

PRICE REDUCTION!  
~~\$3.40~~ \$2.25 FSG



\$1.00/PSF  
Broker Bonus



For Sublease

# 11500 W Olympic Boulevard

Los Angeles, 90064

Colliers

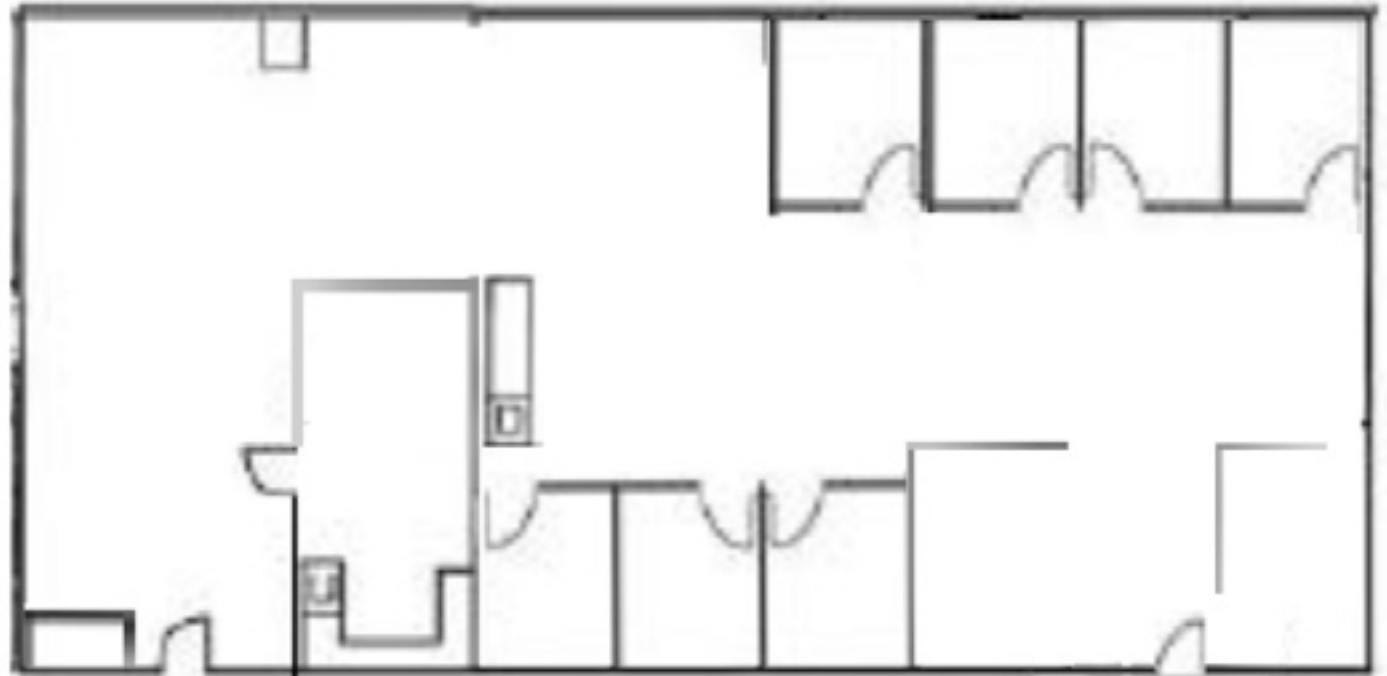
# Premises

Move-in ready Physical Therapy (PT) suite in Medical office building  
Functional layout for PT and other office and medical users

## Space Details

- Suite 640
- Size: ± 4,187 SF
- Asking rate: ~~\$3.40~~ \$2.25 MG
- Lease expiration: 7/31/2030
- Parking: 3.5/1,000 + 25% off bulk visitor validations
- Furniture: negotiable

## Floor Plan

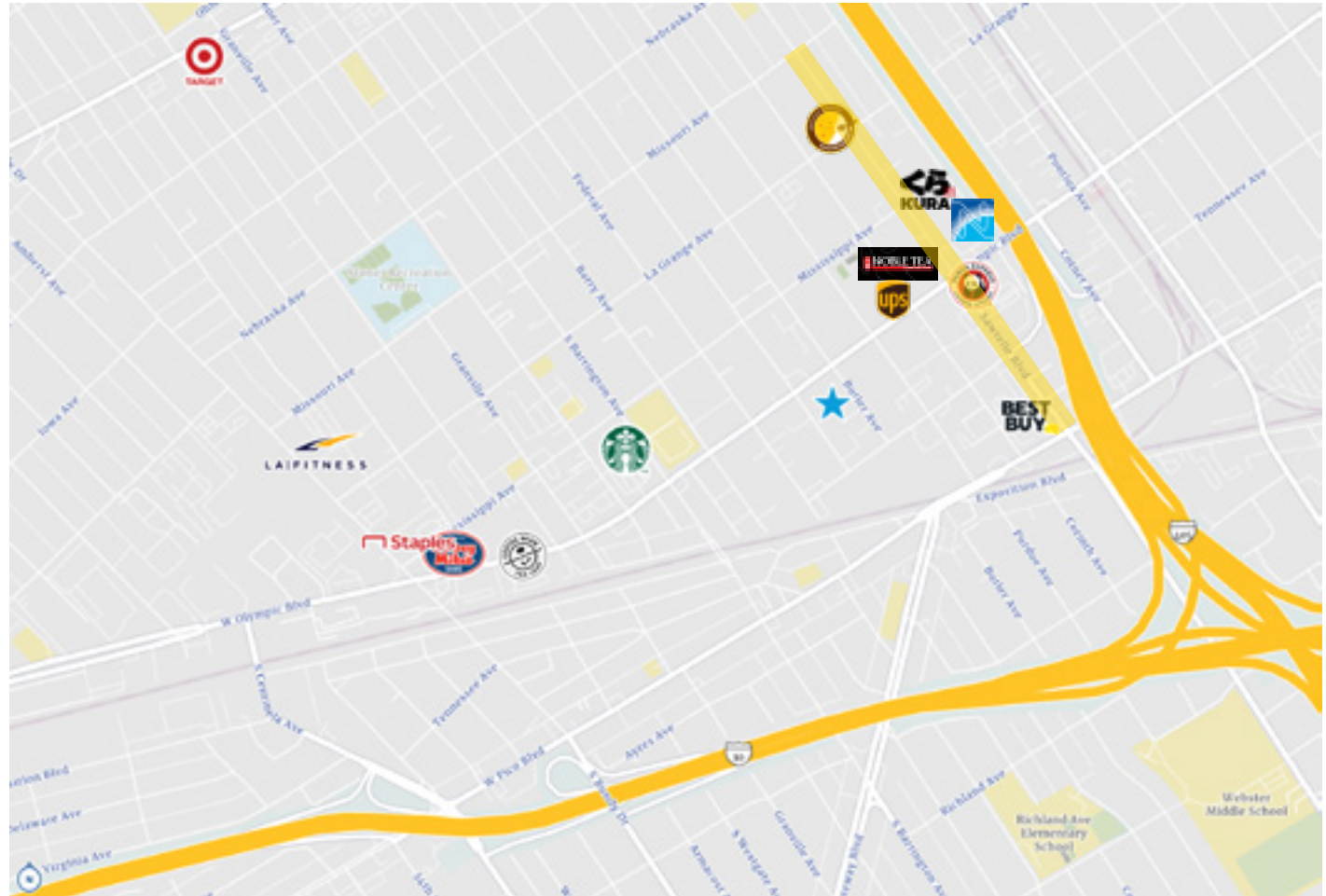


# The Property

## Highlights

- Recently renovated lobby & courtyard
- Tranquil well-manicured Zen garden
- Conference facility
- On site storage lockers available for rent
- Deli/convince shop.
- 2-minute walk to additional shops and restaurants on Sawtelle / Japantown
- Immediate free way access to 405 and 10 free ways.

## Amenities Map





## Demographics



2023  
population

40,044



2023 Average  
Household Income

\$107,482



Bike  
Score

90



Walk  
Score

80



Transport  
Score

50

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Accelerating success.

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