

2 4 3 5

MILITARY AVENUE

FOR LEASE

SHORT TERM FLEX | OFFICE | STORAGE



**WESTMAC**  
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# PROPERTY DETAILS

|                                   |                                                                                                                                                                |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>                   | 2435 Military Ave.,<br>Los Angeles , CA 90064                                                                                                                  |
| <b>AVAILABLE:</b>                 | Immediately                                                                                                                                                    |
| <b>RENTAL RATE:</b>               | \$1.95 per sq. ft. NNN                                                                                                                                         |
| <b>BUILDING SIZE:</b>             | Approx. ± 12,336 sq. ft.                                                                                                                                       |
| <b>AVAILABLE SPACE:</b>           | Approx. ± 2,837 sq. ft.                                                                                                                                        |
| <b>TERM:</b>                      | 1-2.5 years                                                                                                                                                    |
| <b>YEAR BUILT/<br/>RENOVATED:</b> | 1960/1995                                                                                                                                                      |
| <b>ZONING:</b>                    | M2-1                                                                                                                                                           |
| <b>TENANCY:</b>                   | Multiple                                                                                                                                                       |
| <b>PARKING:</b>                   | 33 (2.8/1,000) Front & Rear                                                                                                                                    |
| <b>CEILING HEIGHT:</b>            | 10-12 ft                                                                                                                                                       |
| <b>FRONT TENANT:</b>              | The existing tenant in the front portion of the building is a cannabis "grow" space. The available "rear" space is completely separate and accessed separately |

# PROPERTY HIGHLIGHTS

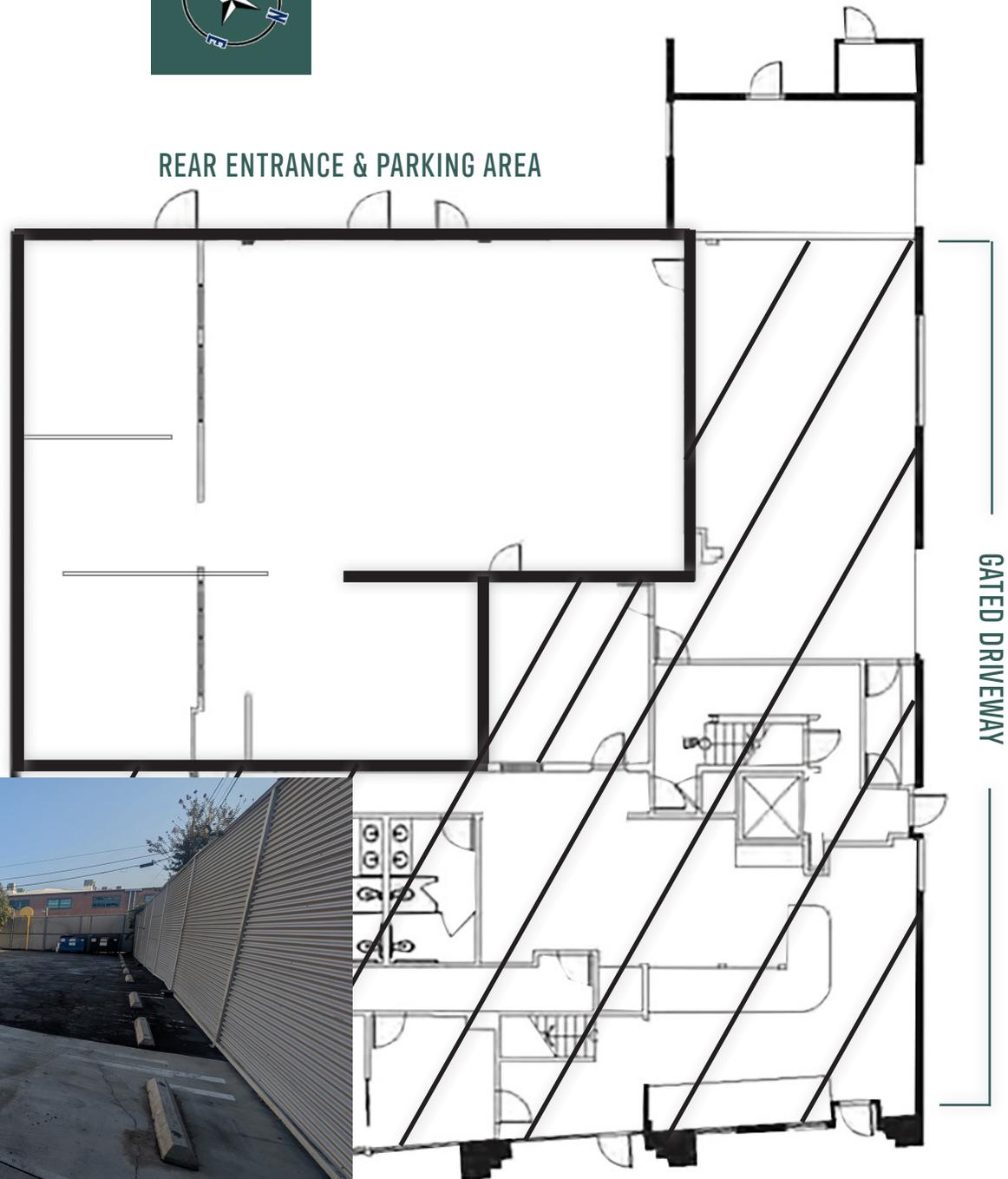
- Short term lease one (1) to two and a half (2.5) years. Available immediately.
- Central West Los Angeles location conveniently located only 0.2 mile east of Freeway 405 (319,000 Cars Per Day) and 1.3 miles to Freeway 10 (240,000 Cars Per Day), 0.3 mile east of Westside Pavilion and 2.2 Miles to Century City Mall.
- Ideal West Los Angeles location, 2 block walk to Metro Expo Line station at Sepulveda.
- High demand flex, storage or office.
- Good Power and high capacity air conditioning systems available.
- Wide array of area amenities within walking distance.
- Dense demographics with over 338,000 people living within 3-mile radius and average income of over \$108,000 per year within 1-mile radius.
- Located just minutes to Beverly Hills, Century City, Santa Monica and Holmby Hills.
- Metro line stations within walking distance (East & West).
- Easy & Direct 10 and 405 Freeway access.





# SITE PLAN

GROUND FLOOR

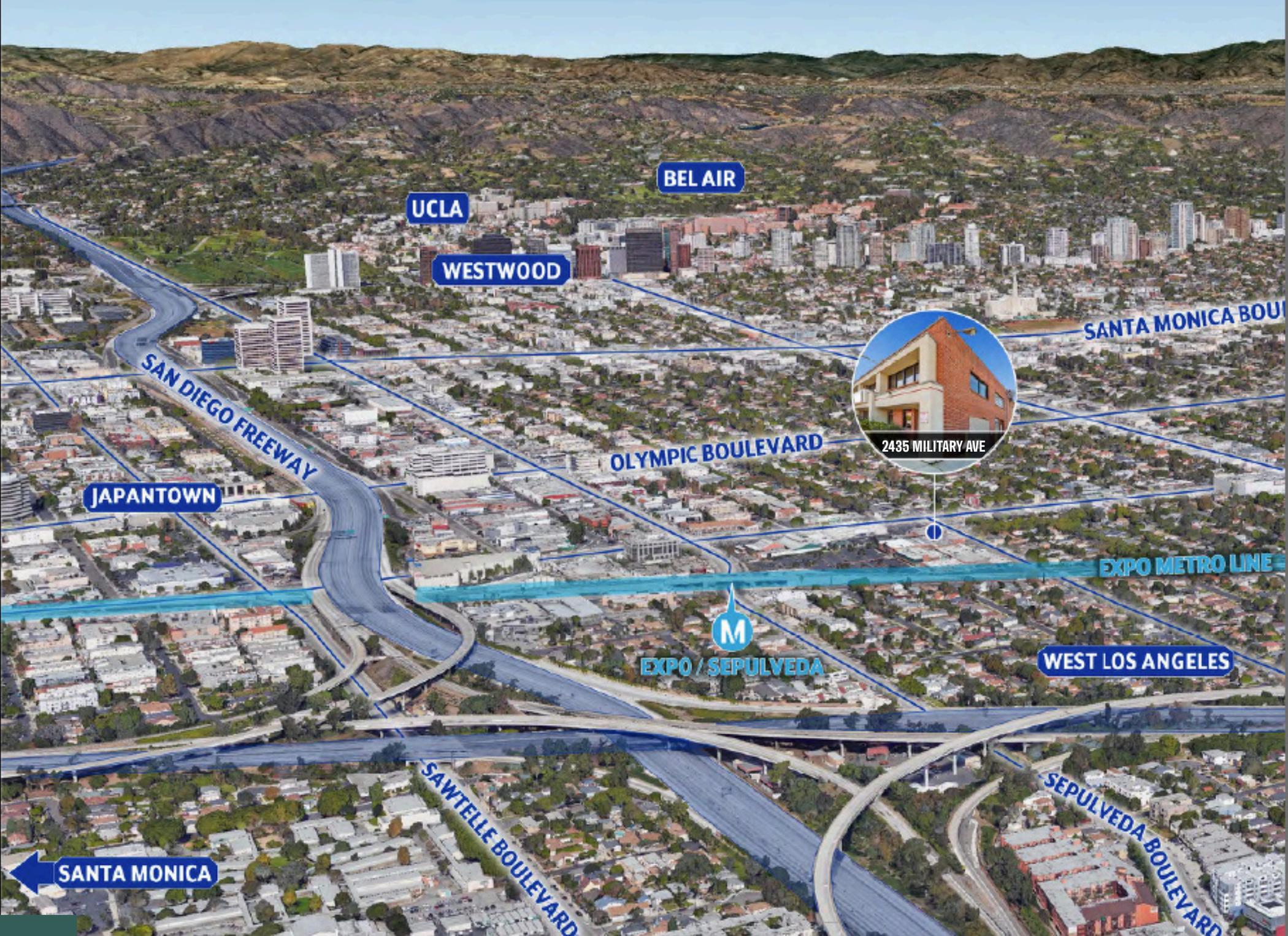


2435 MILITARY AVENUE



# PARCEL MAP





2435 MILITARY AVE



EXPO / SEPULVEDA



MILITARY AVE SIDE



BACK OF BUILDING



BACK OF BUILDING



INTERIOR



INTERIOR



REAR LOT

2 4 3 5

# MILITARY AVENUE SHORT TERM FOR LEASE

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