

FOR LEASE

±4,000 SF OF WAREHOUSE / FLEX SPACE
NEAR THE 405 FREEWAY

1630 COTNER AVE
LOS ANGELES, CA 90025



A DIVISION OF



PAUL BREHME

PRINCIPAL

310-899-2755

PBREHME@LEEWESTLA.COM

DRE# 01476686

EXECUTIVE SUMMARY

1630 COTNER AVE

| | |
|-----------------|-------------------------------|
| ASKING RENT: | \$3.25 / SF (Modified Gross) |
| AVAILABLE SF: | ±4,000 SF |
| SPACE TYPE: | Warehouse / Flex |
| OCCUPANCY: | Immediate |
| PARKING: | 6 Spaces in Front and Back |
| LEASE TERM: | 3 to 5 Years |
| CEILING HEIGHT: | 14 Feet |
| ZONING: | LAM1 |
| CROSS STREETS: | Between Santa Monica and Ohio |

PROPERTY HIGHLIGHTS

- Ideal for all types of uses
- 3 Grade Level Roll-Up Doors
- Motorized Roll-Up Doors
- High Ceilings - ± 14 feet
- Located near the intersection of Santa Monica and Sepulveda Blvds
- Excellent access to 405 Freeway
- Excellent Visibility from 405 Freeway

Paul Brehme
Principal
310-899-2755
pbrehme@leewestla.com
DRE# 01476686



Lee & Associates | Los Angeles West, Inc.
1508 17th St. Santa Monica, CA 90404
310-899-2700
www.leewestla.com
DRE# 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.





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CURRENT FRONT HALF OF SPACE



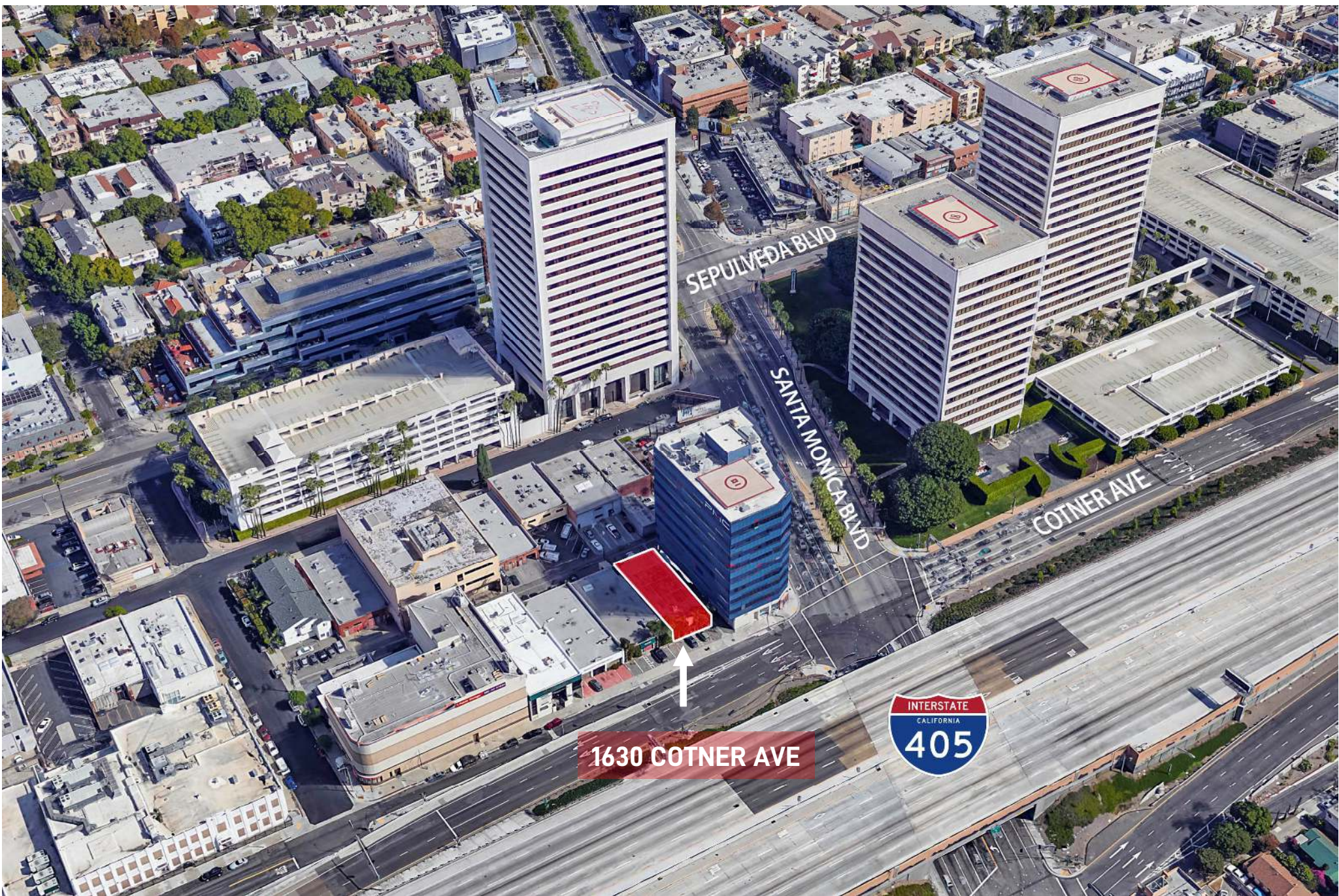
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CURRENT REAR HALF OF SPACE



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PREVIOUS CONFIGURATION

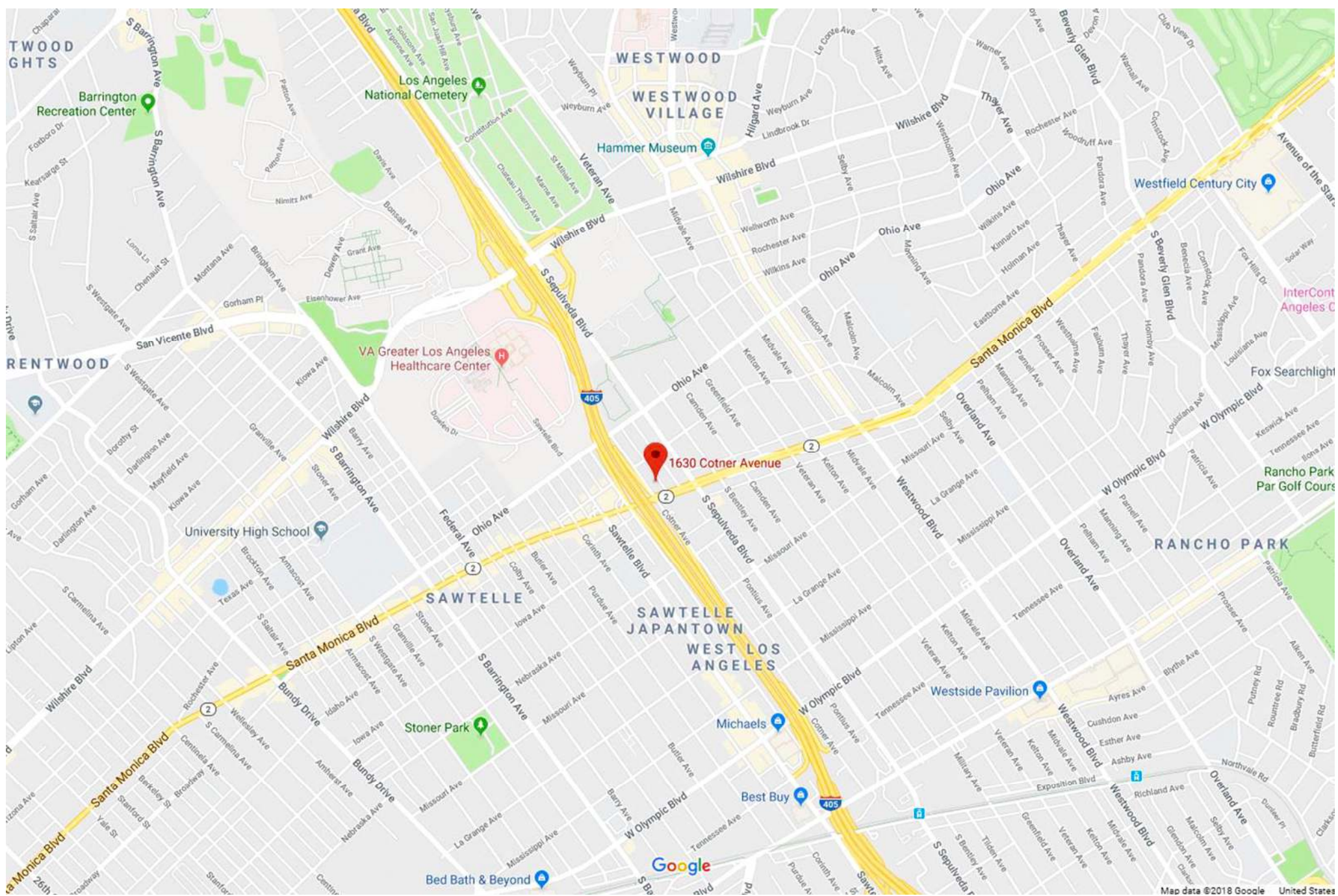


1630 COTNER AVE



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AERIAL PHOTO



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LOCATION MAP