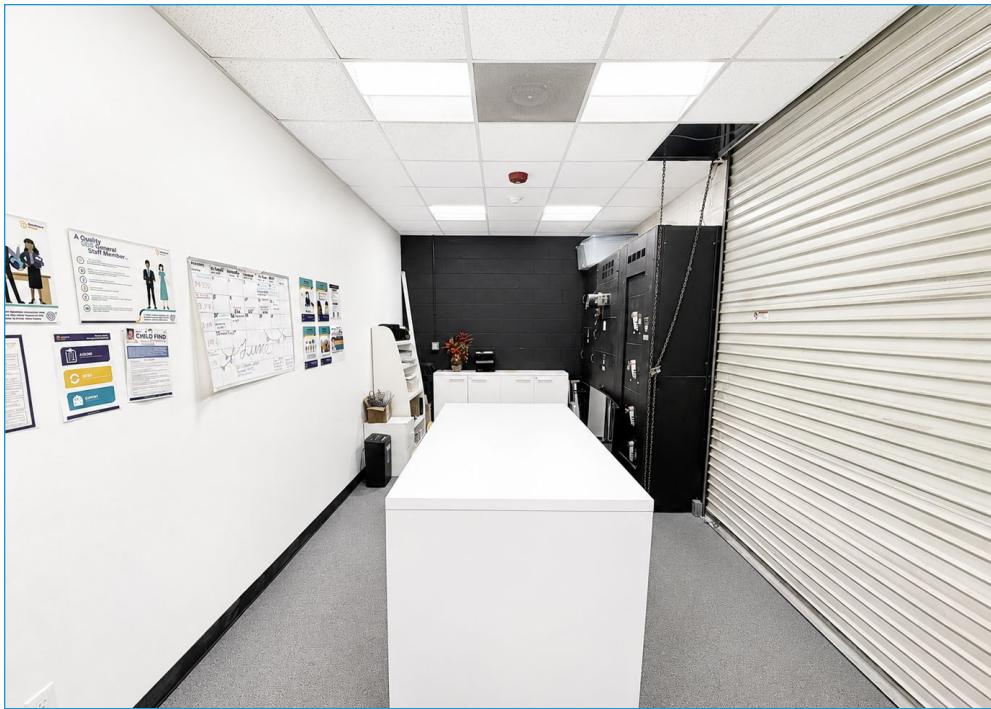
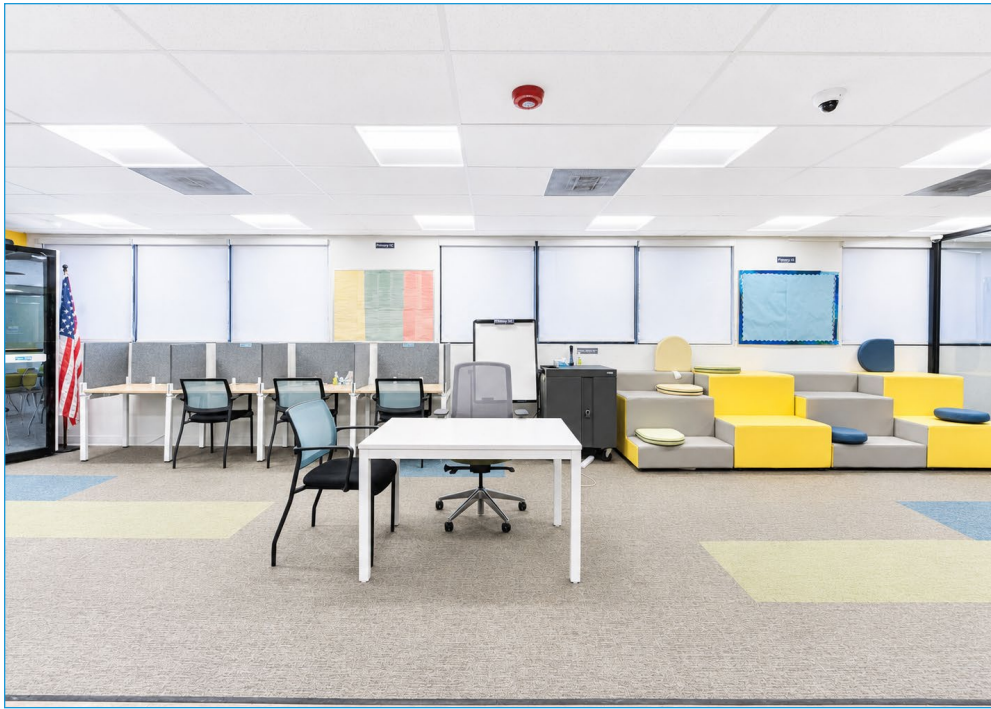


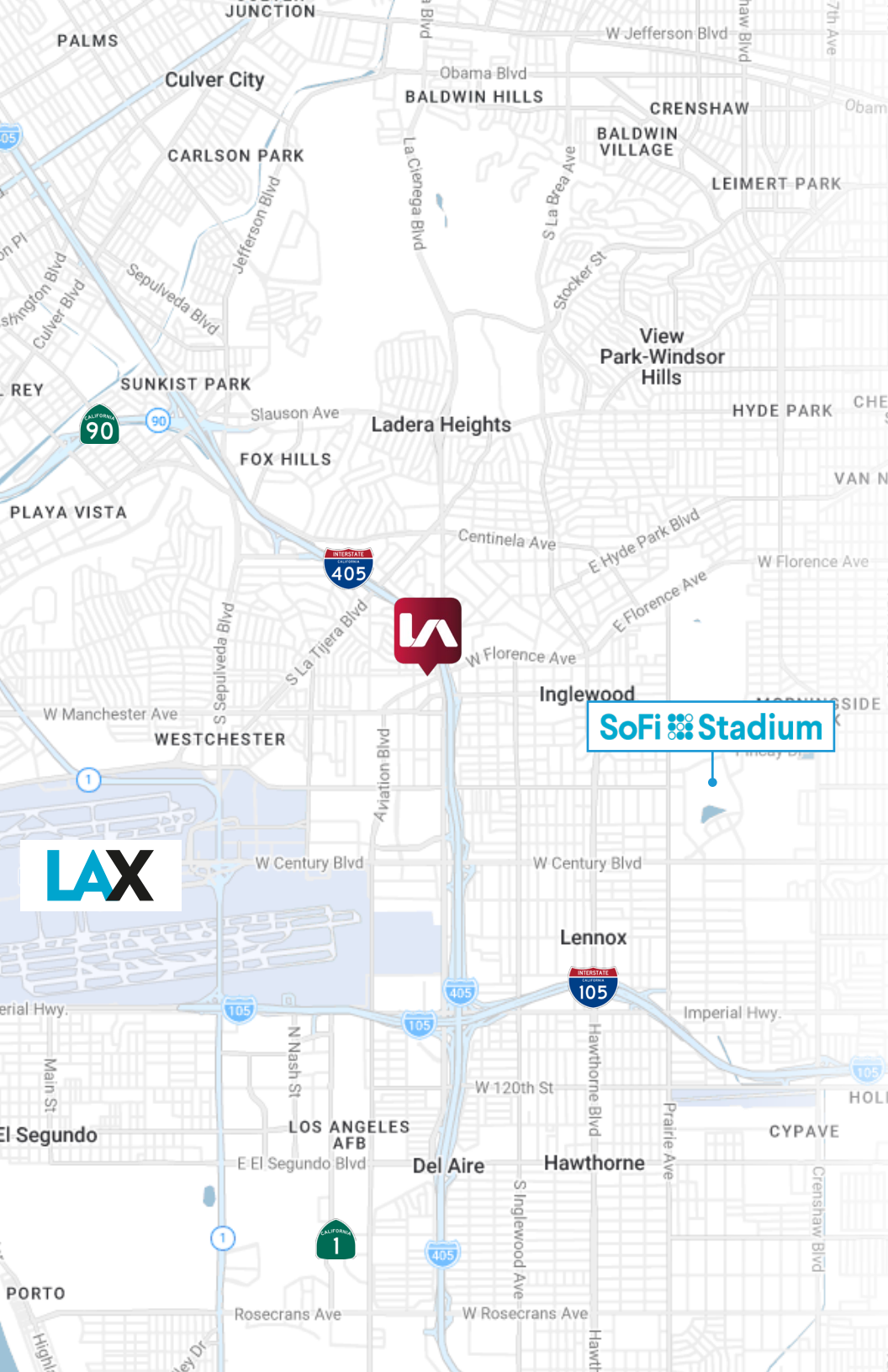












LOCATION OVERVIEW

5200 W 83rd Street is strategically positioned in Westchester, one of Los Angeles' most connected Westside communities. The property offers convenient access to Los Angeles International Airport and is centrally located near major employment, entertainment, transportation, and creative hubs throughout the region.

The location places users near SoFi Stadium, the Metro K Line, Culver City, Playa Vista, and Marina del Rey. Nearby coastal communities and beaches further enhance the property's accessibility and appeal for employees, clients, and visitors.

Its central position between LAX, the Westside, and the greater Los Angeles market makes the property well suited for organizations seeking a highly accessible location with strong regional connectivity.

LOCATION HIGHLIGHTS

LAX ACCESS

Located near Los Angeles International Airport, providing convenient access for employees, clients, vendors, and visitors.

WESTSIDE BUSINESS HUBS

Conveniently positioned near the creative, technology, media, and professional employment centers of Culver City and Playa Vista.

SOFI STADIUM

The property offers convenient access to SoFi Stadium and the surrounding Inglewood entertainment district.

COASTAL ACCESS

Located near Marina del Rey, Playa del Rey, and the broader Westside beach communities.

METRO CONNECTIVITY

Convenient access to the Metro K Line supports regional employee and visitor connectivity.

CENTRAL WESTSIDE LOCATION

Strategically positioned between LAX, Culver City, Playa Vista, Marina del Rey, and surrounding Los Angeles communities.

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