

High Visibility Prime Corner Location in the Heart of Palms
Newly Constructed Luxury Mixed Use Retail/Small Restaurant Opportunity



3570 Motor Avenue

RSFLA
Commercial Real Estate
Leasing & Investment Sales

Premises

+/- 886 Rentable SF

Rate

\$3.50/SF Modified Gross

Occupancy

Immediate

Onsite Parking

4 Dedicated spots- Reserved customer parking

HIGHLIGHTS

- Concrete floors
- Private bathroom
- Dedicated parking
- Corner location
- Floor to ceiling windows
- Open floorplan
- Tenant improvement allowance available

PROPERTY HIGHLIGHTS

- Onsite parking
- New construction
- Prime high visibility Corner location
- Walk to metrorail
- Easy freeway access to 110 and 405
- Signalized corner intersection
- Dense walkable neighborhood





NEIGHBORHOOD FEATURES

- Proximity to Studios:
- Easy Freeway access

Sony, Amazon, HBO, Apple

- Prominent neighbors:

The Doughroom, N/Naka, Kogi, The Garage



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