

FOR LEASE

2216 FEDERAL AVENUE, LOS ANGELES, CA 90064



EXCLUSIVELY OFFERED BY:

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Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

PROPERTY FEATURES

- ±7,114 SF Freestanding Two-story Office Building
- Secured Private Parking
- Built in 1963 & Complete Renovated 2018
- 16' Exposed Ceilings
- Contemporary Improvements
- Excellent Access to 405 and 10 Freeways off Olympic Corridor
- Close Proximity to Santa Monica Airport
- Walking Distance to Metrolink Bergamot Station, Sawtelle Japantown, Retail and Entertainment
- Asking Price: \$5.75 MG



INTERIOR PHOTOS



2216 FEDERAL AVENUE - ±7,114 SF

First Floor - 5,059 SF

Second Floor - 2,055 SF

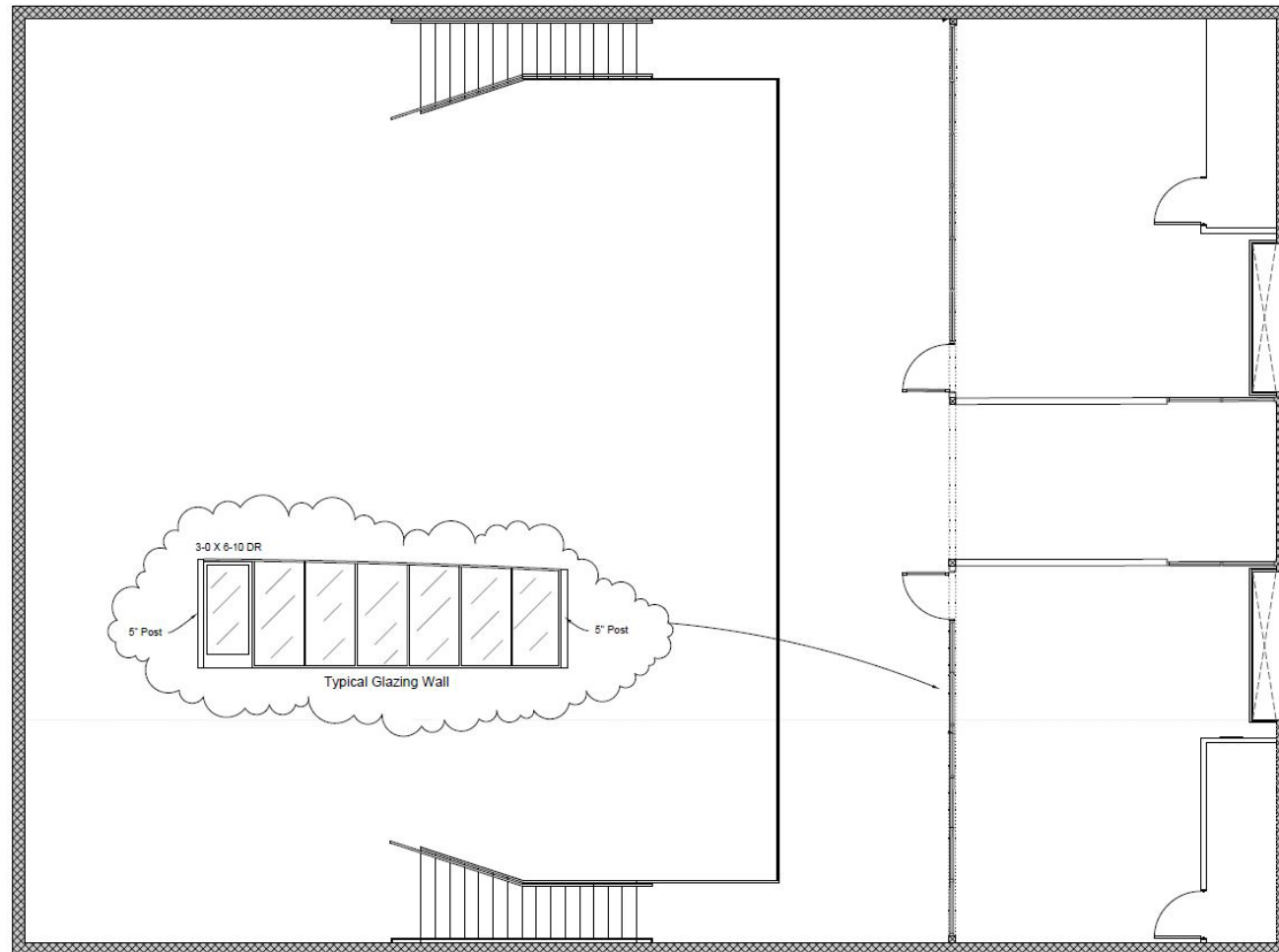
Federal Avenue

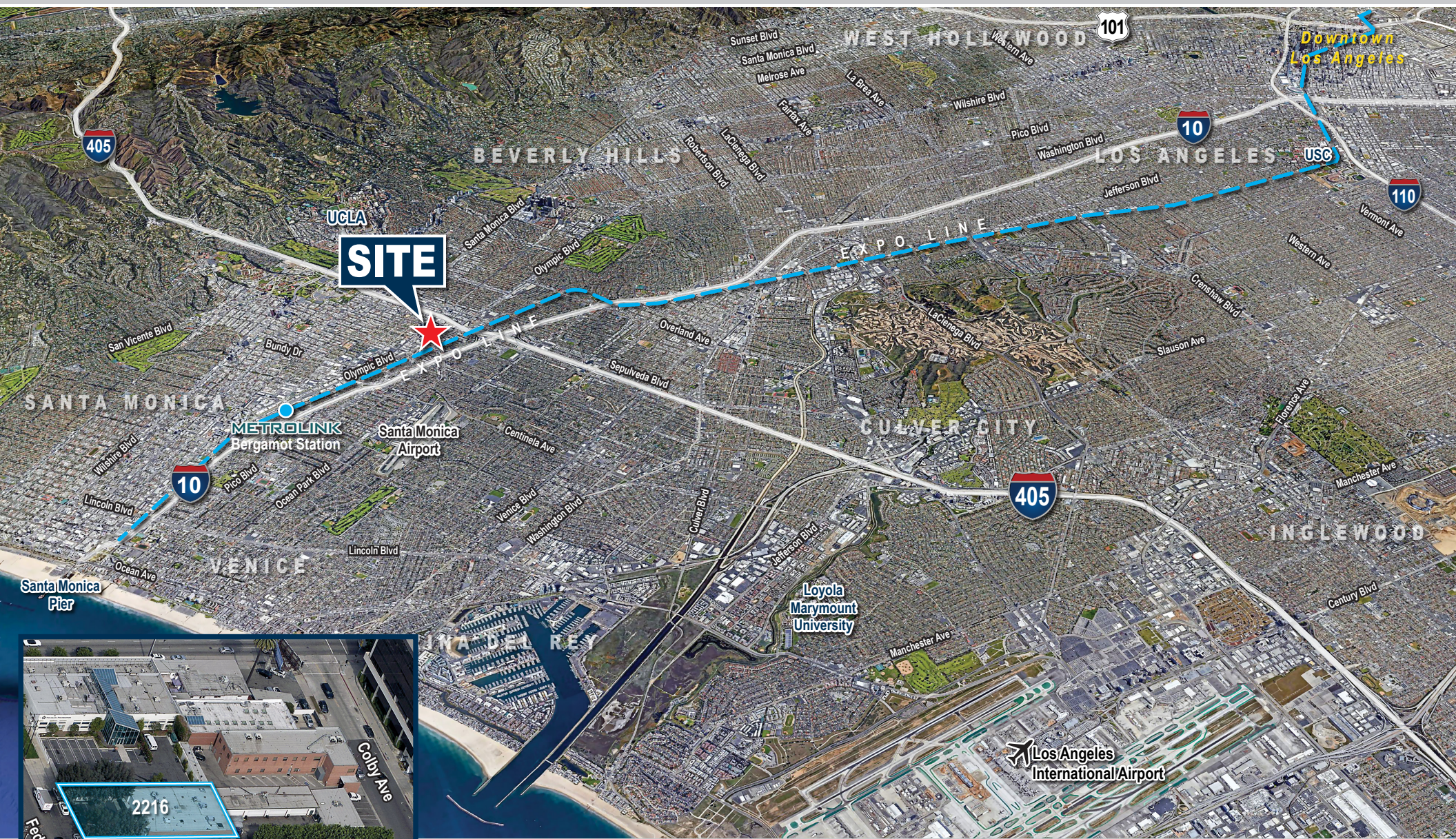


2216 FEDERAL AVENUE - ±7,114 SF

Second Floor - 2,055 SF

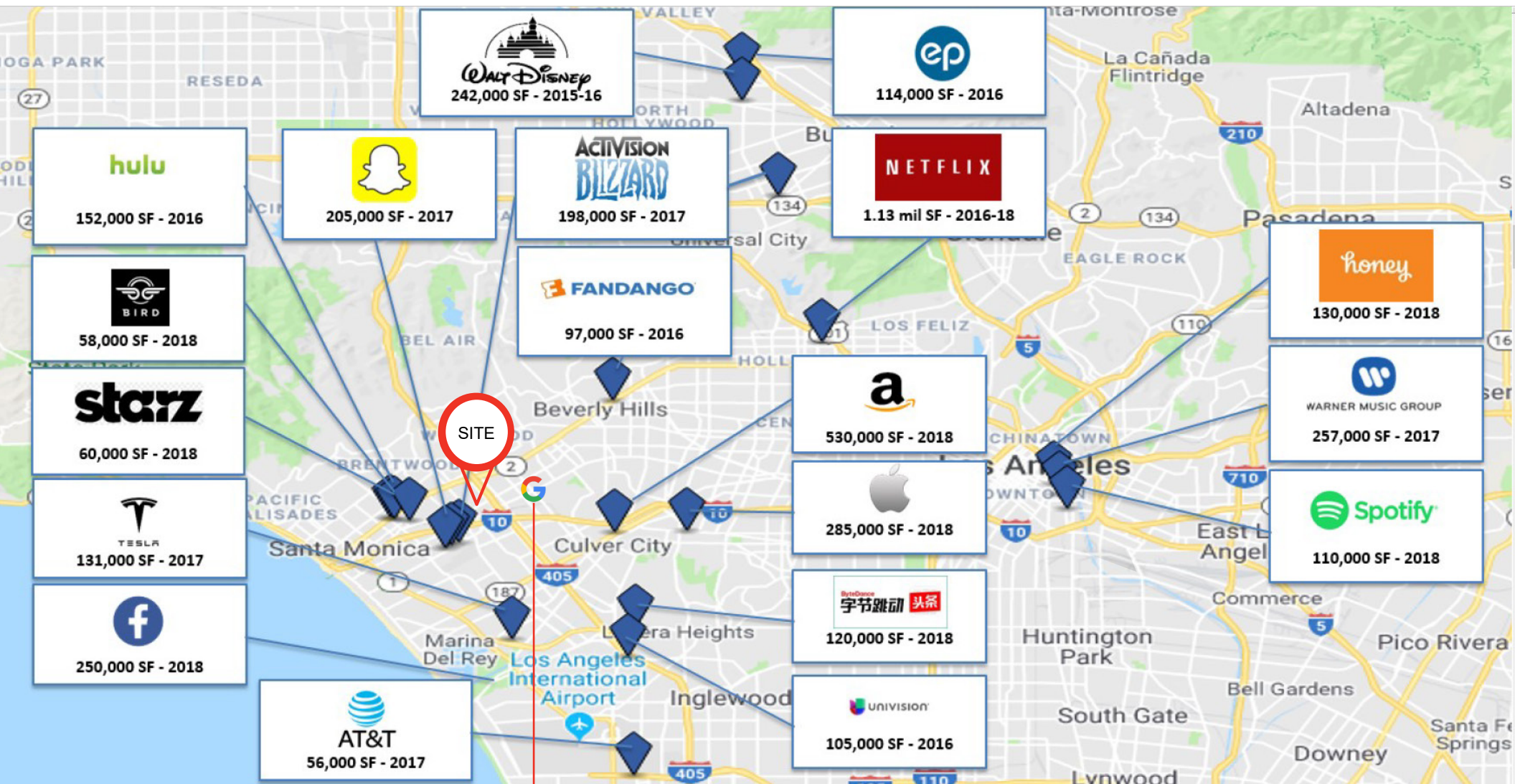
Federal Avenue





- SANTA MONICA: 3.4 MILES/11 MINUTE DRIVE
- BEVERLY HILLS/RODEO DRIVE: 4.4 MILES/16 MIN. DRIVE
- DOWNTOWN LA: 13.2 MILES/25 MINUTE DRIVE
- LAX: 10 MILES/20 MINUTE DRIVE

NEARBY TENANTS



Google has signed a new 14-year lease at Westside Pavilion 1.2 miles from 2216 Federal Ave. Upon completion, the shopping mall will be home to nearly 600,000 square feet of office space and know as One Westside.

LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the cultural, financial, and commercial center of Southern California. With a census-estimated 2018 population of 3,999,759, it is the second-most populous city in the United States (after New York City) and the most populous city in California. Located in a large coastal basin surrounded on three sides by mountains reaching up to and over 10,000 feet, Los Angeles covers an area of about 469 square miles. The city is the focal point of the larger Los Angeles metropolitan area and the Greater Los Angeles Area region, which contain 13 million and over 18 million people, respectively. Los Angeles is also the seat of Los Angeles County, the most populated county in the United States.

AT A GLANCE



Nicknamed the "City of Angels," Los Angeles is known for its Mediterranean climate, ethnic diversity, and sprawling metropolis. The city is also famous as the home of Hollywood, a major center of the American entertainment industry, and one of the leaders in the world in the creation of motion pictures, recorded music, and television productions. Los Angeles also has a diverse economy in culture, media, fashion, science, sports, technology, education, medicine, and research. A global city, it has been ranked 6th in the Global Cities Index and 9th in the Global Economic Power Index. The city is home to renowned institutions covering a broad range of professional and cultural fields, and is one of the most substantial economic engines within the United States.



POPULATION
3,999,759



UNEMPLOYMENT
4.1%



MEDIAN HOME VALUE
\$615,000



HOUSEHOLD INCOME
\$54,501