

# FOR LEASE

## CREATIVE SUITE AVAILABLE

8954 Ellis Avenue, Los Angeles, CA 90034



**LANCELOT**  
Commercial Industrial Brokerage



Space Available : +/-3,200 SF (Potentially Divisible to +/-2,400 SF)  
Rental Rate : \$2.95 PSF Per Month NNN  
Parking : 5 Spaces/\$150 – Call About Bonus Parking

## PROPERTY HIGHLIGHTS

- Architecturally-Distinctive Creative Office Space With Warehouse
- 24" Warehouse, HVAC And Polished Concrete Floors
- High End Trophy Space
- Central Air-Conditioning
- Reception Area
- 3 Bathrooms
- Fully Built Out Kitchen
- Abundant Windows And Skylights Provided Excellent Natural Light

### LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com  
DRE#01128388  
Off: 310.839.3333 ext 220  
Fax: 310.839.3382



*\*Square Footage Approximate –  
Tenant to Independently Verify*



**310.839.3333**  
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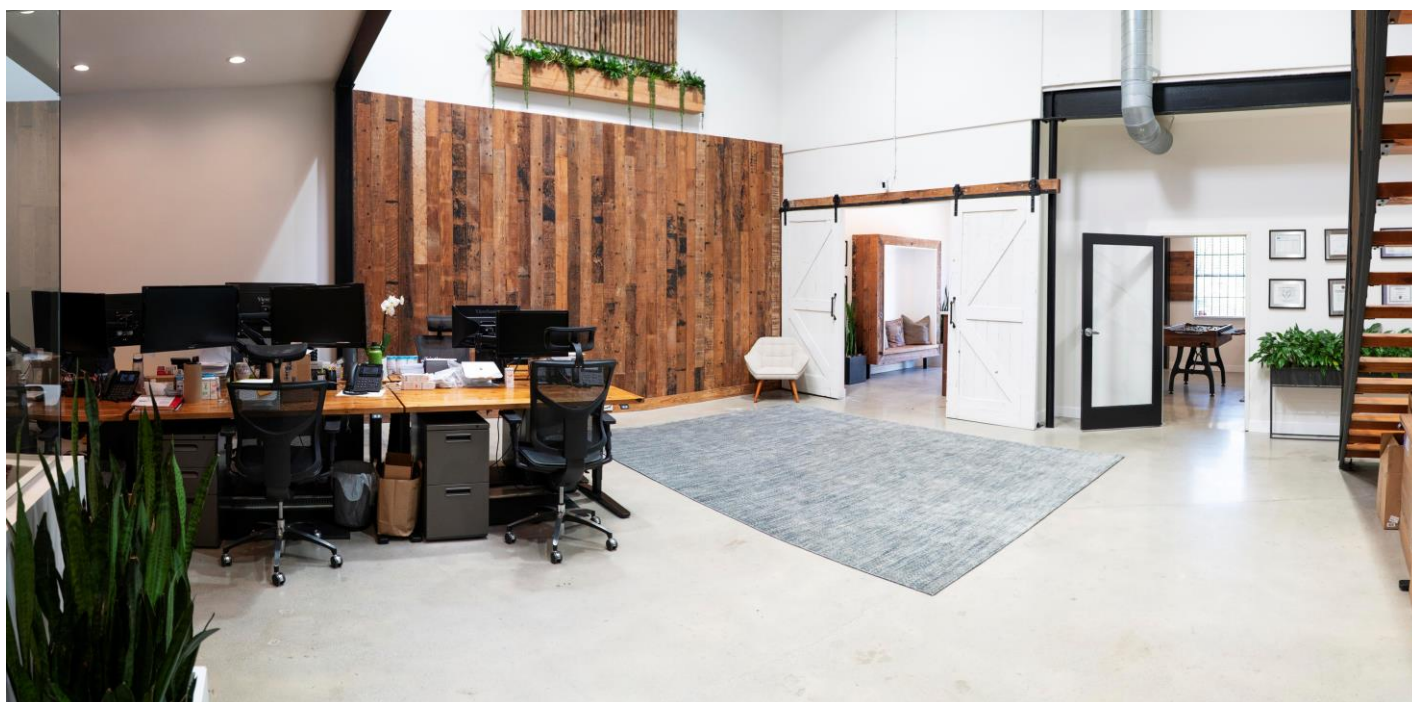
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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

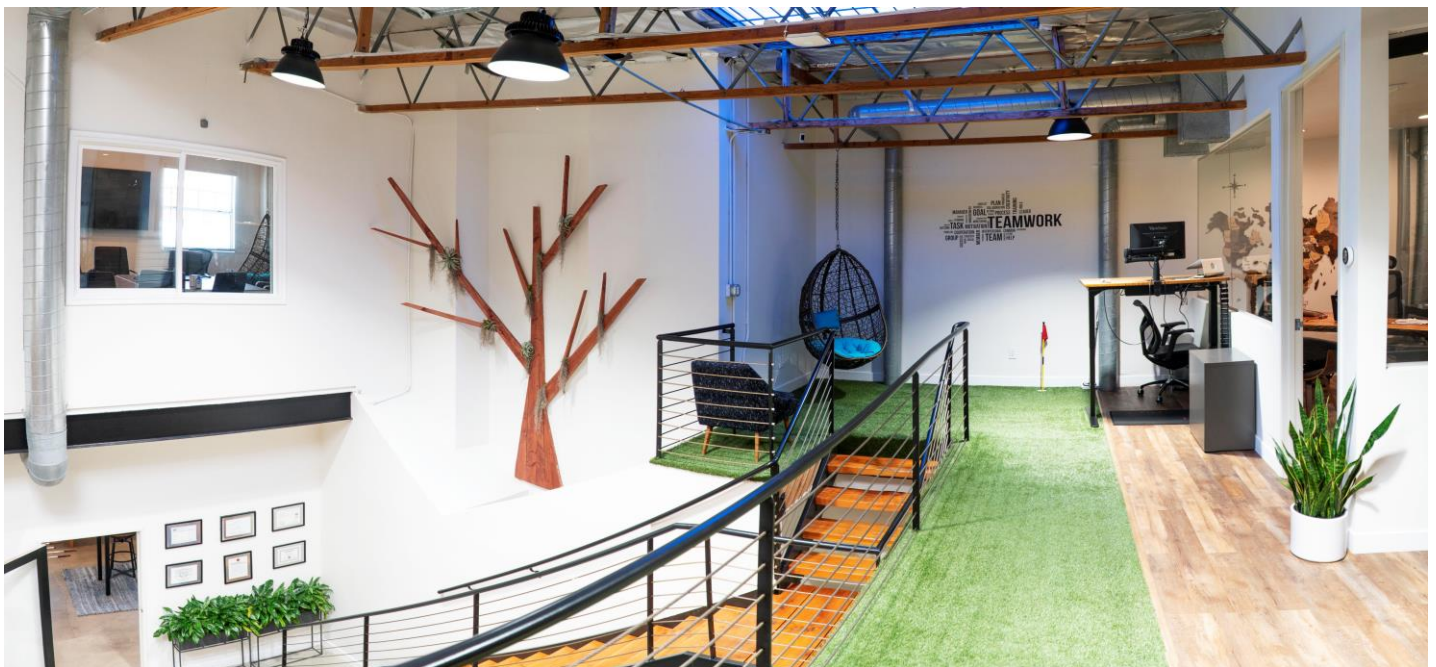
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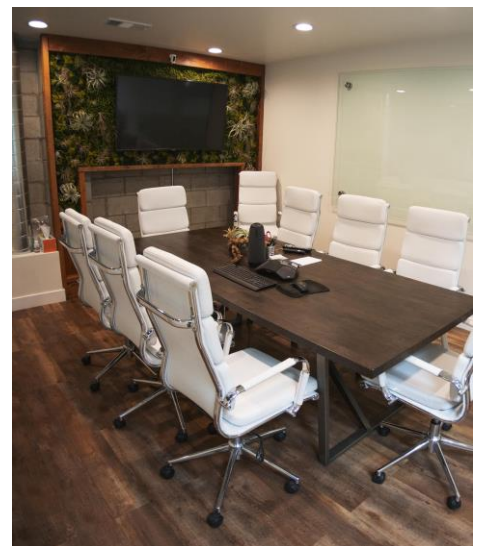
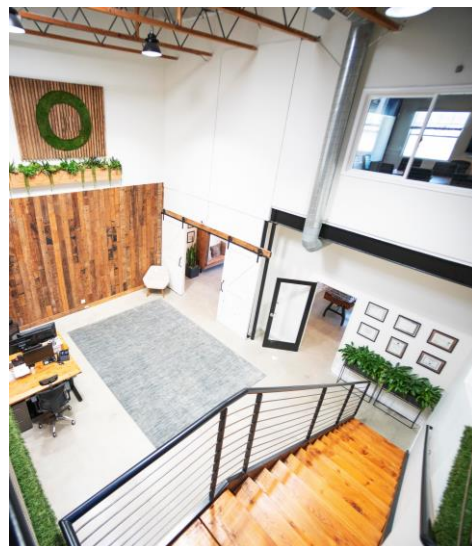
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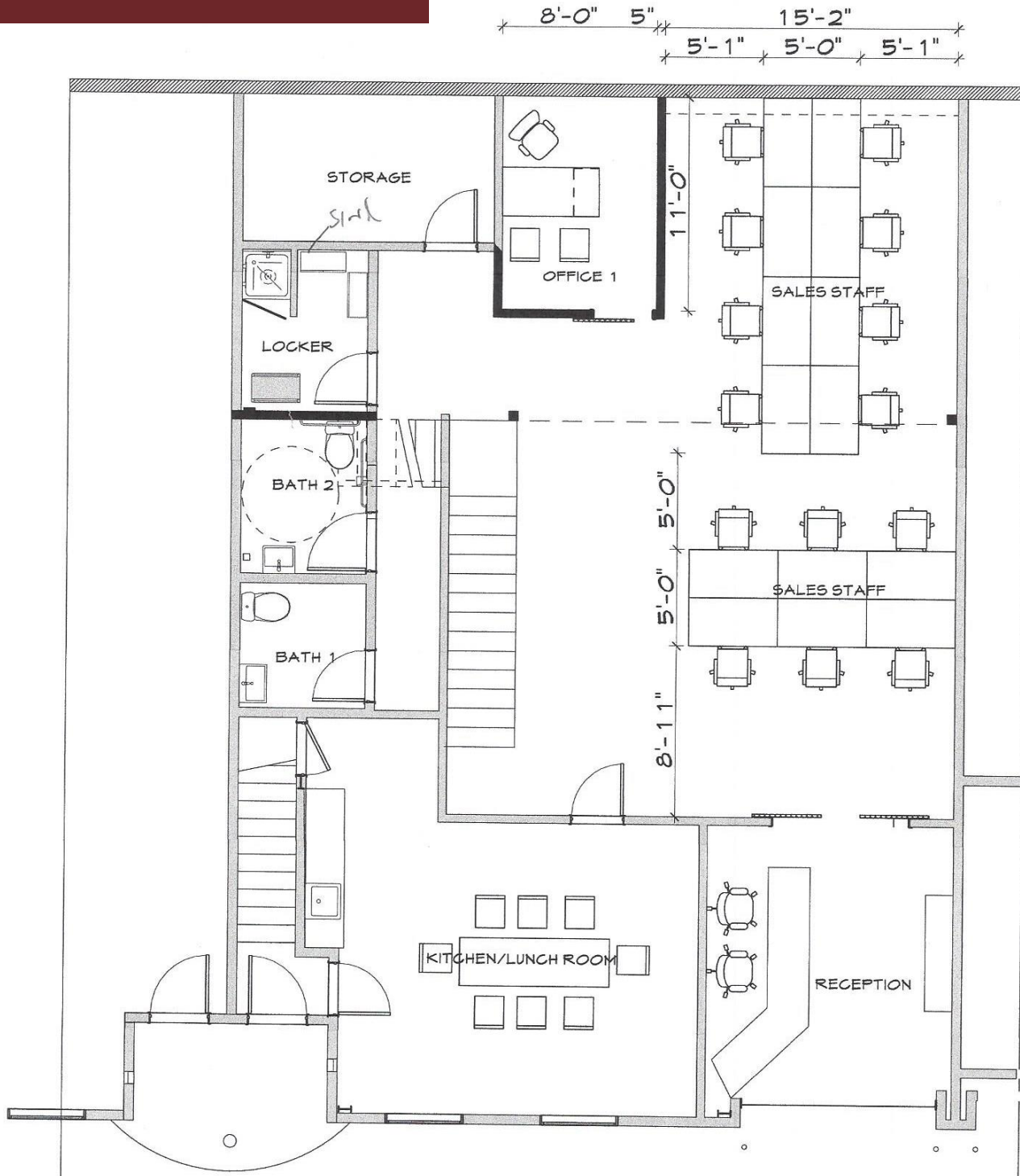
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## GROUND FLOOR



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## SECOND FLOOR



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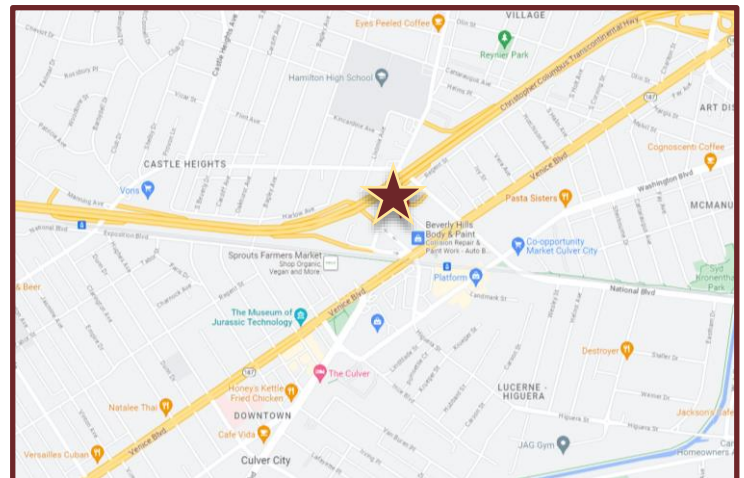


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## LOCATION HIGHLIGHTS

- Less Than a Block From The 10 Freeway Access
- 5-Minute Walk to Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minutes Drive to Santa Monica + Beverly Hills
- 25 Minutes Drive to Downtown LA + LAX



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