

FOR LEASE

4007 W PICO BLVD

*±4,466 SF versatile flex space
available in Los Angeles.*



FLEX SPACE FOR LEASE

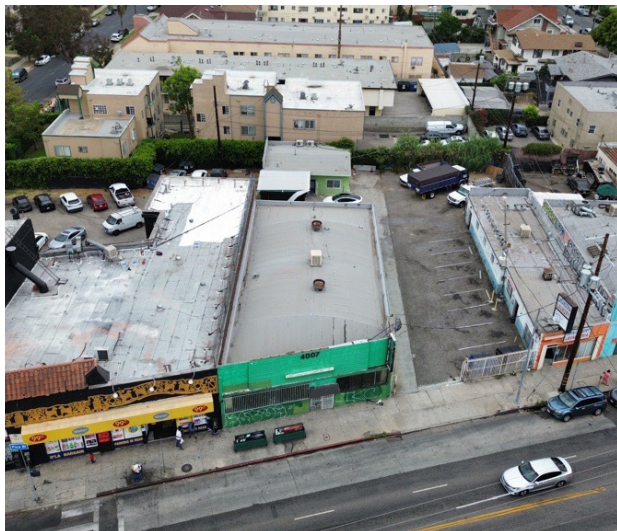
Offering seamless access to major freeways and boasting robust power infrastructure, these spaces are primed for your unique vision. We have two enticing options available, catering to a variety of needs.

The first option presents an 800 square foot expanse, ideal for those seeking a more compact yet impactful area. The inviting front area harmonizes seamlessly with a cozy rear office, providing an integrated yet customizable layout that suits a spectrum of endeavors. For those requiring a more expansive canvas, the second option boasts an impressive 3,600 square feet.

This generous space allows ample room for grander aspirations, accommodating larger layouts and bold design concepts. The welcoming expanse at the front is complemented by a cozy rear office, ensuring a harmonious blend of functionality and comfort.

In both spaces, ample on-site parking ensures convenience for both customers and staff, further amplifying the allure of these remarkable opportunities. The landlord's flexibility extends to lease terms, accommodating your preferences whether short or long term. This ensures that your business can flourish without constraints, supported by a space that adapts to your evolving needs.

Choose the space that aligns with your vision and aspirations, and step into an environment that is designed to elevate your business endeavors to new heights.



Elevate your business with these pristine, versatile flex spaces located within a bustling retail corridor.

TOTAL BUILDING SF	±4,466
AVAILABLE SF	±4,400
LOT SIZE	±7,448 SF
LEASE RATE	800 SF - \$3/SF/MG 3,600 SF - \$2.75/SF/MG
LEASE TERM	Negotiable
YEAR BUILT	1946
ZONING	LAC4

3.6K SF
AVAILABLE

800 SF
AVAILABLE

\$2.75
SF/MG

\$3.00
SF/MG



SEAMLESS
ACCESS
TO MAJOR
FREEWAYS &
ROBUST POWER
INFRASTRUCTURE



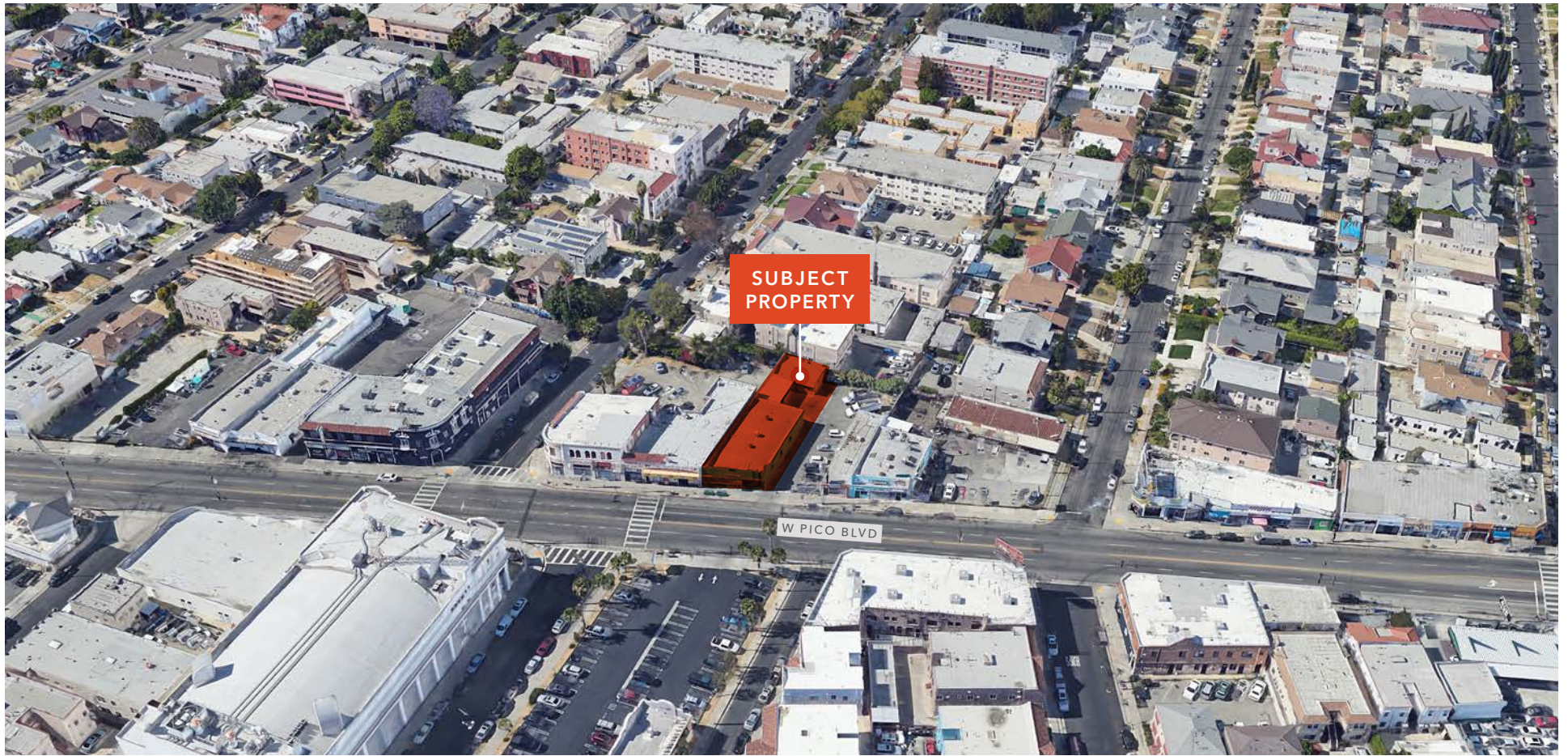
AMPLE ON-SITE
PARKING FOR
CUSTOMERS &
STAFF



OPTION 1: 800 SF
OPTION 2: 3,600 SF



LANDLORD
OFFERS FLEXIBLE
LEASE TERMS



LOS ANGELES CALIFORNIA

Los Angeles is one of the most desirable locations in the United States for residents, tourists, and businesses alike. The city has something for everyone, with flourishing neighborhoods, acclaimed restaurants, and trend-setting art and fashion scenes. LA's cultural attractions are second to none, whether it's the Getty Center, Walt Disney Concert Hall, LACMA, or Universal Studios there are plenty of attractions to see. Los Angeles is also home to several major sports teams including the Dodgers (MLB), Lakers (NBA), and the Rams (NFL) among others. The entire county of Los Angeles is home to over 9.9 million residents with an average household income of \$120,981, while also reporting an average home value for the region is \$930,606.



SPACE 1



800 SF

AVAILABLE

TERM

NEGOTIABLE

MG

RENT TYPE

OFFICE

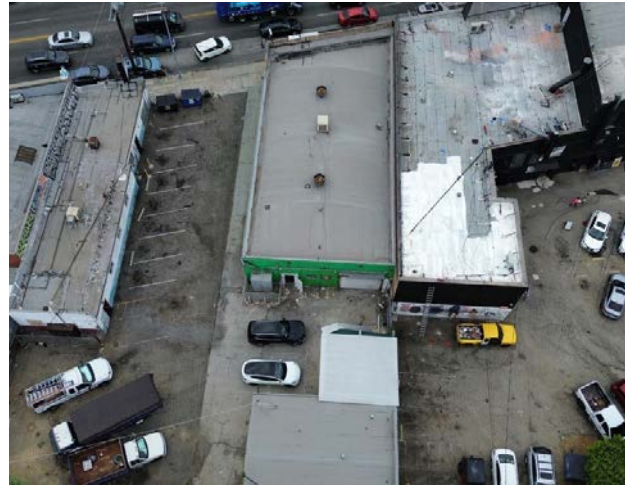
SPACE USE

Fits 2-7 People

1 Private Office

4007 W PICO BLVD

SPACE 2



3,600 SF

AVAILABLE

TERM

NEGOTIABLE

MG

RENT TYPE

FLEX

SPACE USE

4007 W
PICO BLVD

Exclusively listed by

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