



# SOUTH PARK GROUP

[www.southparkgroup.com](http://www.southparkgroup.com)



## FOR LEASE

### OFFICE / RETAIL

1249 South La Brea Avenue  
Los Angeles, California 90019

High visibility. Ideal for a Nail Salon, Fitness Studio or small gym space. Ample parking.

#### AVAILABLE SPACE

**Size:** Approximately 2,200 sqft

**Rate:** \$2.75 per sqft, NNN (Approx. \$0.75 per sqft)

**Parking:** 4 reserved spaces at no charge

**Available:** February 1, 2026

#### SAM MINASIAN

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No. 01212823

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This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.