

RETAIL SPACE FOR LEASE









Clean Property

Prime La Brea Location

Unique Space

5,271 TOTAL SQFT (3,271 GROUND FLOOR + 2,000 SQFT FT MEZZANINE LEVEL)

323 S LA BREA AVE, LOS ANGELES, CA 90036 WILSHIRE/LA BREA - HANCOCK PARK

PLEASE DO NOT DISTURB CURRENT TENANT

COMMERCIAL SPACE FOR LEASE:

Size: 5,471

Rate: NNN | Welcome All Offers

Parking: 4 Spaces

Available: 60 days notice

EXCLUSIVELY MARKETED BY:

Andrew Sawyer

**** 310-363-5136

■ andrew@piccardfinancial.com

CA Lic. #: 02074085

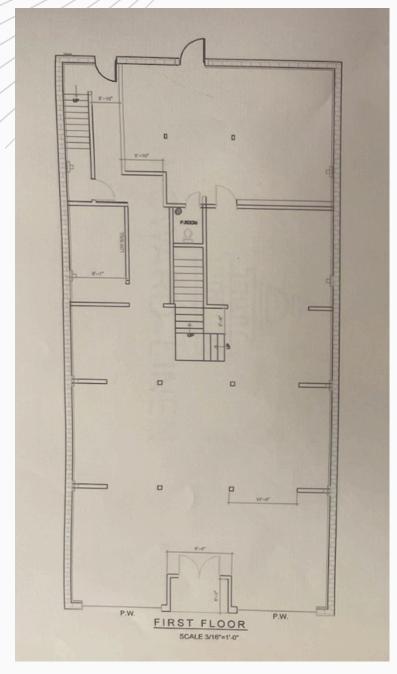
Samson Michael

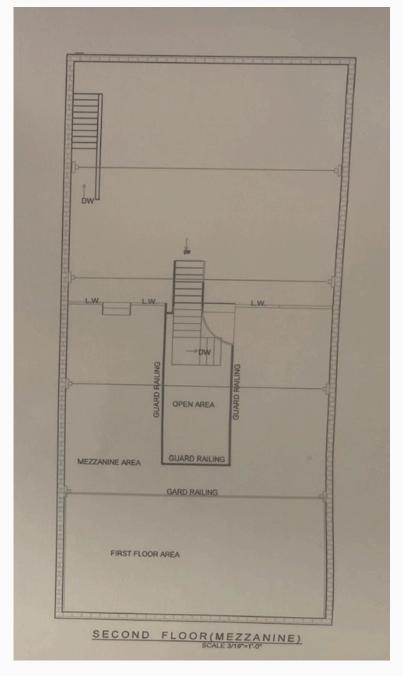
**** 310-666-8800

samson@piccardfinancial.com

Broker Lic. #: 02159069 CA Lic. #: 00930323







First Floor (3,271 sqft)

Second Floor (2,000 sqft)

PLEASE DO NOT DISTURB CURRENT TENANT

The information provided in this listing is obtained from sources deemed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All details, including measurements, are approximate and subject to verification. This information is shared in confidence with the understanding that all inquiries and negotiations regarding this property will be conducted through the listing office.

Piccard Financial | 9171 Wilshire Blvd, Beverly Hills, CA | www.PiccardFinancial.com







FRONT ENTRANCE AREA WITH MEZZANINE OVERLOOK







GROUND FLOOR MAIN AREA







GROUND FLOOR LEFT WING & BACK OFFICE AREA







GROUND FLOOR RIGHT WING & STORAGE AREA

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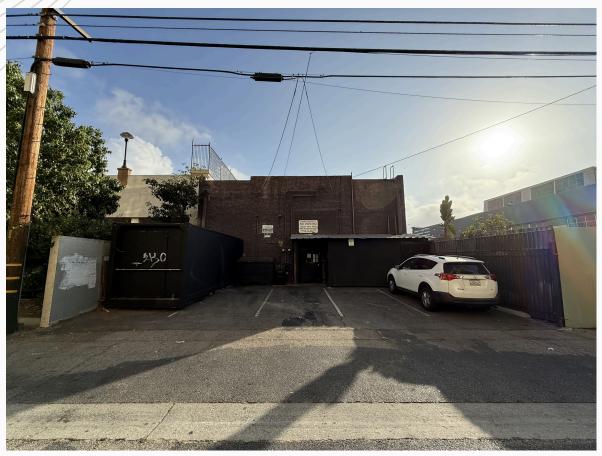






SECOND FLOOR MEZZANINE LEVEL







(4) REAR PARKING SPACES AND FRONT METERS ALONG LA BREA