

# 2672 S. La Cienega Boulevard

LOS ANGELES, CA 90034



**6,075 SF OF FLEX SPACE FOR LEASE**



# Property Summary

2672 S La Cienega Blvd



Wide open space that can be utilized by a wide array of uses: office, flex, distribution, or a combination of all and more. Rent escalations: 2nd year: \$2.25 SF/Mo MG 3rd year: \$2.50 SF/Mo MG 3% increase after the 3rd year

## PROPERTY INFORMATION

Building Size	▪ 6,075 SF
Lot Size	▪ 0.17 AC
Year Built	▪ 1957
Power Supply	▪ Amps: 220 Phase: 3
Parking	▪ On-site. Six [6] to seven [7] designated and reserved spaces free of charge
Zoning	▪ CM-1, Los Angeles - Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses

Lease Year	Rental Rate (PSF)	Structure
Year 1	<b>\$1.95 PSF</b>	Modified Gross
Year 2	<b>\$2.25 PSF</b>	Modified Gross
Year 3	<b>\$2.50 PSF</b>	Modified Gross



# La Cienega Heights



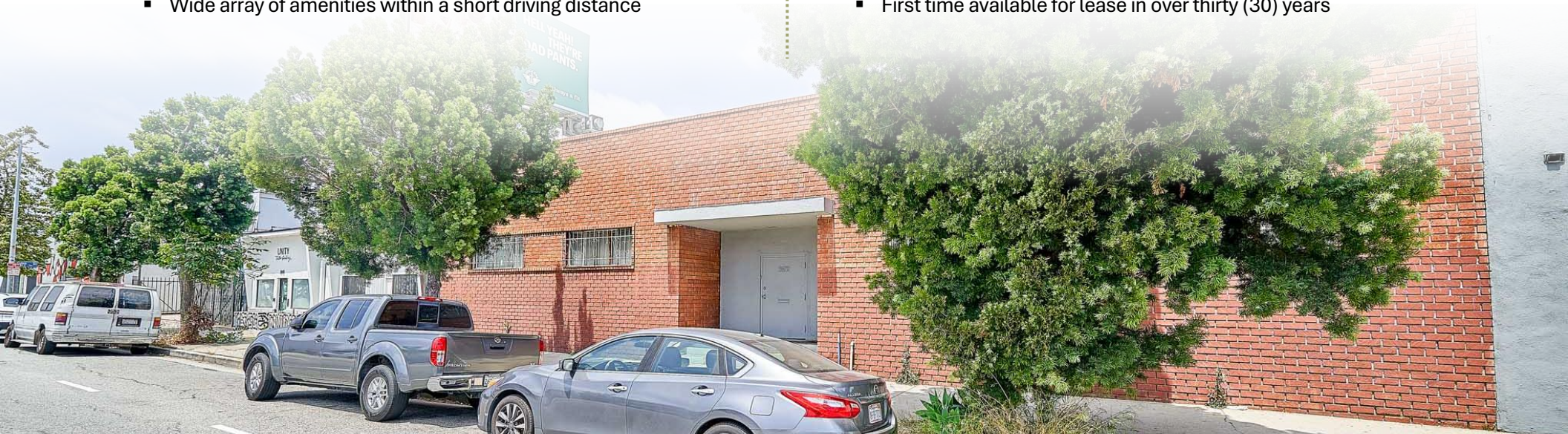


# LEASE HIGHLIGHTS

*Available Immediately*

- Long-term family-owned property that has been well maintained
- Reception area, four [4] offices, multiple conference rooms, kitchen, storage, bathrooms and multiple entrance/exits
- Secure and safe compound
- Free and unlimited street parking
- Wide array of amenities within a short driving distance

- ±15 foot ceiling heights, skylights, concrete floors
- Excellent signage potential
- Wide open space that can be utilized by a wide array of uses: office, flex, distribution, or a combination of all and more
- Direct Ten (10) freeway access
- First time available for lease in over thirty (30) years





# 2672 S La Cienega Blvd

*Lease Offering*







# 2672 S La Cienega Blvd

6,075 SF of Flex Space Available







2672 S La Cienega Blvd



6,075 SF of Flex Space for Lease













# La Cienega Heights

La Cienega Heights is a neighborhood in the Westside of the city of Los Angeles. La Cienega Heights is bounded by Cadillac Avenue on the south, La Cienega Boulevard on the east, Sawyer Street on the north and Robertson Boulevard on the west. La Cienega Heights' prime location situates its residents between Santa Monica, Beverly Hills, Culver City, and Miracle Mile, providing a plethora of world-class amenities within a short reach.

2672 S La Cienega Blvd

10

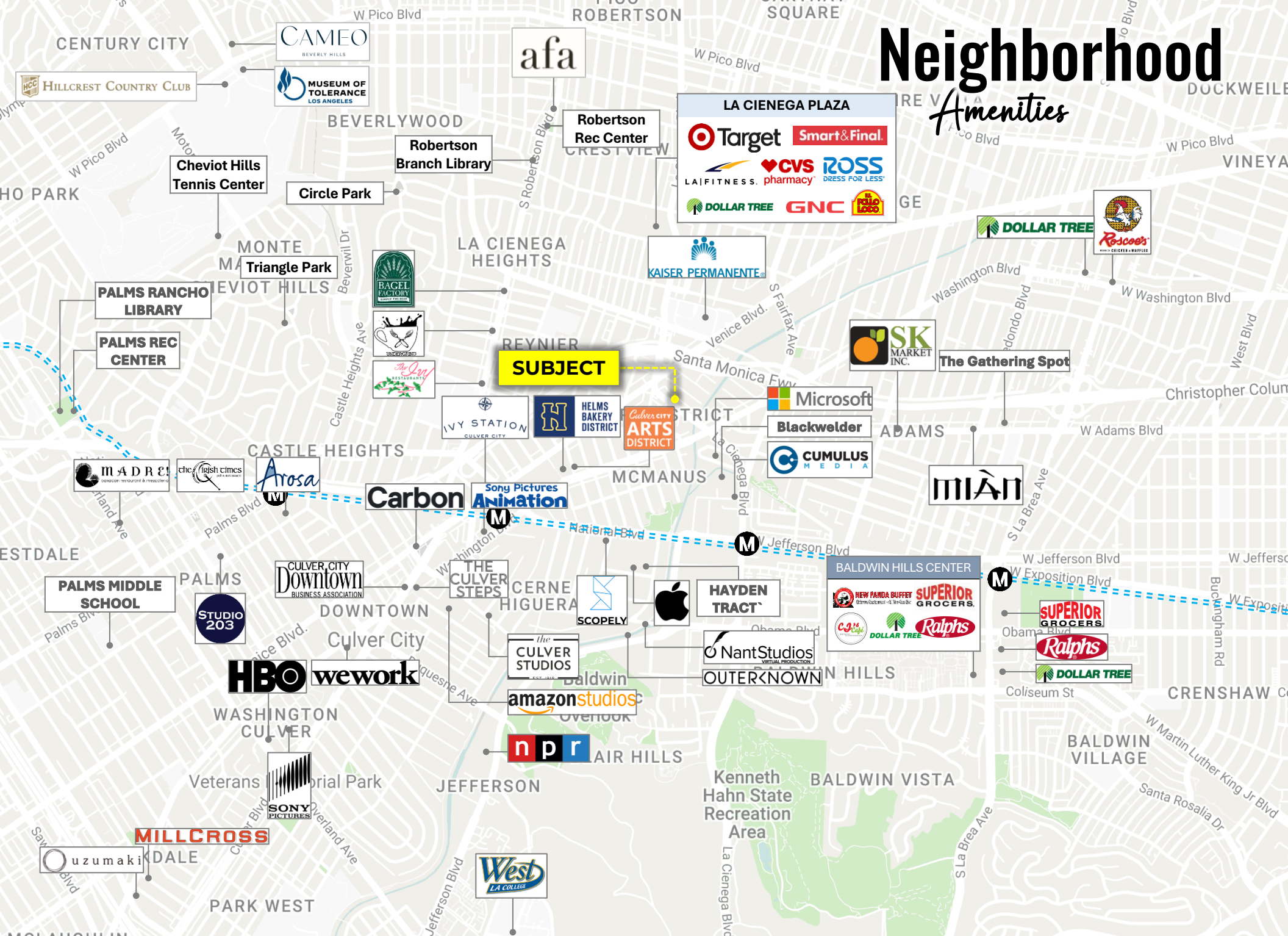
# Culver City California

Culver City is a thriving city in the heart of Los Angeles and has experienced a remarkable revival, transforming into a bustling urban center. This revitalization, coupled with an influx of businesses, arts, and entertainment, has firmly established downtown Culver City as a sought-after destination. The neighborhood's downtown area, featuring art galleries, theaters, and diverse culinary offerings, has become a cultural and gastronomic hub in recent years. The resurrection of Culver City is a testament to its resurgence and vibrant renaissance, drawing visitors and locals alike.

6,075 SF of Flex Space for Lease



# Neighborhood Amenities





# AREA ACCESSIBILITY

## Santa Monica

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Recently named by National Geographic as one of the Top "10 Beach Cities in the World" and by TIME as one of the "Best Places to Live", Santa Monica features three miles of Pacific beaches and the Santa Monica Pier.



## Palms

Palms (originally "The Palms") is a highly diverse, densely populated community in the Westside region of Los Angeles, California, founded in 1886 and the oldest neighborhood annexed to the city, in 1915. The 1886 tract was marketed as an agricultural and vacation community. Today it is a primarily residential area, with many apartment buildings, ribbons of commercial zoning and a single-family residential area in its northwest corner.



## Beverly Hills

Beverly Hills is one of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.





# Nearby Fortune 500

## SILICON BEACH



## Silicon Beach Synergy

3,122

Area Business

29,241

People Employed

\$6.3B

Annual Payroll

**Job Creation:** Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

**Innovation and Entrepreneurship:** The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

**Real Estate Development:** The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development stimulates the construction industry and creates jobs in the construction sector.



# 2672 S. LA CIENEGA BLVD LOS ANGELES, CA 90034

For additional information or to schedule a tour, contact us today



*Lauren Aboulafia*

310-429-7656 | [lauren@conroycommercial.com](mailto:lauren@conroycommercial.com)

LIC 01895546



*Seth Grossman*

718-578-8772 | [seth@conroycommercial.com](mailto:seth@conroycommercial.com)

LIC 02057186



This Offering Memorandum is proprietary and confidential, intended solely for use by the party receiving it from Conroy Commercial. It may not be shared, copied, or distributed without written consent. By reviewing this information, the recipient agrees to maintain confidentiality. This material provides summary, unverified information for preliminary review only. It is not a substitute for independent due diligence. Conroy Commercial makes no warranties or representations regarding the property's financial performance, physical condition, regulatory compliance, or tenant matters. All information is believed to be reliable but is unverified and subject to change. Prospective buyers must conduct their own investigations and seek professional advice regarding legal, tax, financial, and physical aspects of the property. Conroy Commercial acts solely as a marketing agent and does not perform due diligence on behalf of buyers. Projected rents and financials are estimates only and may not be achievable, particularly in light of applicable rent regulations. Buyers should rely solely on their own analysis and independent verification.