



## HIGH IMAGE OFFICE CONDO FOR SALE

## ±3,153 RSF – FIRST FLOOR SUITE

**Remy Moses**

Senior Vice President | Lic. ID # 01938772

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**Lee & Associates | Los Angeles Central**

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CORP ID: 01125429

**Albert Pacleb**

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**LA Commercial, Inc.**

627 Aviation Way

Manhattan Beach, CA 90266

CORP ID: 01967906





**1st Floor Office Condo**  
**2008 CTU Construction**



**±3,153 Rentable SF**  
**±2,710 Net Usable SF**



**Versatile Floor Plan**  
**Expansive Window Lines**



**Unincorporated LA County**  
**Gardena PO**



**Close Proximity to**  
**405 & 110 Fwys**

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# FOR SALE

## HIGH IMAGE OFFICE CONDO | RENTABLE ±3,153 SF

**19210** | *S Vermont Ave*  
Unit D400 - Gardena, CA  
Unincorporated LA County (Gardena, CA)

### PROPERTY FEATURES

- > +/- 3,153 Rentable SF
- > +/- 2,710 Usable SF
- > First Floor Office Condo
- > Built in 2008 – CTU Construction
- > 3/1,000 Parking Ratio
- > Unincorporated LA County
- > M2 Zoning
- > 6 Window Lined Private Offices
- > Expansive Conference Room
- > Large Open Bullpen Area
- > Near Many Restaurants & Retail Amenities
- > Great Location near 405/110 Freeways
- > Minutes to Porsche Experience Center

Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates - Los Angeles Central & LA Commercial, Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a lease. Broker also advises Buyer to obtain any required use permits and business licenses and have their Attorney review any Lease Contract prior to execution.

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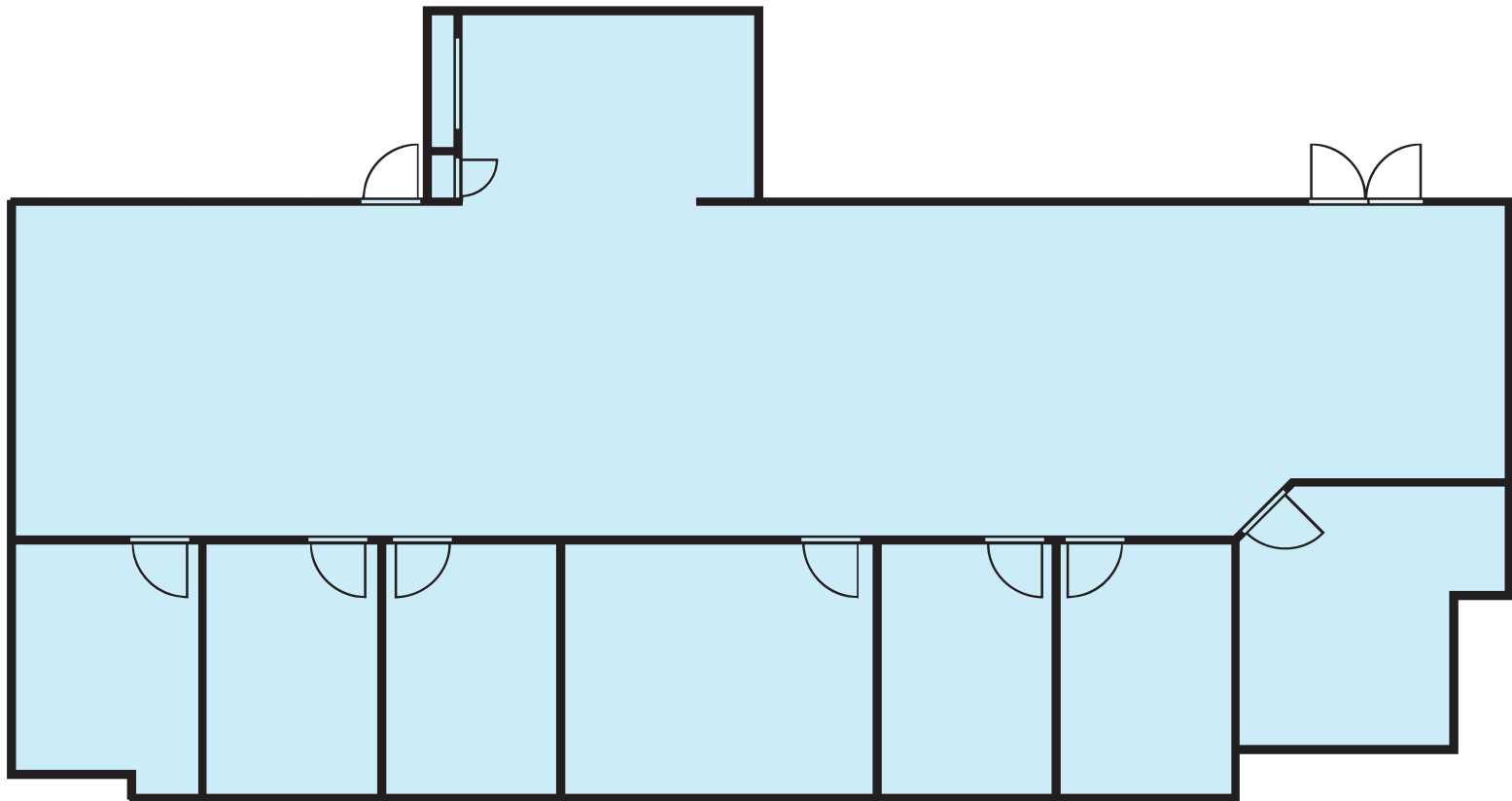
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Unincorporated LA County (Gardena, CA)

**FLOOR PLAN**

1ST FLOOR SUITE



NOTE: Drawing not to scale. All sizes are approximate.

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**PROPERTY PHOTOS**





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## PROPERTY PHOTOS



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HIGH IMAGE OFFICE CONDO | RENTABLE ±3,153 SF

**19210** | *Vermont Ave*  
Unit D400 - Gardena, CA  
Unincorporated LA County (Gardena, CA)



## POPULATION

1 Miles	3 Miles	5 Miles
6,031	188,625	584,243



## AVERAGE HH INCOME

1 Miles	3 Miles	5 Miles
\$123,366	\$128,057	\$126,519



## EMPLOYEES

1 Miles	3 Miles	5 Miles
23,387	117,586	294,129

## DRIVING DISTANCE FROM PROPERTY

LAX: 11 MILES

LA & LB PORTS: 12 MILES

DTLA: 15 MILES

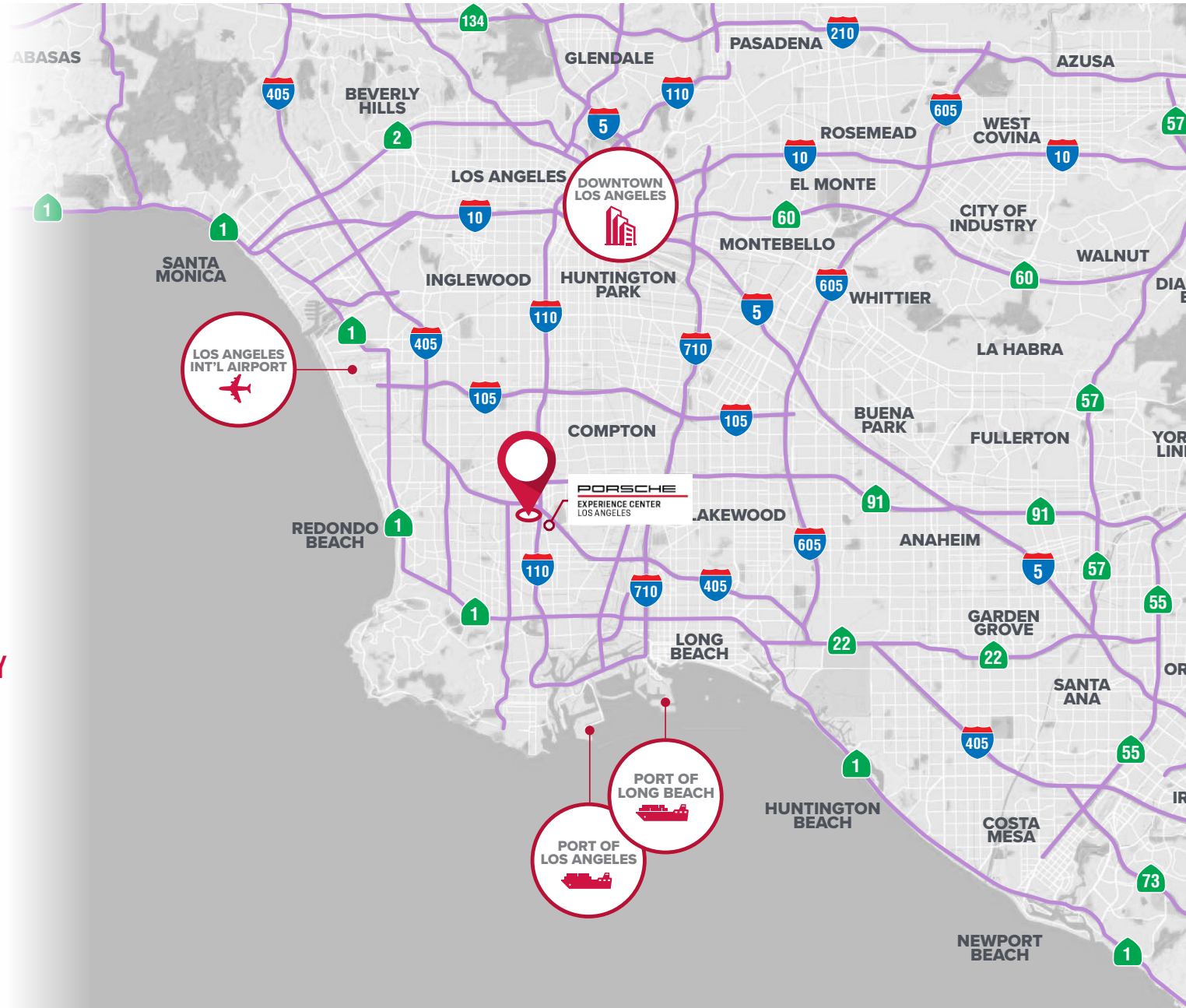
CULVER CITY: 15 MILES

SANTA MONICA: 20 MILES

WEST HOLLYWOOD: 20 MILES

BEVERLY HILLS: 21 MILES

PASADENA: 25 MILES





# 19210

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