

for **LEASE**



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BARNES

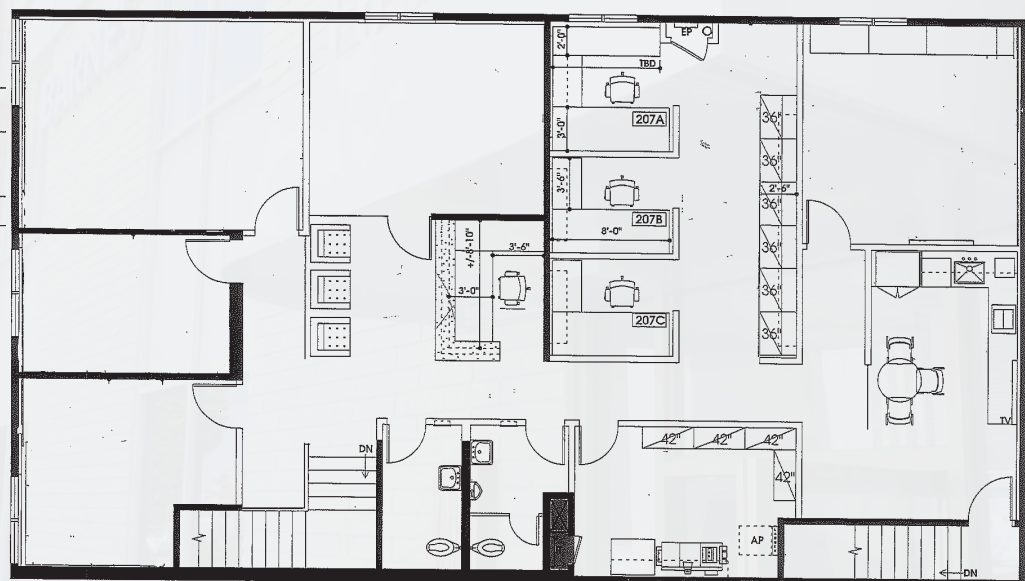
1635
PONTIUS AVENUE
LOS ANGELES

CREATIVE TENANT OPPORTUNITY

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WESTMAC Commercial Brokerage Company | 1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | www.westmac.com

PROPERTY OVERVIEW

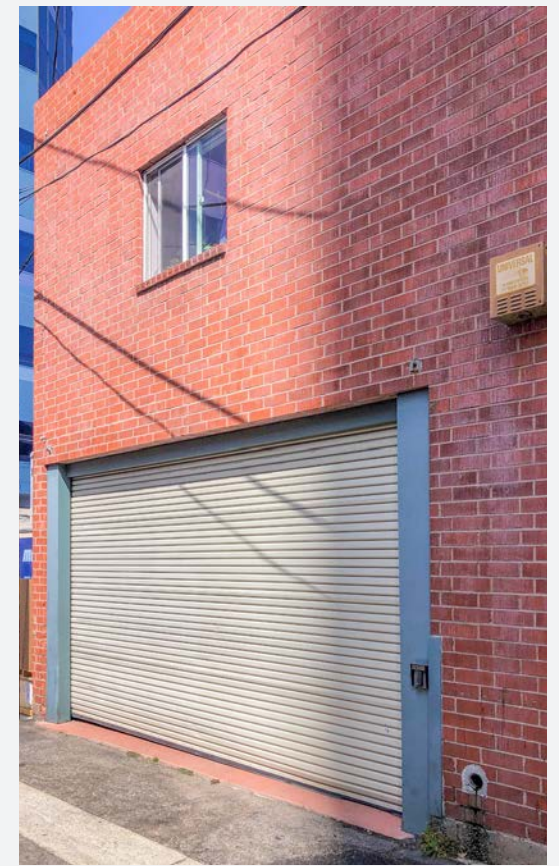
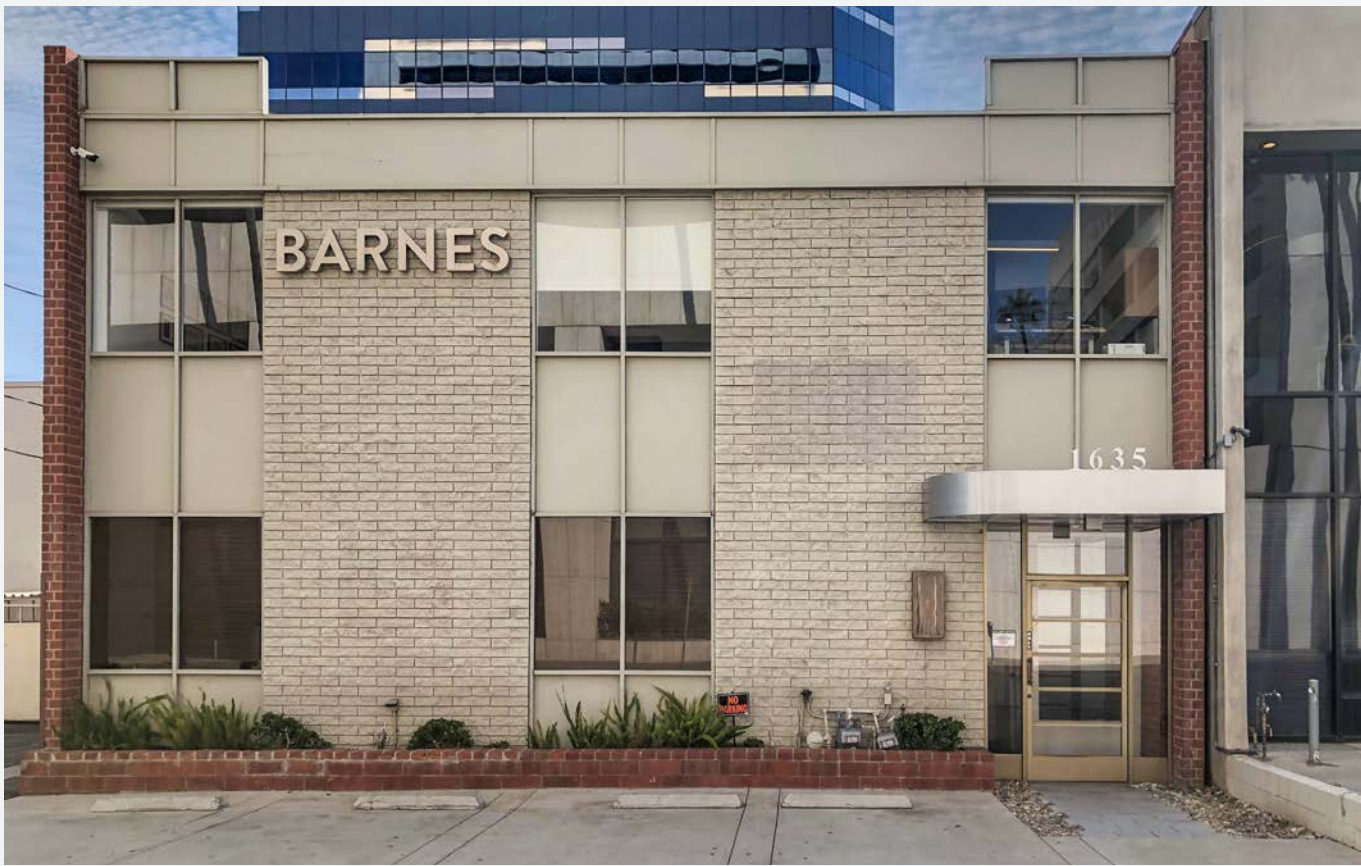


2ND FLOOR

02.06.18 DM

SPECIFICATIONS

ADDRESS	1635 Pontius Avenue Los Angeles, CA 90025
OCCUPANCY	Immediate occupancy
SPACE	Approximately 2,800 square feet located on the second [2nd] floor.
RATE	\$3.95 per square foot, per month, modified gross
PARKING	Three [3] covered single stall spaces onsite (free of charge) Four [4] additional and adjacent parking paces at \$70.00/car/month
CAM	Proportionate share of janitorial an separately metered utilities. Approximately \$0.45 per square foot, per month. (Base year for RE taxes and insurance)

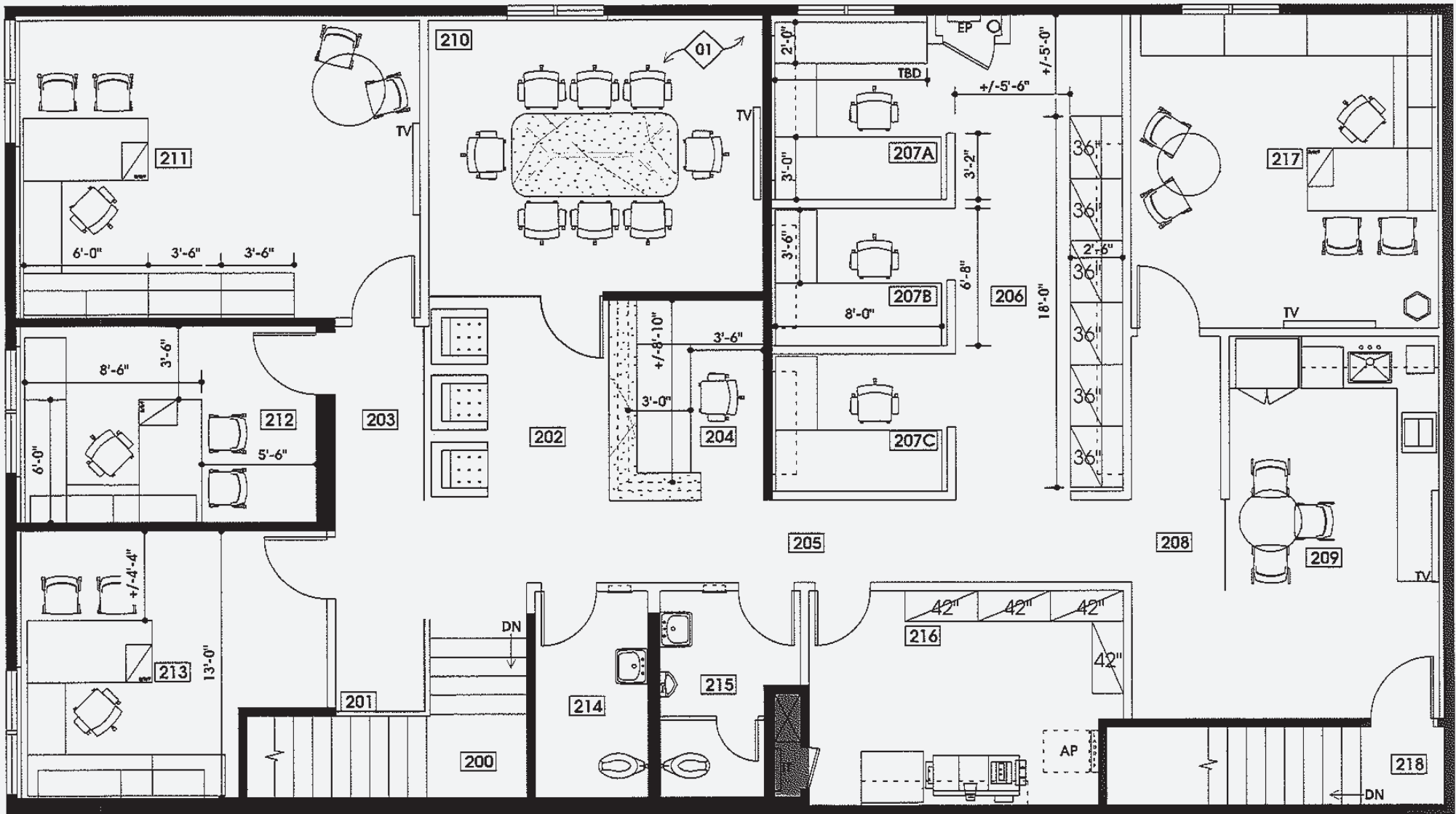


FEATURES

- Plug and Play opportunity
- The subject space can be made available fully furnished
- Fantastic natural light throughout
- Four [4] offices, eight [8] person conference room, four [4] work stations, kitchen, and storage room
- Completely remodeled within the last two [2] years
- Two [2] tenant building
- Additional storage in parking garage

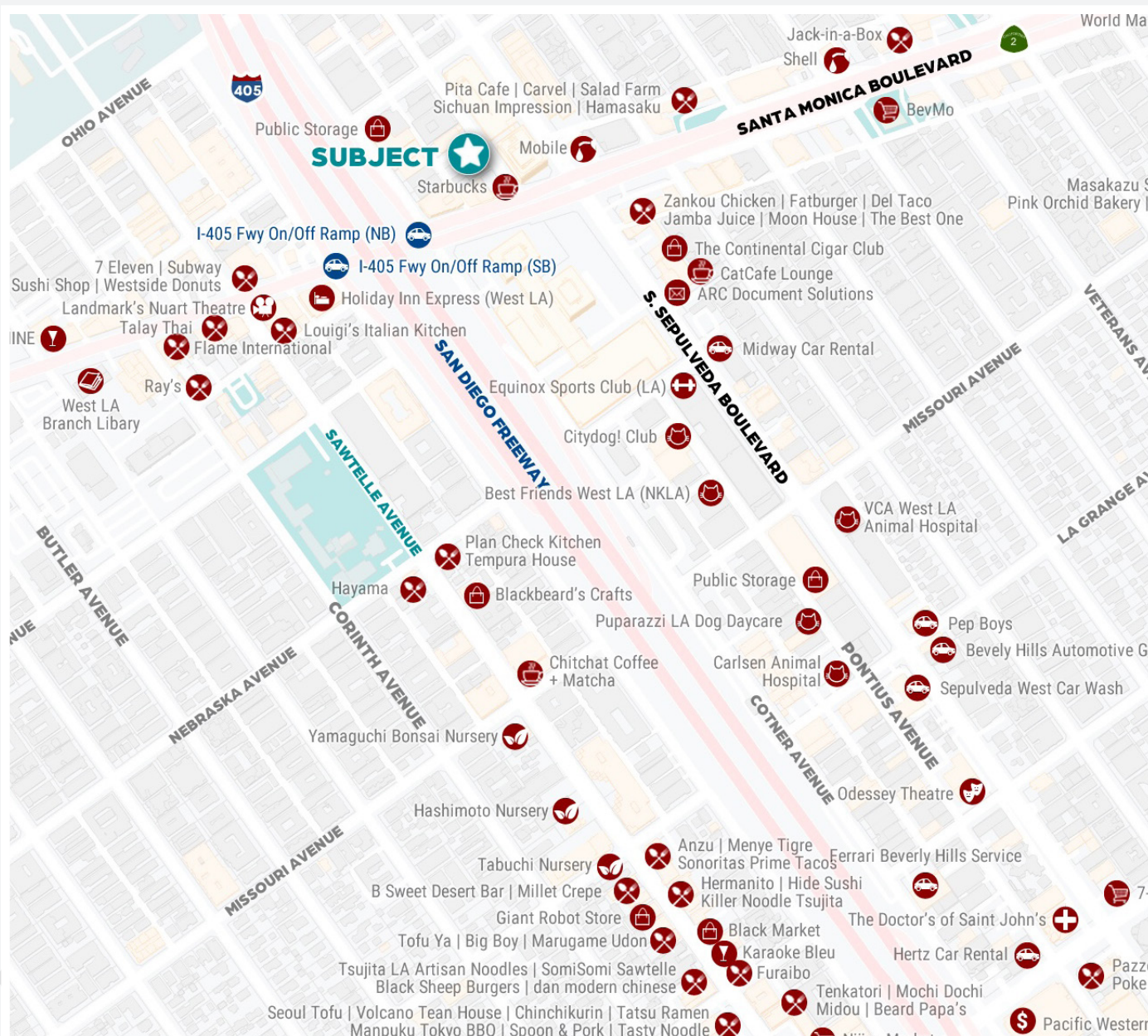






2ND FLOOR - FURNITURE PLAN

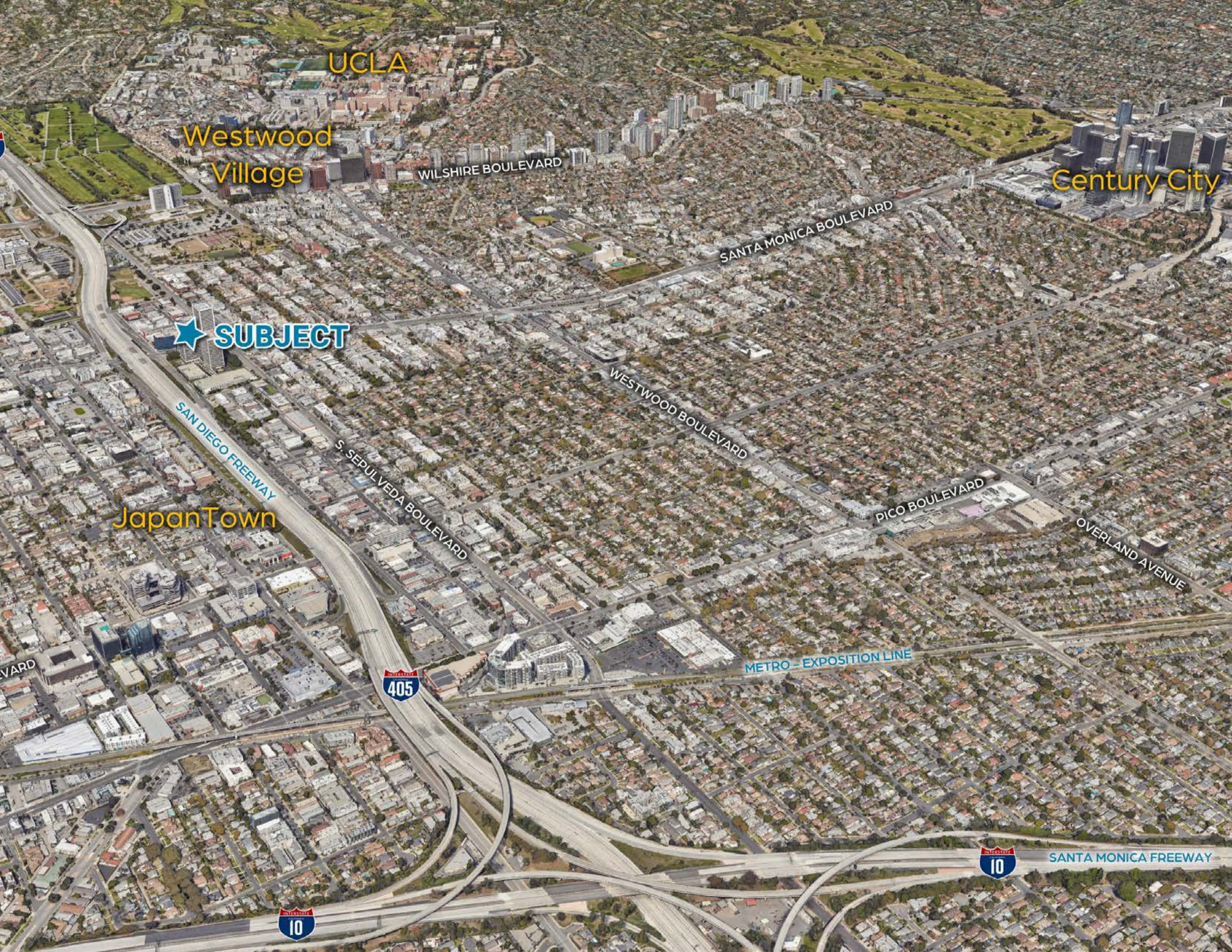
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WALKABLE AMENITIES

WEST LOS ANGELES' BEST LOCATION

- Direct 405 Freeway access
North and South, direct 10 Freeway access, East and West
- Incredible array of world class area amenities within a short walk
- Easy access to anywhere on the west side
- Additional visitor parking on month to month basis next door (multiple buildings)
- 90% transit and walkability scores (CoStar)



UCLA

Westwood
Village

WILSHIRE BOULEVARD

SANTA MONICA BOULEVARD

Century City

★ SUBJECT

SAN DIEGO FREEWAY

Japan Town

S. SEPULVEDA BOULEVARD

WESTWOOD BOULEVARD

PICO BOULEVARD

OVERLAND AVENUE

METRO - EXPOSITION LINE



SANTA MONICA FREEWAY

CONTACT

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Property Video



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