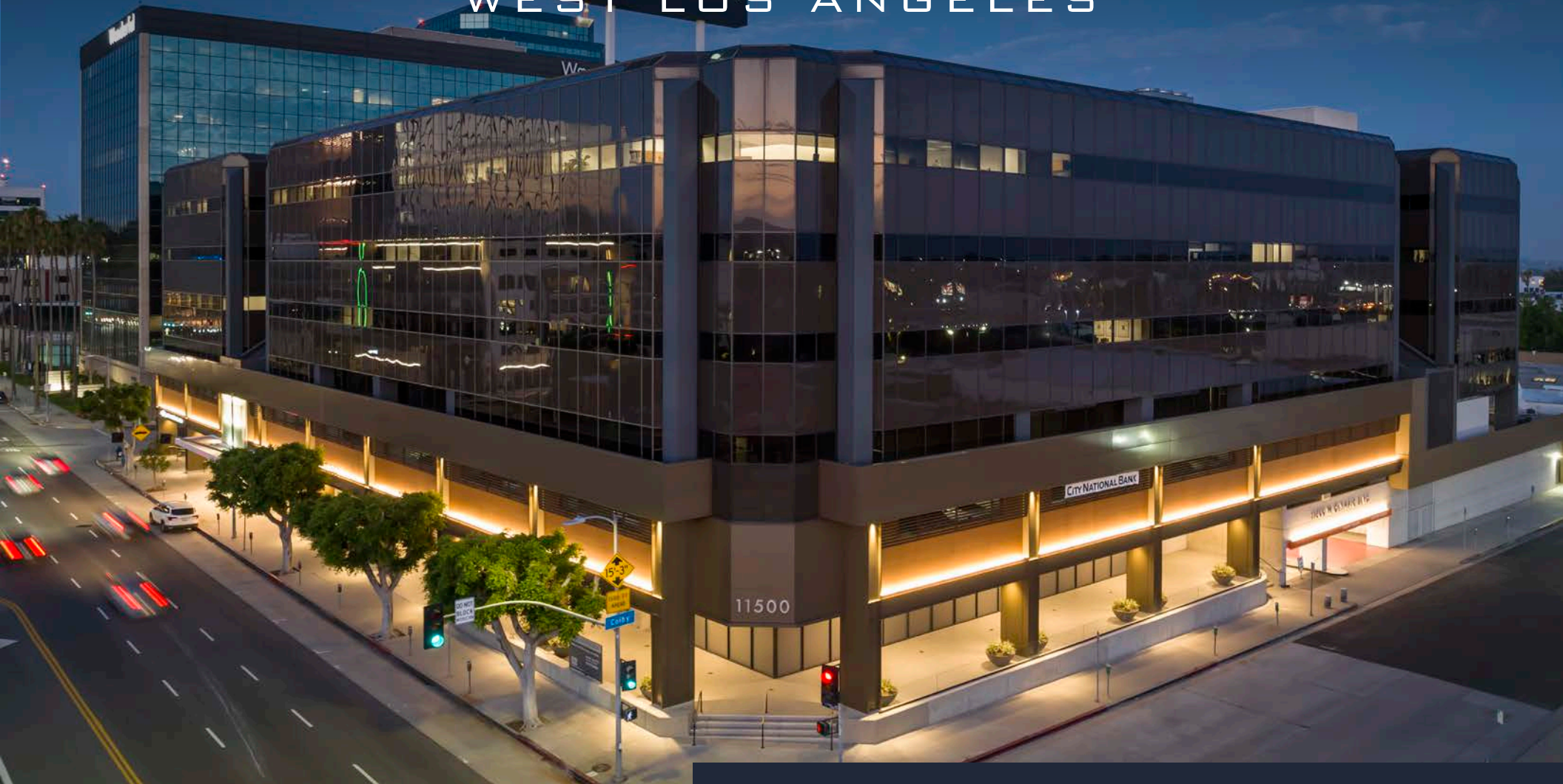


OLYMPIC PLAZA

11500 W. OLYMPIC BOULEVARD
WEST LOS ANGELES



**AVISON
YOUNG**

MARK MATTIS

Principal

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**BEST-IN-CLASS OFFICE/MEDICAL SPACE
FOR LEASE**

OLYMPIC PLAZA

AVAILABLE SPACES

SUITE	RSF	COMMENTS
330	1,643	LEASED
350	1,768	LEASED
370	1,381	Dental office with 3 exam rooms
404	3,090	Raw space on North/Eastern corner with exceptional views
417*	2,181	General office space - 4 window offices
420**	1,250	Previously psychotherapy space - 3 offices
422**	1,540	Therapy office: soundproof 3 window office with 1 private office & kitchen
424*	1,041	Second generation dental
426**	764	Available 5/1/2026
440	1,114	2 window offices, 1 interior office, conference room & kitchen
500	1,621	Psychotherapy offices for 4 therapists
525	1,256	Medical space Available 6/1/2026
535***	3,394	Mostly open space with 3 offices
538	2,891	Psychotherapy offices - efficient layout with 2nd door of private exits.
545***	4,241	Creative space with open ceilings
555***	4,025	Formally a sleep center - great layout for medical or general office.
556	629	1 person psychology suite
574	1,436	Move in ready – 3 window offices, glass conference room
575	1,442	Medical space - 4 exam rooms, 1 consult
608	2,901	LEASED
640****	4,187	Currently a physical therapy suite
650****	5,857	Mix of window offices and open areas. Great southern views.

* 3,222 RSF contiguous

** 6,344 RSF contiguous

*** up to 11,660 RSF contiguous possible

**** up to 10,044 RSF contiguous possible

PROPERTY HIGHLIGHTS

- Building recently renovated, including the newly completed courtyard, common area corridors and fitness center under construction.
- Class A, 6-story office building with covered, secured parking.
- Located within LA's "Sawtelle Japantown" neighborhood with a burgeoning food scene.
- Amenities include: Deli with patio, on-site property management, conference facility, 10,000 sf of landscape and zen garden & on-site storage.
- Excellent access to the 405 & 10 Freeways.

LEASE RATES

Office: \$3.50 per square foot, FSG

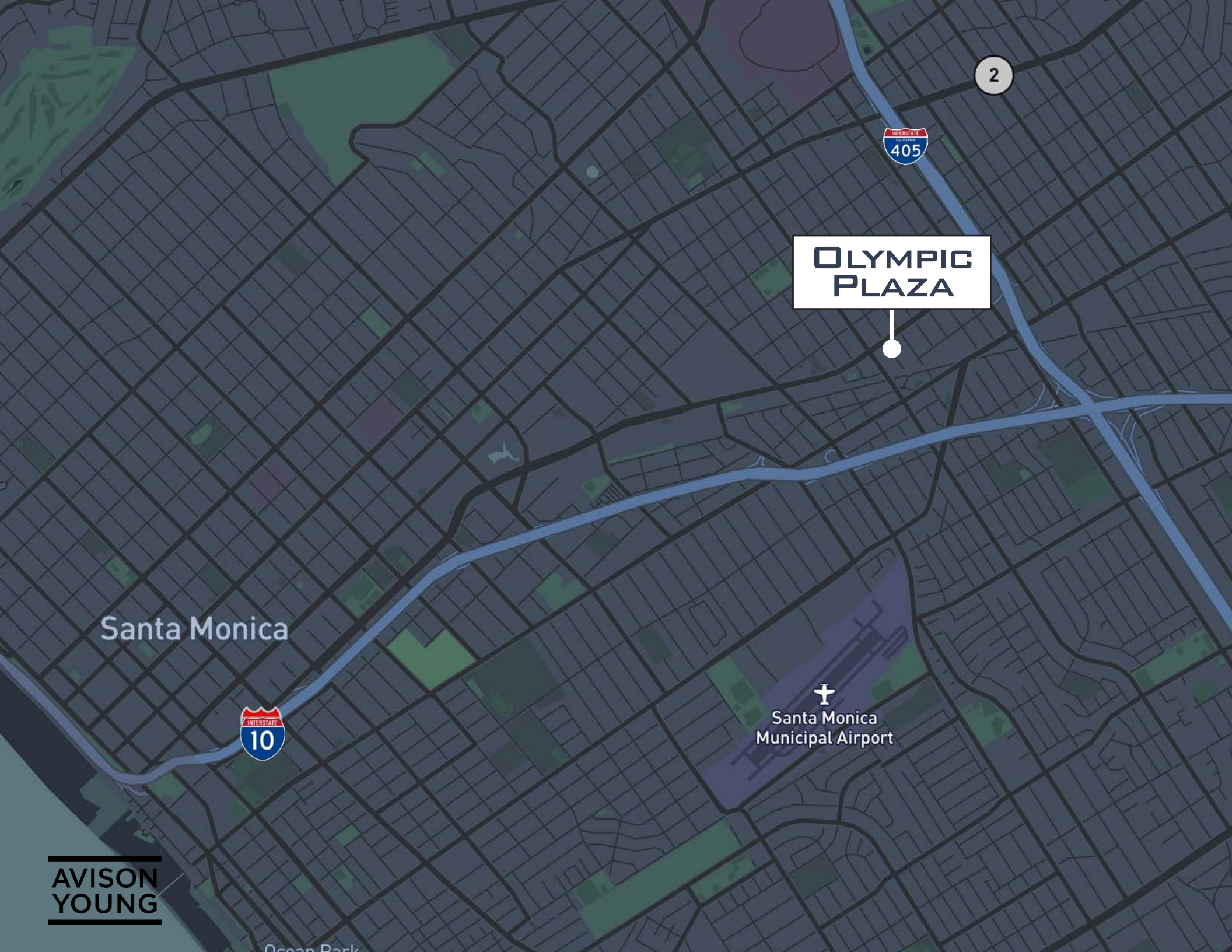
Medical: \$4.25 per square foot, FSG

PARKING

3.5/1000 Parking Available

- Unreserved: \$265 per month
- Reserved: \$360 per month
- Tandem: \$440 per month





**OLYMPIC
PLAZA**

Santa Monica

✈
Santa Monica
Municipal Airport

DEMOGRAPHICS

(5 mile radius)



600K

TOTAL POPULATION



202K

TOTAL HOUSEHOLDS



\$136K

AVG. HH INCOME



41.7

MEDIAN AGE



\$1.03M

MEDIAN HOME VALUE





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