

PRICE REDUCTION!
\$3.40 → \$2.25 FSG



\$1.00/PSF
Broker Bonus



For Sublease

11500 W Olympic Boulevard
Los Angeles, 90064

Colliers

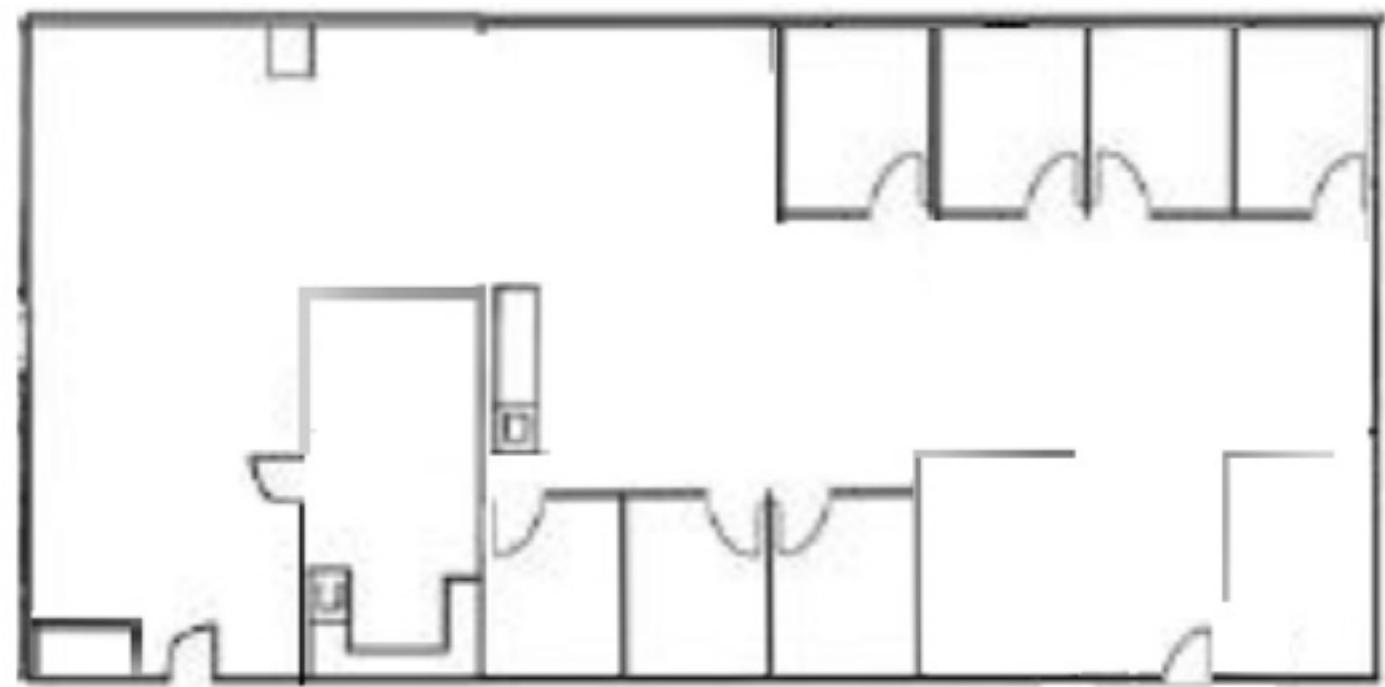
Premises

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

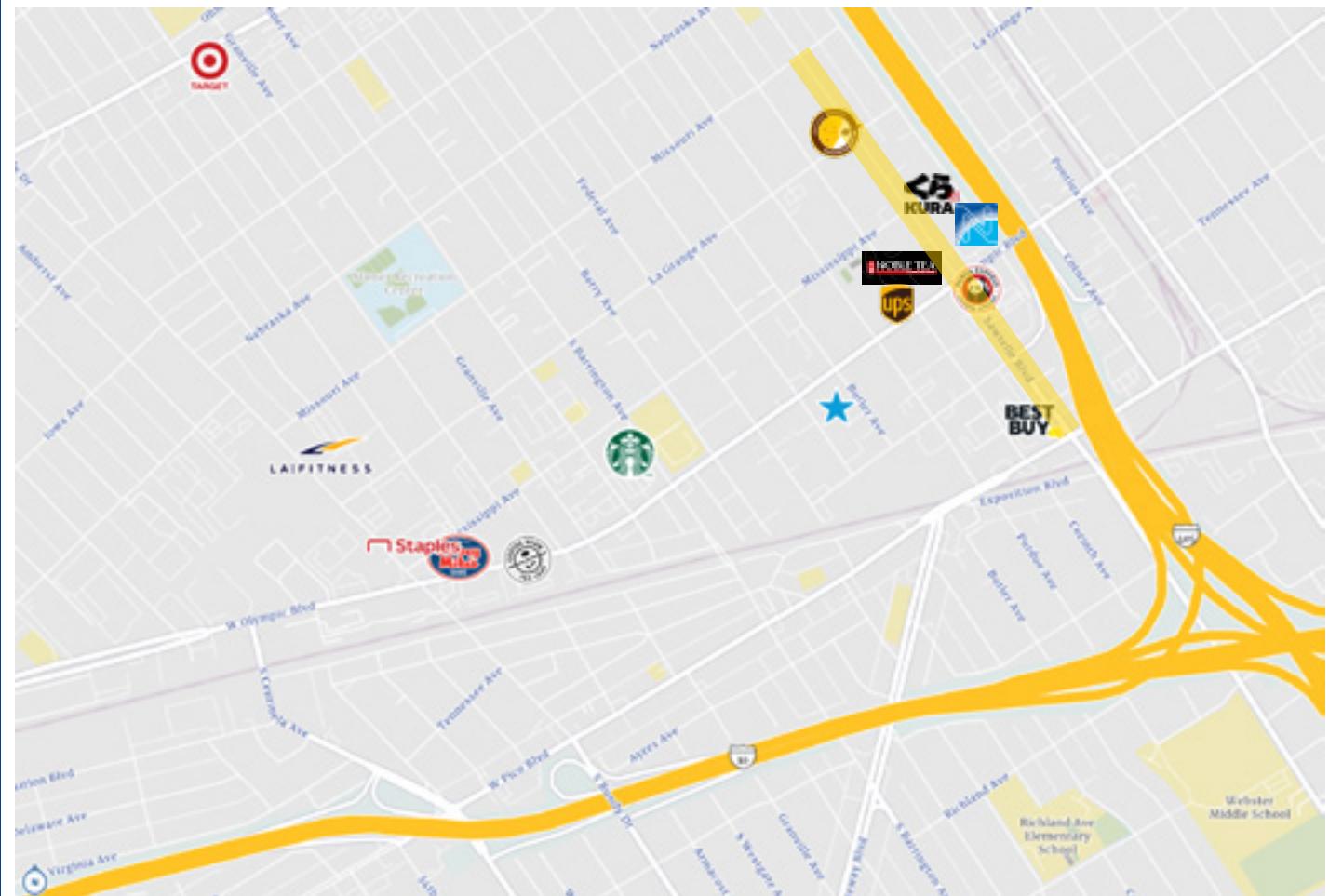


The Property

Highlights

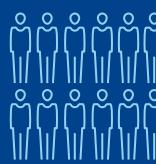
- Recently renovated lobby & courtyard
- Tranquil well-manicured Zen garden
- Conference facility
- On site storage lockers available for rent
- Deli/convince shop.
- 2-minute walk to additional shops and restaurants on Sawtelle / Japantown
- Immediate free way access to 405 and 10 free ways.

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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