

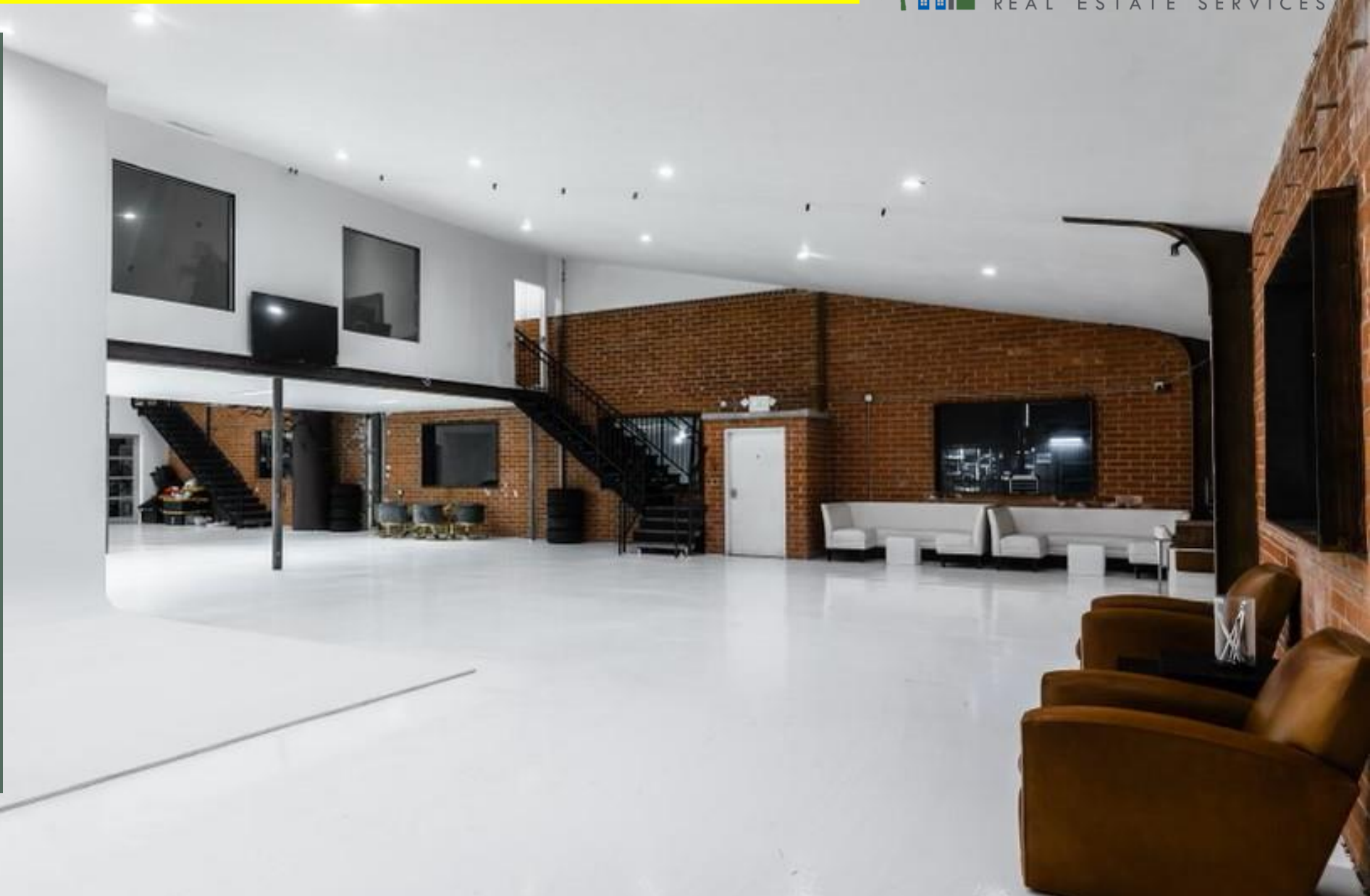
ANOTHER HUGE PRICE REDUCTION



FOR LEASE INDUSTRIAL / FLEX CREATIVE SPACE

11,900 SF Full-Building Corner Compound
Divisible up to 4,500 SF or 7,400 SF

2100 – 2106 Pontius Ave
Los Angeles, CA 90025



COREY I. SPOUND Lic # 01142655 [E] corey@tamarackres.com [C] (310) 625-6825 [P] 818-464-3215 [A] 15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403

New Features



Fully Gated & Secure,
with New Lighting &
HVAC Systems



New Secure Large-
Format Rollup Doors



Fully-Restored
Restroom Facilities
& Fully
Operational
Kitchen



Cyc Wall & Epoxy
Flooring



Exceptional Repositioning Of Unique
Mid-century Brick & Steel Industrial
Asset



Gorgeous Natural Light
Throughout

PROPERTY FEATURES

PROPERTY DESCRIPTION





PROPERTY DESCRIPTION

Site Address

2100-2106 Pontius Avenue
Los Angeles, CA 90025

Rental Rate

~~\$2.95~~ **\$1.99 PSF, NNN** (for Entire Building)

Total Building SF

11,900 SF (Divisible to 4,500 SF or 7,400 SF @
\$2.95 PSF)

Land SF

12,350 SF

Parking

Approx. .5:1,000 (gated, secure, and free)
Abundant additional parking available

Zoning

LAM2

APN

4368-015-019

Year Built

1961 (fully refurbished in 2023)

Loading Doors

Four (4) Ground Level Loading Doors (Gated)

PROPERTY DESCRIPTION

PROPERTY PHOTOS

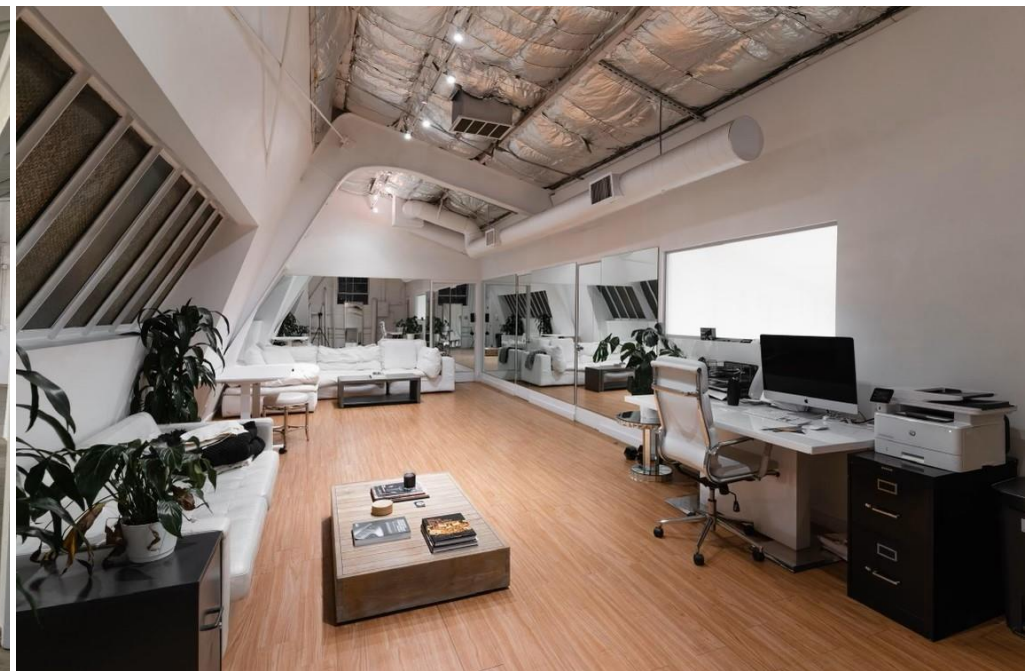


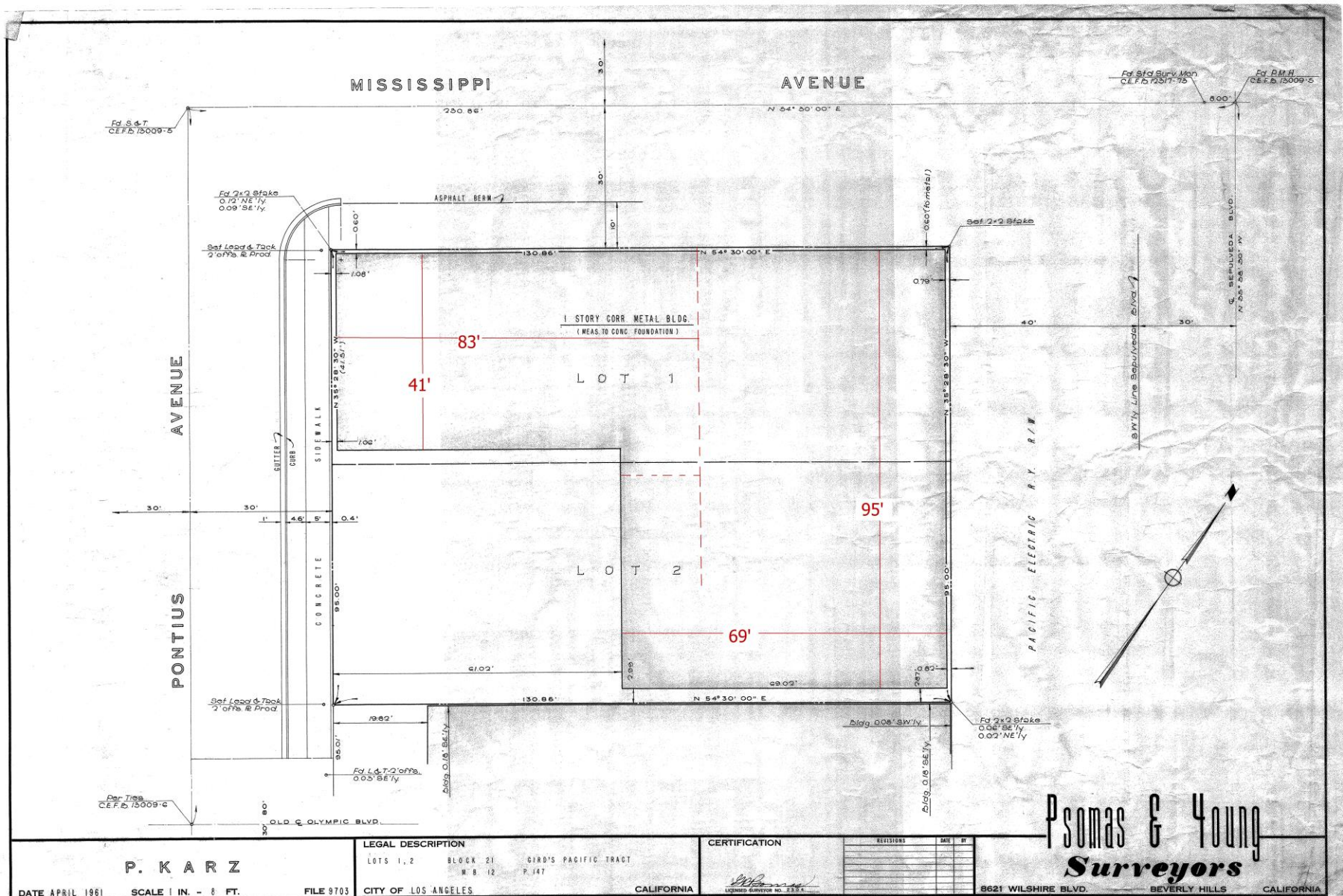


PROPERTY PHOTOS



PROPERTY PHOTOS





FLOOR PLANS

All measurements are approximate. Please verify.
Ground Floor measurements only.



LOCATION DESCRIPTION

Massive Sepulveda Frontage and Exposure

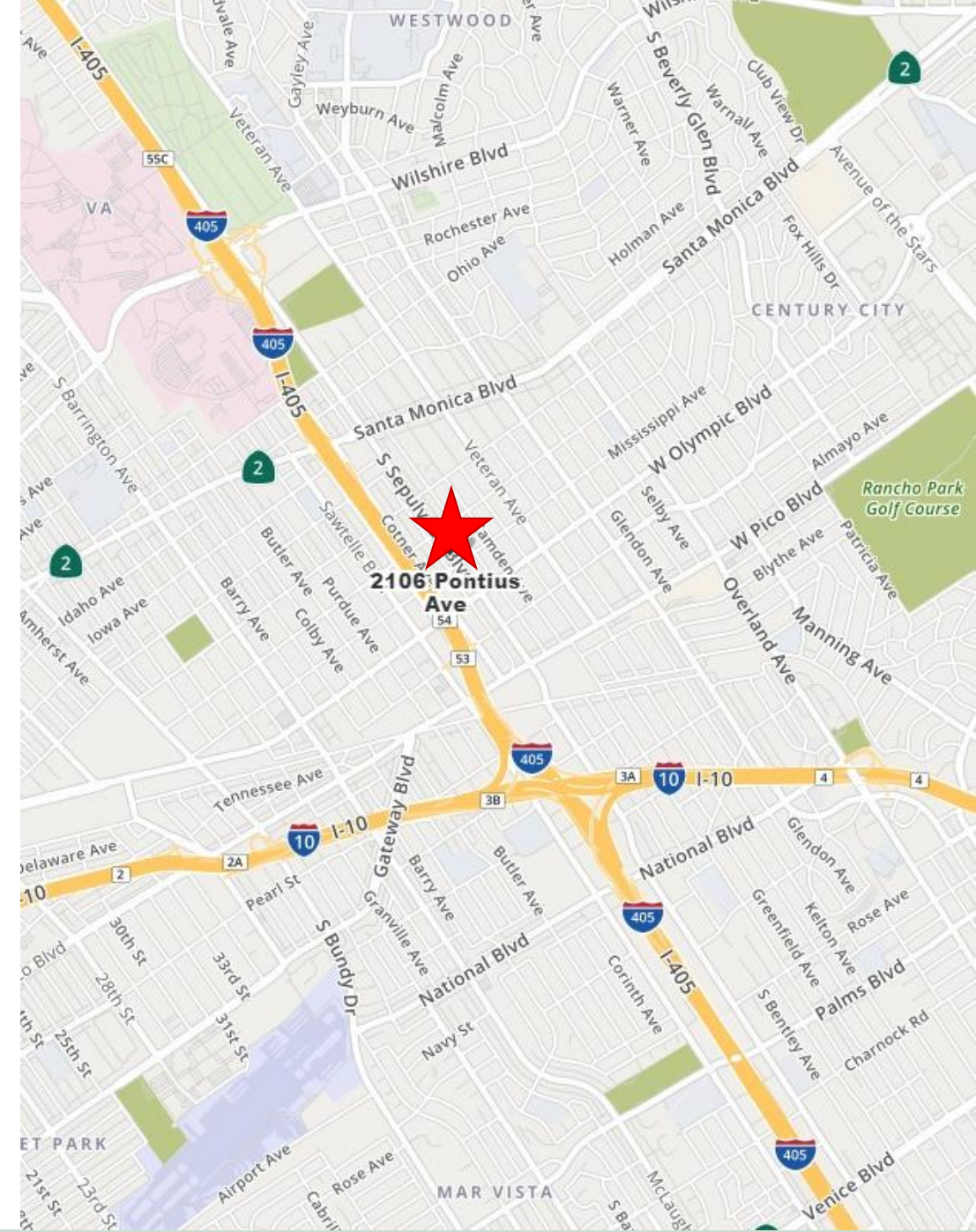
Retail visibility to Sepulveda Blvd on corner lot. Sepulveda Blvd signage. Commanding identity to one of the busiest corridors in Los Angeles.

Westside Industrial / Flex Space

Suitable for a broad range of uses. Sawtooth roof, exposed brick, high ceilings, tons of natural light, operable steel windows, heavy power and four (4) ground-level roll-up loading doors.

Exceptional Value, Excellent Location

One of the best-priced locations on the Westside. Amenity rich including new kitchen, multiple restrooms facilities, (including shower), and the opportunity for a single user to secure the parking area to create a compound. Super low NNN costs.



FOR LEASE

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Principal

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