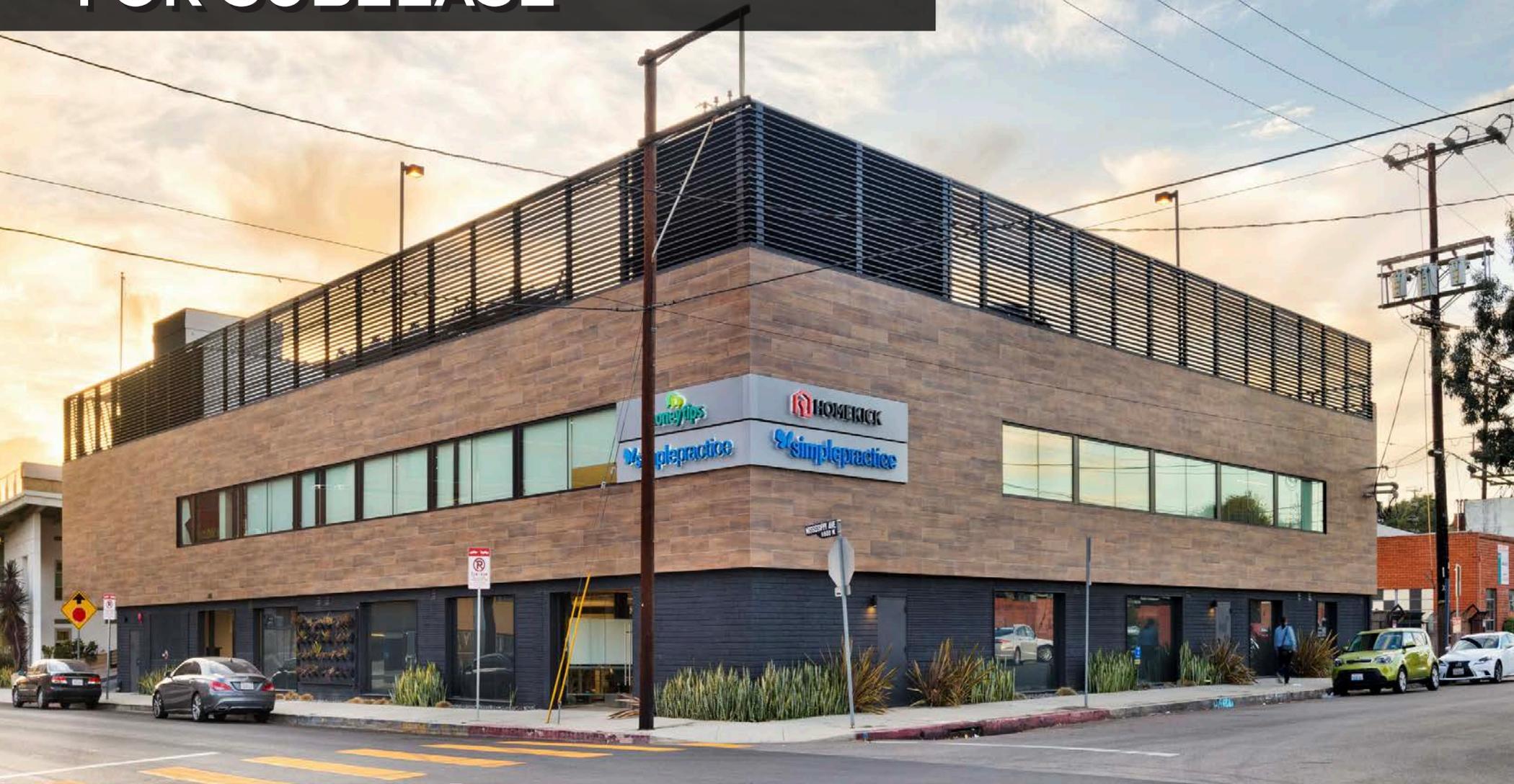


WEST LA CREATIVE OFFICE FOR SUBLEASE



11801 MISSISSIPPI AVE - 1ST FLOOR
LOS ANGELES, CA 90025



**11801 MISSISSIPPI AVE. 1ST FLOOR
LOS ANGELES, CA 90025**

- BUILDING:** Two-story completely repositioned building with high exposed ceilings, exposed brick and polished cement floors.
- PREMISES:** Entire first floor of ± 13,280 RSF, with it's own separate entrance. Entire building of 26,653 RSF can be made available.
- RENT:** Negotiable / Submit Offer
- TERM:** Flexible - 2025
- IMPROVEMENTS:** Recently finished creative office space, constructed to a very high standard. Brand new condition.
- TIMING:** Second Quarter, 2020
- PARKING:** Thirty (30) on-site parking spaces, including four (4) reserved spaces at prevailing rates.
- SIGNAGE:** Building top signage located on two sides of the building may be available.
- FURNITURE:** Negotiable
- PATIO:** There is an exclusive/screened patio located directly off the open kitchen, that is not included in the rentable area.
- LOCATION:** Walking distance to the Bundy Station-Expo Line. Easy Access to the 101 & 405 freeways. Numerous amenities are located nearby.
- CONTACT:**
- | | |
|----------------------|-------------------------|
| Spencer Horak | Richard Abbitt |
| 310.899.2728 | 310.395.5151 |
| shorak@leewestla.com | ra@industrypartners.com |
| AGT DRE 01921906 | AGT DRE 00826316 |



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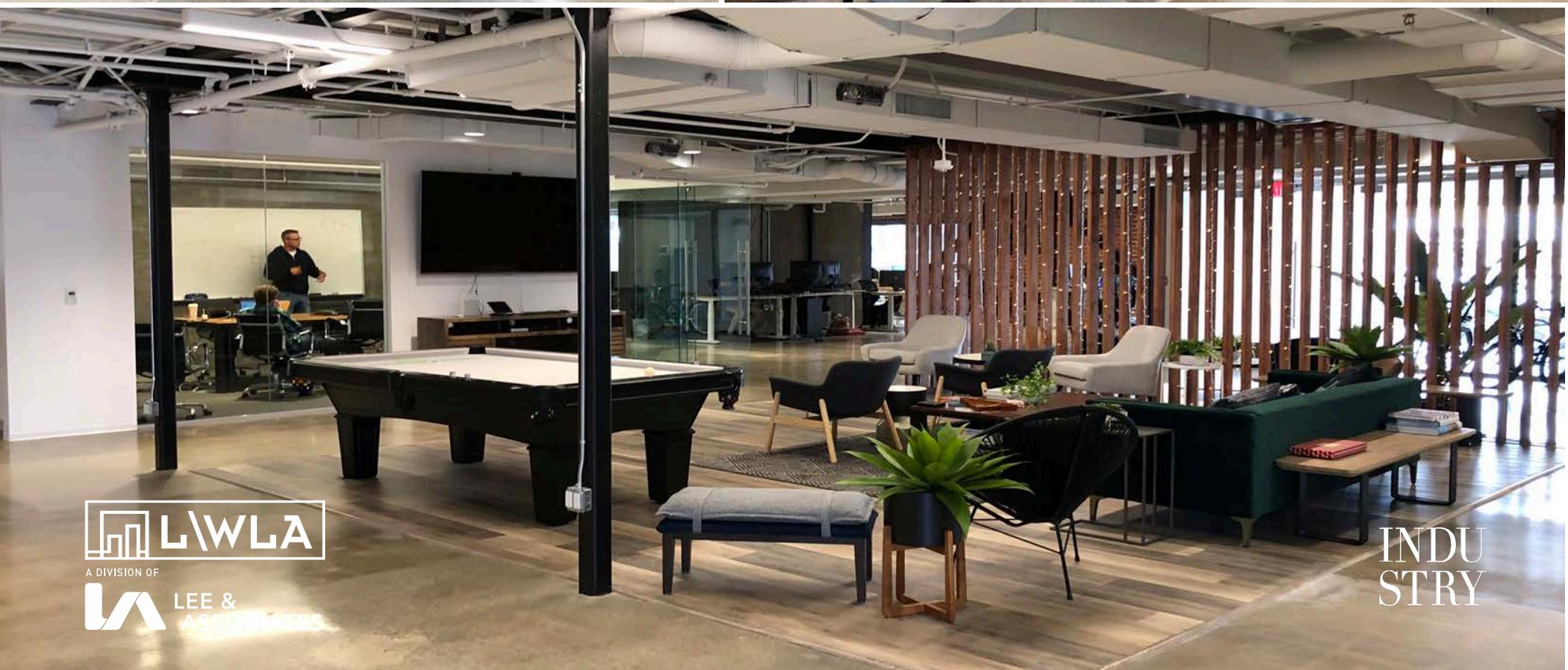


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1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

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.



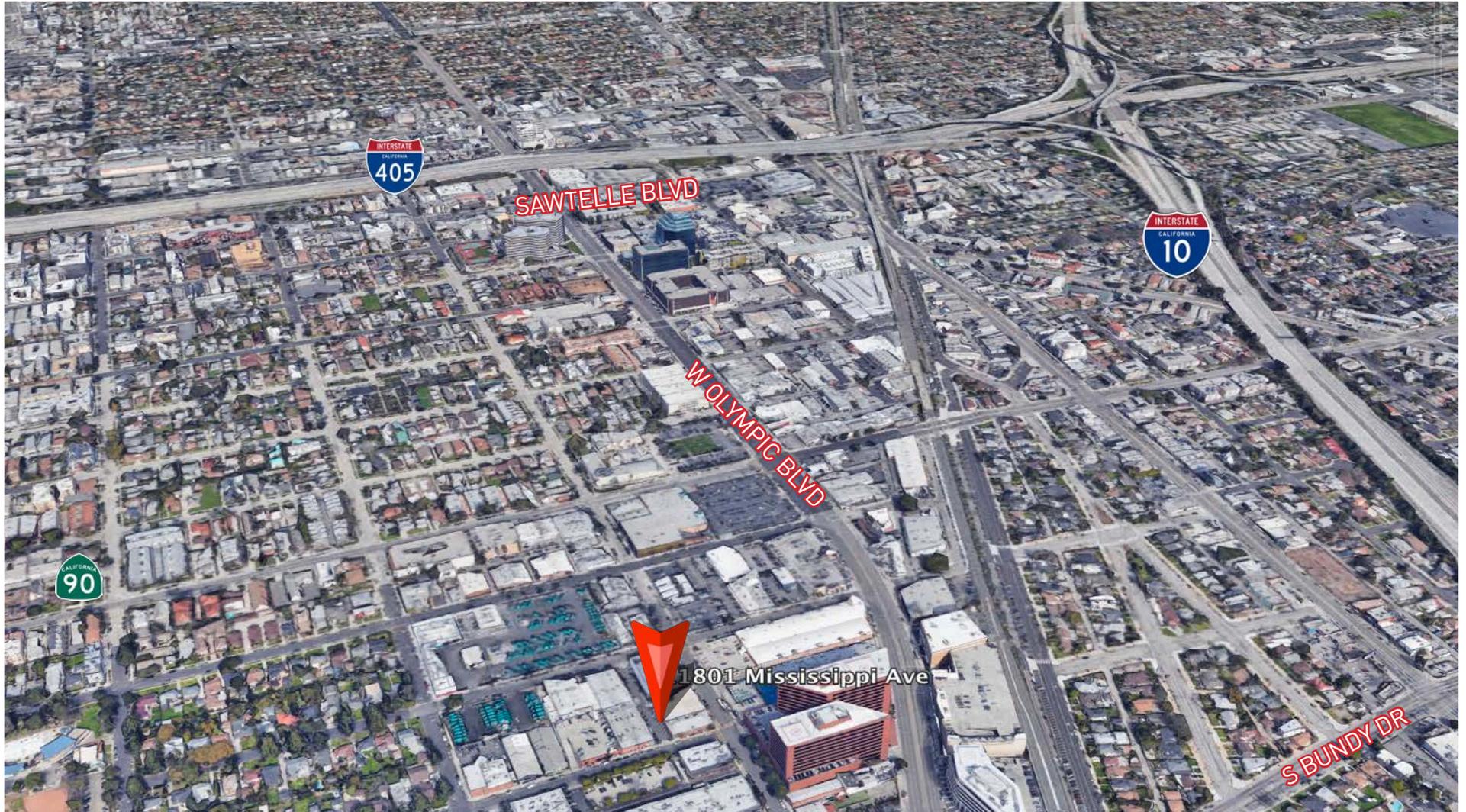
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BED BATH & BEYOND



Sushi Stop