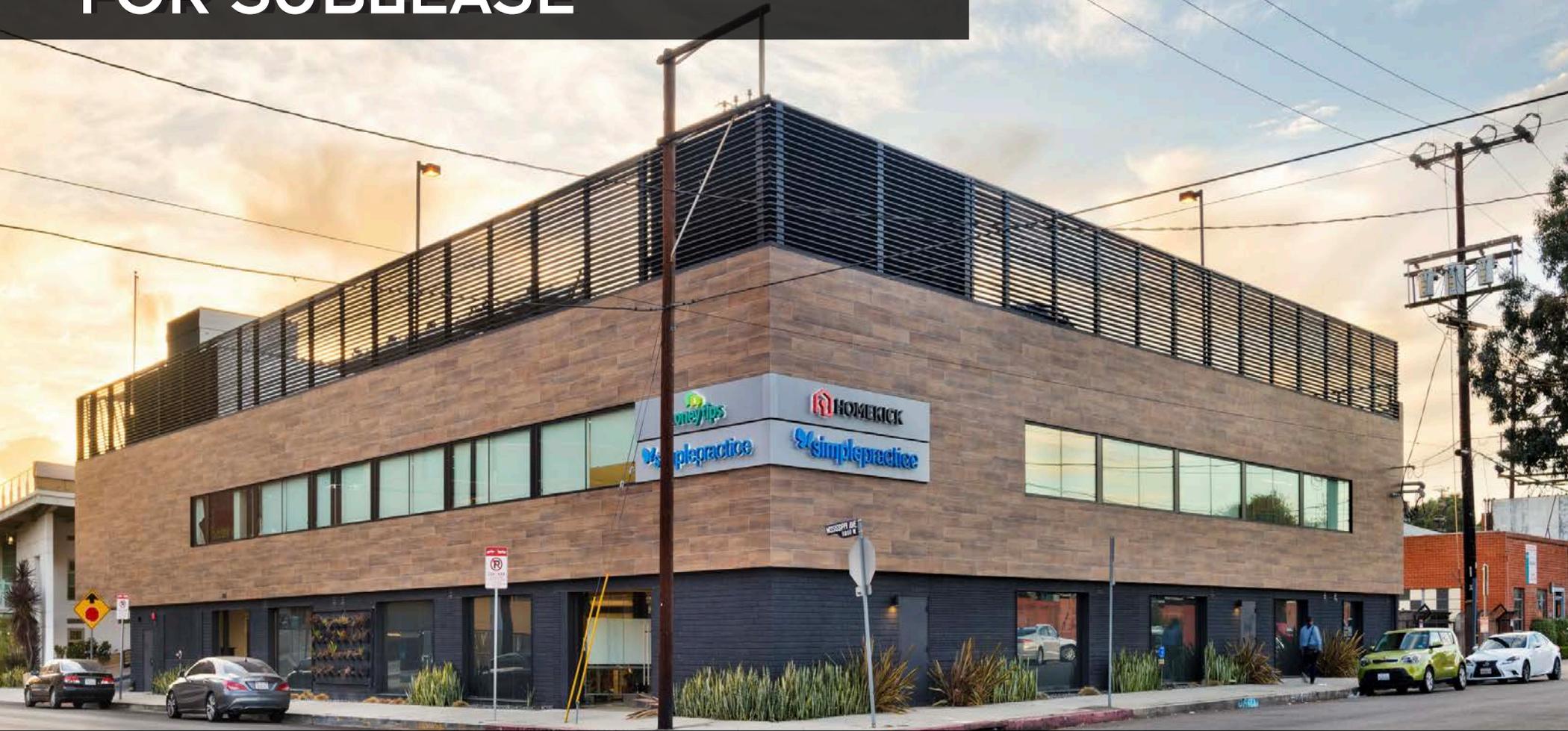


# WEST LA CREATIVE OFFICE FOR SUBLEASE



**\$5/RSF BROKER BONUS FOR A SUBLEASE FOR THE ENTIRE TERM**



INDU  
STRY

**11801 MISSISSIPPI AVE - 2ND FLOOR  
LOS ANGELES, CA 90025**



**11801 MISSISSIPPI AVE - 2ND FLOOR  
LOS ANGELES, CA 90025**

- BUILDING:** Two-story completely repositioned building with high exposed ceilings, exposed brick and polished cement floors.
- PREMISES:** Entire 2nd Floor of ±13,373 RSF, with its 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:** Forty (40) 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
- LOCATION:** Walking distance to the Bundy Station-Expo Line. Easy Access to the 101 & 405 freeways. Numerous amenities are located nearby.
- CONTACT:** **Spencer Horak | Principal**      **Richard Abbitt**  
310.899.2728      310.395.5151  
shorak@leewestla.com      ra@industrypartners.com  
AGT DRE 01921906      AGT DRE 00826316

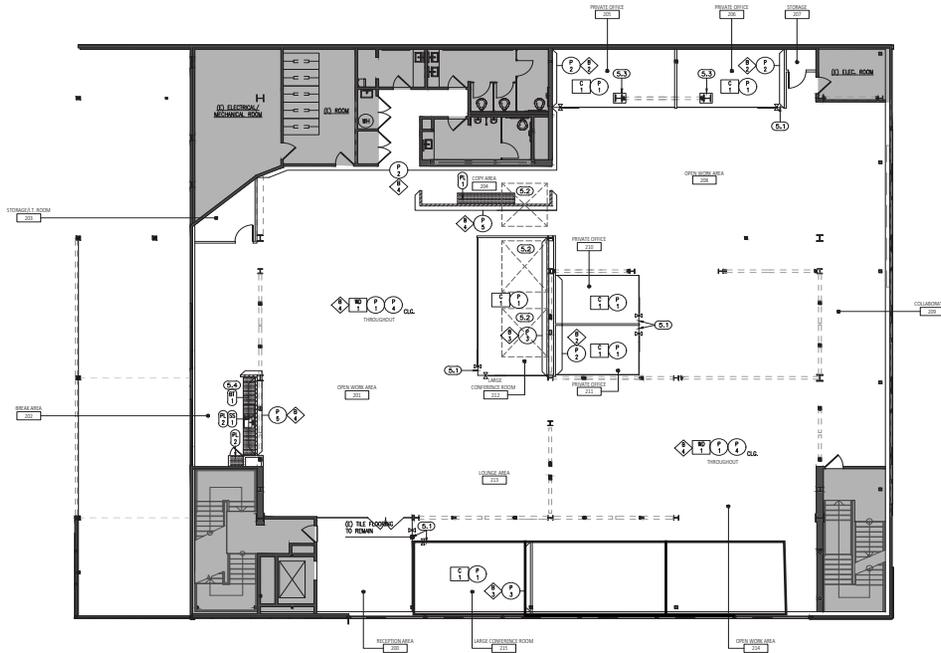


1508 17th Street, Santa Monica, CA | 310.899.2700  
WWW.LEEWESTLA.COM | DRE 01222000

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.



# SITE PLAN



### FINISH LEGEND

AREA NOT IN CONTRACT (B/C)

	WALL FINISH TYPE OF FINISH FINISH NUMBER
	FLOOR BASE TYPE OF FINISH FINISH NUMBER
	FLOOR FINISH TYPE OF FINISH FINISH NUMBER
	SPECIAL FINISH TYPE OF FINISH FINISH NUMBER

FLOOR FINISHES @ OPER. AREA  
COORDINATE TRANSFERENTIAL MATERIAL WITH ARCHITECT

PROJECT:  
**1ST & 2ND FLOOR  
SPEC SUITES**

11801 MISSISSIPPI AVE  
LOS ANGELES, CA 90025

OWNER: SAA  
11801 Mississippi Ave., Suite 100  
Los Angeles, CA 90025  
T 310.533.2522

OWNER: ALABURNE  
18202 Von Karman Ave., Suite 120  
Irvine, CA 92612  
T 949.724.8958

OWNER: ANDERSON  
555 South Flower St., Suite 1200  
San Francisco, CA 94111  
T 415.393.1400

OWNER: BROWN  
135 Mission St., Suite 250  
San Francisco, CA 94102  
T 415.393.6793

OWNER: CHAMBERLAIN  
400A St. Mark's Place, Suite 100  
New York, NY 10003  
T 917.512.6888

www.saa.com

STAMP AND SIGNATURE:



CONSULTANTS:

### DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
05/20/27	ISSUED FOR ALL REVIEW	
05/23/27	ISSUED FOR LL FINAL REVIEW	
05/24/27	ISSUED FOR PRICING	
05/24/27	ISSUED FOR PLAN CHECK	
05/24/27	ISSUED FOR PLAN CHECK REBUTRAL	△

DATE	QUANTITY
REVIEWED	1 P.
PROJECT MTD	63 PAGES
SCALE	1/8" = 1'-0"
SHEET TITLE	

2ND FLOOR

### FINISH SCHEDULES

ITEM	LOCATION	DESCRIPTION
1	WALL	WALL BASE REFER TO PLAN
2	WALL	WALL FINISH REFER TO PLAN
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100	WALL	WALL FINISH REFER TO PLAN

### FINISH KEYNOTES

SEE SHEET A-G-2 & A-G-3 FOR GENERAL NOTES.

60 PROVIDE RUBBER TRANSITION FROM CARPET TO WOOD FLOORING.  
MANUFACTURE CONFORMANCE TO 24 MOONROCK C F MANUFACTURING  
PROVIDE PRICING FOR MOTORIZED SHADE FOR THE (S) SPLITLIGHT SPEC TED

61 PROVIDE RUBBER TRANSITION FROM WOOD FLOORING TO WOOD FLOORING.  
MANUFACTURE CONFORMANCE TO 24 MOONROCK C F MANUFACTURING

62 PROVIDE RUBBER TRANSITION FROM WOOD FLOORING TO WOOD FLOORING.  
MANUFACTURE CONFORMANCE TO 24 MOONROCK C F MANUFACTURING

63 PROVIDE RUBBER TRANSITION FROM WOOD FLOORING TO WOOD FLOORING.  
MANUFACTURE CONFORMANCE TO 24 MOONROCK C F MANUFACTURING

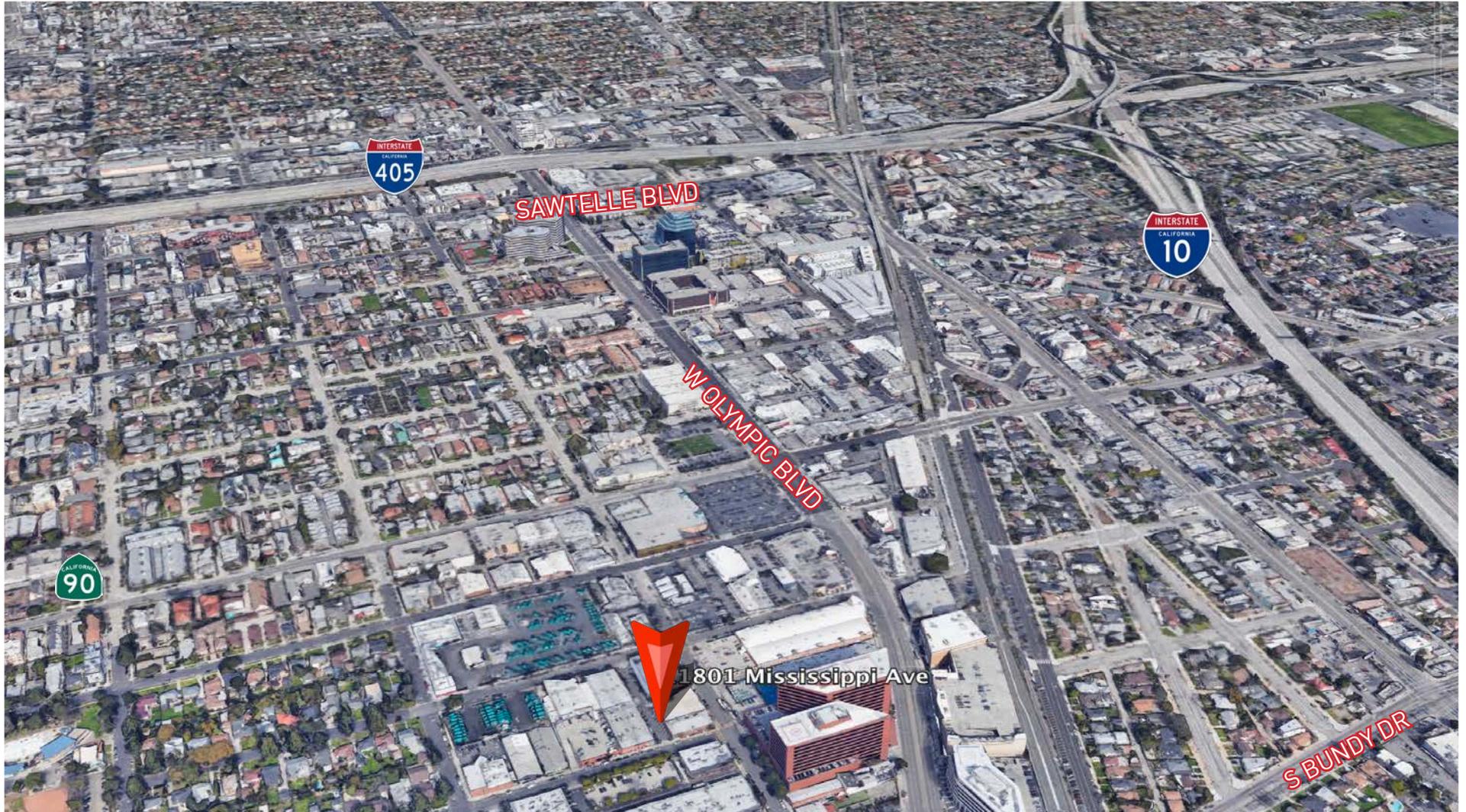


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# MEET YOUR NEIGHBORS



David Barton Gym

BED BATH & BEYOND



Sushi Stop