

# FOR LEASE GROUND FLOOR SPACE

114 S. LA BREA AVE | LOS ANGELES, CA 90036



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## PROPERTY OVERVIEW

114 S. La Brea Avenue | Los Angeles, CA 90036

*Commercial space for lease on one of La Brea's hottest blocks!* Nonstop foot traffic is the hallmark of this trendy, highly sought-after Los Angeles neighborhood. The currently available ground floor unit (114 S. La Brea Ave) is suitable for general office, creative services, as a showroom, or for various retail uses.

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# PROPERTY HIGHLIGHTS

114 S. LA BREA AVENUE  
LOS ANGELES, CA 90036

±2,700 SF ground floor creative/retail space with excellent street visibility and frontage along bustling La Brea Avenue.

## UNIT FEATURES:

- » Concrete floors with a clean, modern industrial aesthetic
- » Reception area with built-in cabinetry and desk
- » Large open room with 20+ ft ceilings, skylights, and cyclorama wall — ideal for creative studios, showrooms, or event production
- » Additional storage room
- » Excellent signage opportunity and foot traffic exposure

**Lease Rate:** \$9,950 Per Month / Modified Gross



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# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

ONSITE PARKING

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# AERIAL OVERVIEW



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