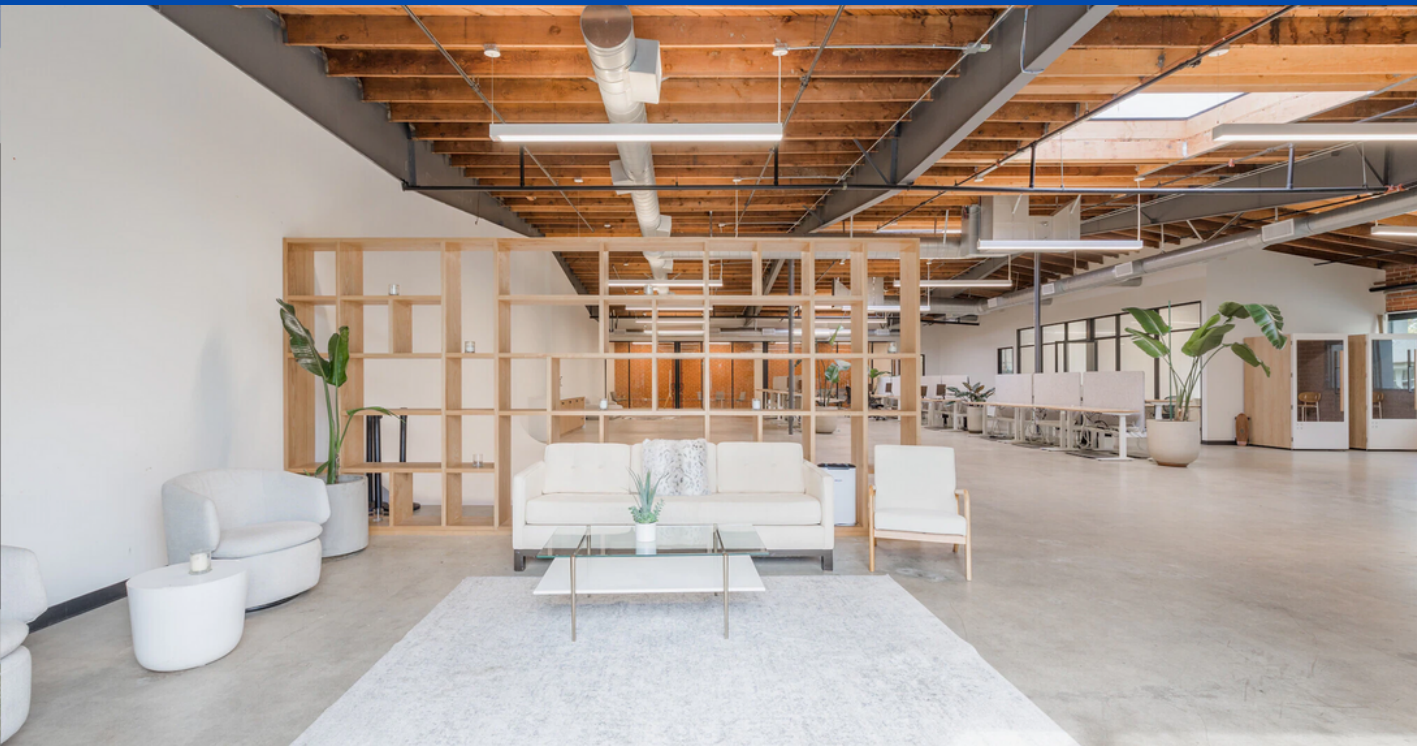


# 6,378 – 13,913 SF CREATIVE SPACE/ FLEX / INDUSTRIAL / WAREHOUSE AVAILABLE FOR LEASE



- 12820 Panama Street is a bright, modern creative office opportunity that can also be used as an industrial or warehouse space in Silicon Beach. The space is renovated and completely privatized, allowing for safe and secure access to employees and visitors.

- **RENTAL RATE**

- + \$3.45/sf NNN
- + NNN's approx. \$0.60/sf

- **PARKING**

- + 3.0/1000 @ \$150/space
- + 20 reserved parking spaces available on site
- + Plentiful street parking available





# PROPERTY FEATURES

The background image shows a two-story brick building with a flat roof. There is a parking lot in front of the building with some greenery and a clear blue sky. The building has several windows and a dark entrance. The overall scene is bright and sunny.

Open concept with multiple work stations, 4 private floor to ceiling glass offices & conference room.

Up to 17-foot ceilings and oversized skylights providing an abundance of natural light

Large, private, outdoor patio area, offering indoor/outdoor options.

Luxurious kitchen, modern restrooms, new HVAC & roof.

Excellent access to the 90 and 405 freeways.

Across the street from Tomi Sushi, Lenzini's Pizza, 90 West Lounge, Ronnie's Diner.











# PROPERTY FEATURES





# AMENITIES

## Dining

- 1 The Lincoln
- 2 Sinners & Saints Desserts
- 3 Gaby's Express
- 4 Starbucks
- 5 In-N-Out Burger
- 6 Eddie's Italian
- 7 Sports Harbour Bar and Restaurant
- 8 Celadon Thai Kitchen
- 9 Papa John's Pizza
- 10 Maxwell's Cafe
- 11 Pithier Artisan Pizza
- 12 El Pollo Loco
- 13 Röckenwagner Bakery
- 14 Don's Donuts
- 15 A-Frame
- 16 Hatchet Hall
- 17 The Corner Door
- 18 Hotcakes Bakes
- 19 Little Coasts Pizza
- 20 Alibi Room
- 21 Labite
- 22 Lodge Bread Company
- 23 The Venice Whaler
- 24 C&O Trattoria
- 25 The Cheesecake Factory
- 26 The Shake Shack
- 27 Tony P's
- 28 Cafe del Rey
- 29 McDonald's
- 30 Pinkberry
- 31 Saponi Italiani
- 32 El Torito
- 33 Chipotle Mexican Grill
- 34 Fresh Brothers-Marina Del Rey
- 35 SUGARFISH
- 36 Mendocino Farms
- 37 Starbucks

## The Counter

- 38 The Counter
- 39 California Pizza Kitchen
- 40 Peet's Coffee
- 41 Wahoo's Taco
- 42 Slice Pizza
- 43 Cali Cafe
- 44 Chicago for Ribs
- 45 Humble Potato
- 46 Kanpai
- 47 KC's Crêpes Café
- 48 Sustain A Bowl
- 49 Taj India Palace
- 50 Vinny's Pizza
- 51 Cue Critic
- 52 Cabbage Patch
- 53 Blue Bottle
- 54 Royal Donuts
- 55 Viva Fresh Mexican Grill
- 56 Dinah's
- 57 BJ's Restaurant & Brewhouse
- 58 Five Guys
- 59 Olive Garden Italian
- 60 Quiznos

## Entertainment

- 1 Helen's Cycles
- 2 Pause Float Studio
- 3 Club Sportiva
- 4 Del Rey Yacht Club
- 5 VB Surf
- 6 Venice Bike & Skates
- 7 Venice Beach Bike Rentals
- 8 Venice Canals / Beach Paddle Board & Bike Rentals
- 9 Dock 52
- 10 Blue Water Sailing
- 11 Marina del Rey Bureau
- 12 Massage Envy
- 13 Marina del Rey Public Launch Ramp
- 14 Art of Pilates, Inc.
- 15 AMC Dine-In Theatres Marina 6
- 16 Cinemark Playa Vista and XD

## Hotels

- 1 Encore Motel
- 2 DoubleTree by Hilton Rey
- 3 Marina Del Rey Hotel
- 4 The Ritz-Carlton
- 5 Marina del Rey Marriott
- 6 Foghorn Harbor Inn
- 7 Inn at Venice Beach
- 8 Oceana Marina Vacation Rental
- 9 Venice on the Beach Hotel
- 10 The Venice Beach House
- 11 Extended Stay America Los Angeles
- 12 Four Points by Sheraton Los Angeles Westside
- 13 Courtyard by Marriott Los Angeles Westside
- 14 Inn at Playa del Rey
- 15 Custom Hotel
- 17 Sunburst Spa And Suites
- 18 Ramada Culver City

## Outdoor

- 1 Glen Alla Park
- 2 Culver West Alexander Park
- 3 Culver/Slauson Park
- 4 Mar Vista Gardens
- 5 Central Park
- 6 Common Grounds Park
- 7 American Field
- 8 The Lawn
- 9 Winding Park
- 10 Asher Park
- 11 Oberrieder Park
- 12 Ballona Discovery Park
- 13 Playa Vista Sport Park
- 14 Westchester Recreation Center
- 15 Tot Lot
- 16 Ballona Freshwater Marsh
- 17 Ballona Wetlands Ecological Reserve

## Marina Beach (Mother's Beach)

- 19 Burton Chace Park
- 20 Venice Beach

## Lifestyle Centers

- 1 Waterside at Marina Del Rey
- 2 Flunway at Playa Vista
- 3 Westfield Culver City
- 4 The Promenade at Howard Hughes Center
- 5 Villa Marina Marketplace

## Fitness

- 1 Equinox
- 2 The Fix Gym
- 3 Fitness and Fuel LA
- 5 Gold's Gym
- 6 LA Fitness
- 7 The Studio (MDR) Playa Vista
- 8 Rock The World Fitness
- 9 Mind Body & Soul Yoga
- 10 YogaWorks Playa Vista
- 11 Flywheel
- 12 Playa Pilates
- 13 Bikram Yoga Marina Del Rey





**FOR MORE  
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