

Available SF 18,117 SF

Industrial For Lease

Building Size 18,117 SF



Address: 3249 S La Cienega Blvd, Los Angeles, CA 90016

Cross Streets: S La Cienega Blvd/W Jefferson Blvd

Creative Bow Truss Campus in Secure Setting  
 4 Buildings on Over 2.2 Acres  
 Convenient Santa Monica Freeway Access  
 Very Low Property Taxes at \$0.04

Lease Rate/Mo: \$53,626  
 Lease Rate/SF: \$2.96  
 Lease Type: NNN  
 Available SF: 18,117 SF  
 Minimum SF: 18,117 SF  
 Prop Lot Size: 2.29 Ac / 99,752 SF  
 Term: 5-10 Years  
 Sale Price: NFS  
 Sale Price/SF: NFS  
 Taxes: \$8,900  
 Yard: Yes  
 Zoning: MR1

Sprinklered: Yes  
 Clear Height: 12'-22'  
 GL Doors/Dim: 4 / (1) 16x10; (5) 9x10; (3) 12x10  
 DH Doors/Dim: 0  
 A: 400 V: 120 O: 1 W: 3  
 Construction Type: Framed  
 Const Status/Year Blt: Existing / 1947R15  
 Whse HVAC: No  
 Parking Spaces: 50 / Ratio: 2.8:1  
 Rail Service: No  
 Specific Use: Flex/R&D

Office SF / #: 18,117 SF / 5  
 Restrooms: 5  
 Office HVAC: Heat & AC  
 Finished Ofc Mezz: 1,200 SF  
 Include In Available: Yes  
 Unfinished Mezz: 0 SF  
 Include In Available: No  
 Possession: Now  
 Vacant: Yes  
 To Show: Call broker  
 Market/Submarket: LA West  
 APN#: 4205-035-001

Listing Company: SCO Advisors, Inc.

Agents: [Craig Johnson 310-727-0600](mailto:cjohnson@scoadvisors.com)

Listing #: 25739007

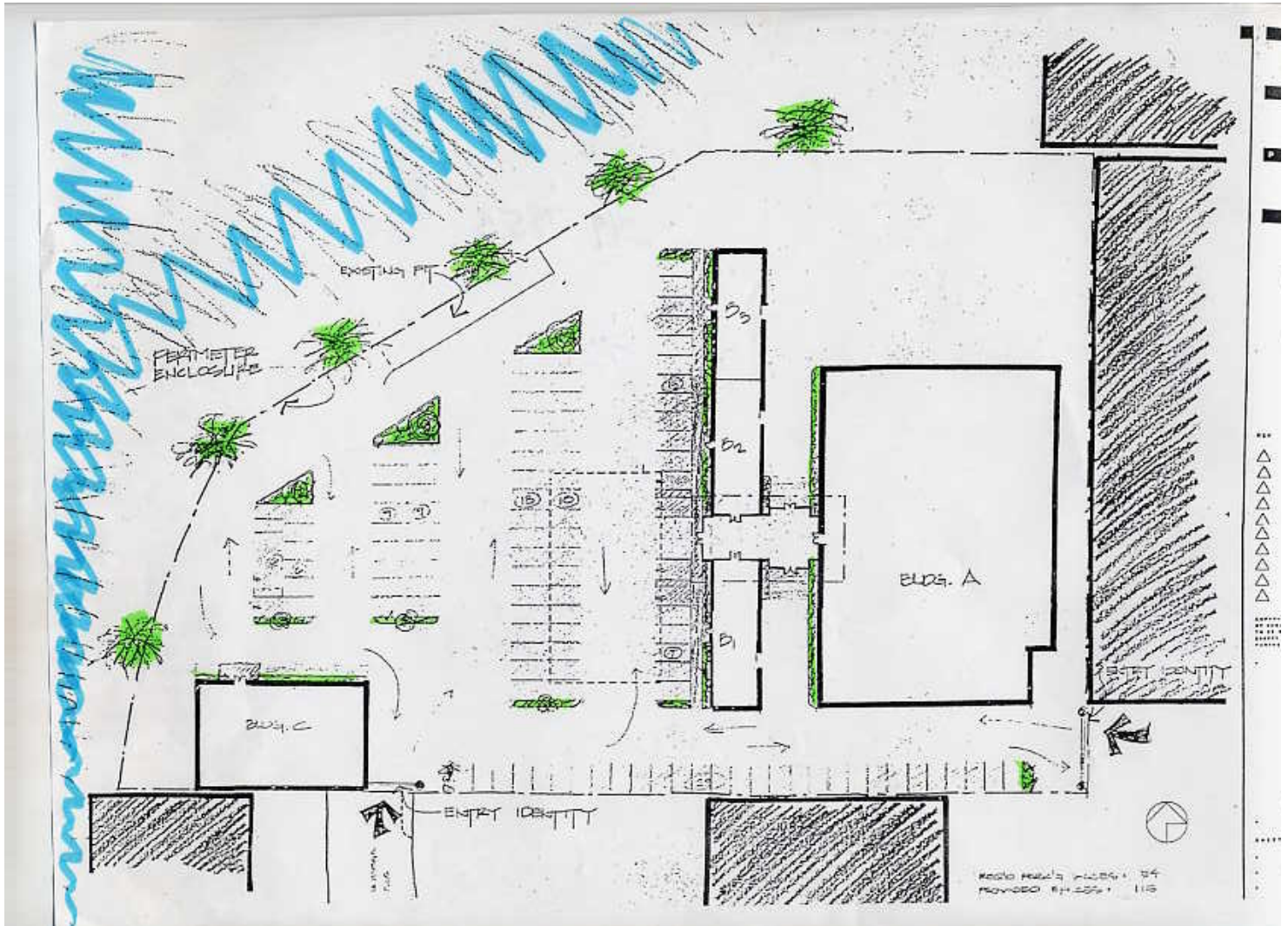
Listing Date: 03/23/2021

FTCF: AP300Y200S000/A0AA

Notes: Roof: Bow Truss: Culver City Mailing address. Recording studio, Exec &amp; Open Offices. Property taxes at \$0.04/SF. 200A of 3 Phase power also available.

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