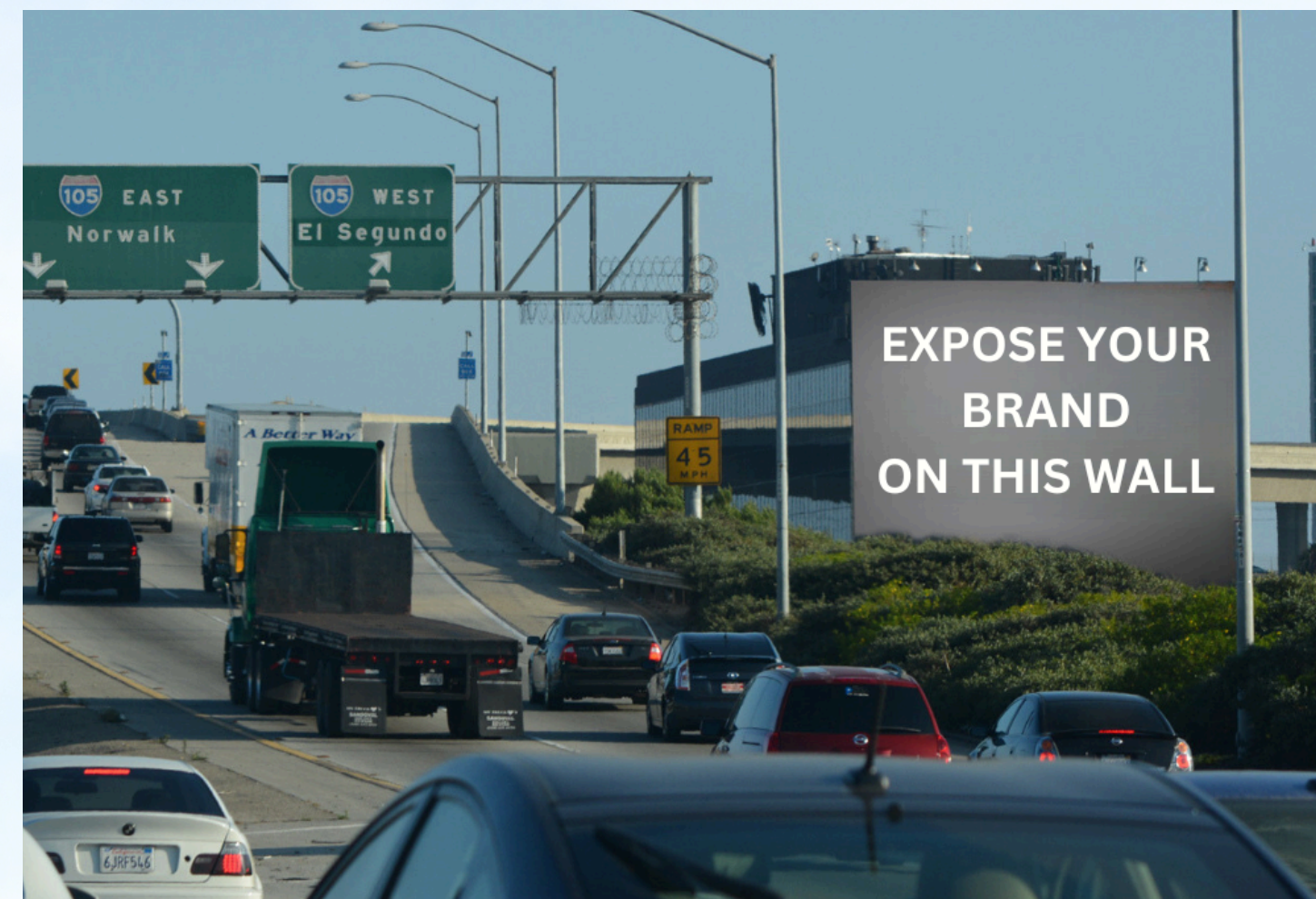


ASKING: \$185,000/mo

- 6-story office building - 95,760 sqft
- 4,000 sqft super graphic wall exposure to appx. 800,000 vehicles daily
- Located appx. 1.6 miles from LAX airport
- Total parking 278 to 300 spaces
- 6 on and off ramps with access to 405 & 105 fwys within feet of the property
- \$3.2B participation for federal funding available to build EV charging stations
- 15,900 sqft. each expansive floor plates.
- Ideal to be utilized as data centers, EV charging station and showroom, hospitality, medical facility and many more



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 Real Estate Broker Lic. #00860079

For more information, go to www.laxcre.com