

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	Sprinklered:	Yes	Office SF / #:	18,117 SF / 5
Lease Rate/SF:	\$2.96	Clear Height:	12'-22'	Restrooms:	5
Lease Type:	NNN	GL Doors/Dim:	4 / (1) 16x10; (5) 9x10; (3) 12x10	Office HVAC:	Heat & AC
Available SF:	18,117 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,200 SF
Minimum SF:	18,117 SF	A: 400 V: 120 O: 1 W: 3		Include In Available:	Yes
Prop Lot Size:	2.29 Ac / 99,752 SF	Construction Type:	Framed	Unfinished Mezz:	0 SF
Term:	5-10 Years	Const Status/Year Blt:	Existing / 1947R15	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	50 / Ratio: 2.8:1	Vacant:	Yes
Taxes:	\$8,900	Rail Service:	No	To Show:	Call broker
Yard:	Yes	Specific Use:	Flex/R&D	Market/Submarket:	LA West
Zoning:	MR1			APN#:	4205-035-001

Listing Company: SCO Advisors, Inc.

[Craig Johnson 310-727-0600](tel:310-727-0600)

Listing #: 25739007

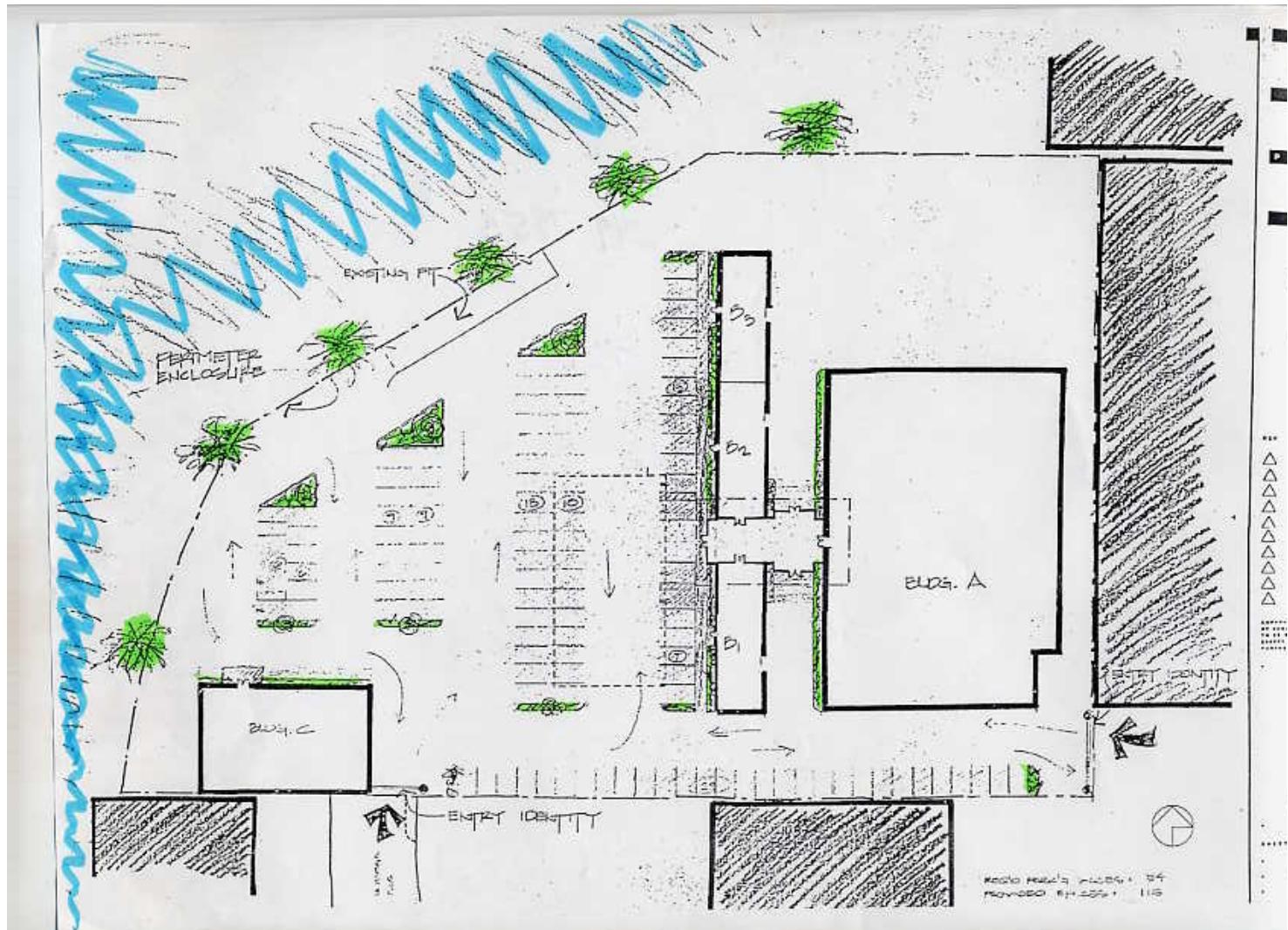
Listing Date: 03/23/2021

FTCF: AP300Y200S000/AOAA

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

Craig Johnson
 cjohnson@scoadvisors.com
 310-727-0600

AIRCRE
 Powered by: 



Craig Johnson
cjohnson@scoadvisors.com
310-727-0600

AIRCRE
Powered by:  Catylist