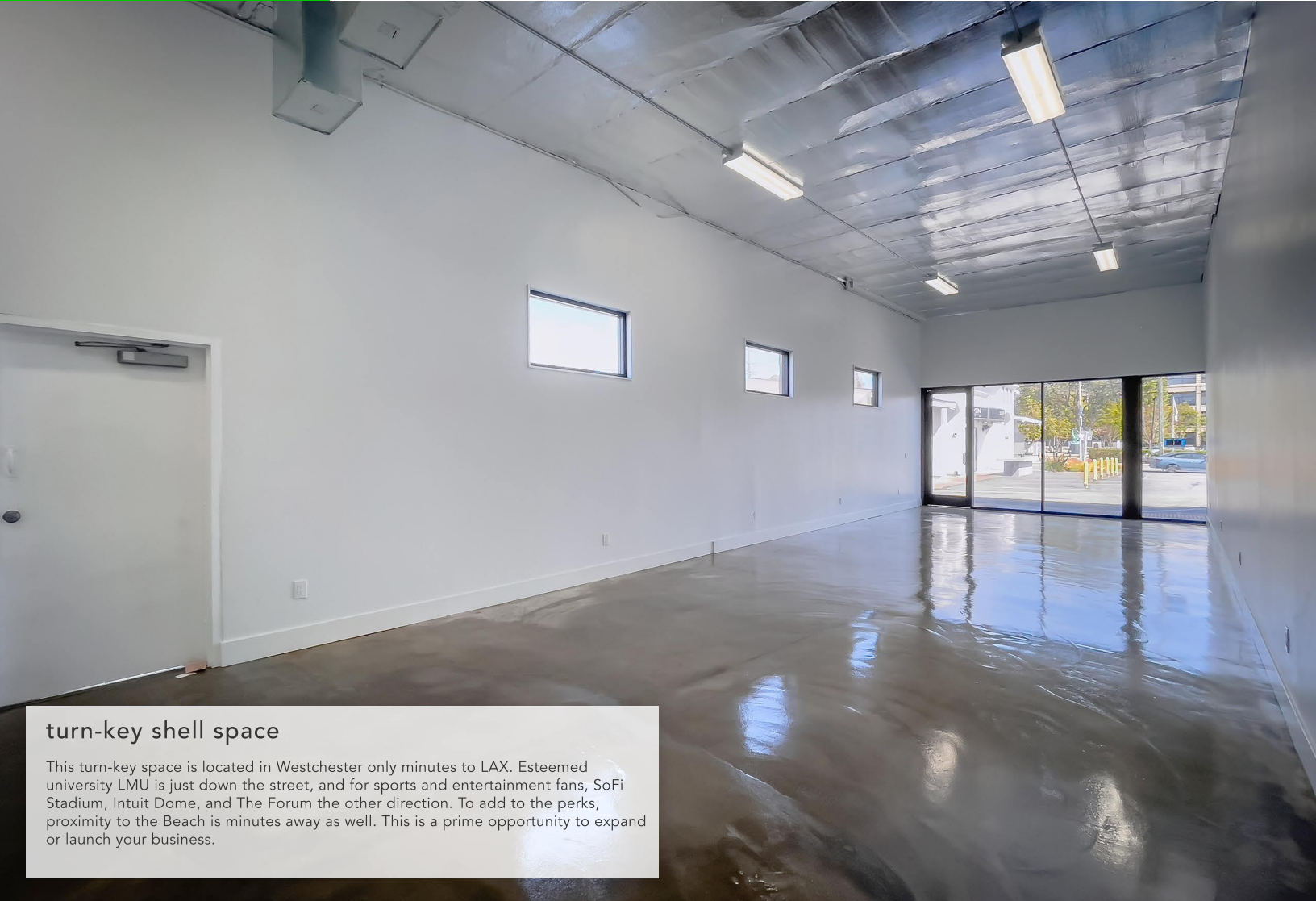


# lease

## gateway center 5622

5622 Manchester Ave, Los Angeles, CA 90045



### turn-key shell space

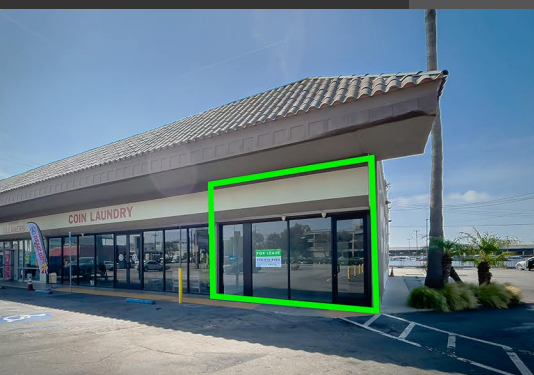
This turn-key space is located in Westchester only minutes to LAX. Esteemed university LMU is just down the street, and for sports and entertainment fans, SoFi Stadium, Intuit Dome, and The Forum the other direction. To add to the perks, proximity to the Beach is minutes away as well. This is a prime opportunity to expand or launch your business.

**C2**  
zoning

**± 1,020 SF**  
RSF

**open lot**  
parking

**\$2.25**  
price/SF (+ \$0.70 NNN)



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**playa realty**

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