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**13040 CERISE AVENUE  
HAWTHORNE, CA 90250**

PREMISES ± 44,000 SF

RENT \$2.45/SF NNN (Nets \$0.50/SF)

OCCUPANCY Q1 2021

TERM 5+ Years

PARKING 2/1,000 SF

- FEATURES
- Creative Office / R&D / Direct to Consumer
  - Polished Concrete Floors
  - Bow Truss Ceilings
  - Sandblasted Walls and Ceilings
  - Glass Rollup Doors
  - Skylights
  - Near Los Angeles Ale Works and Common Space Breweries and Tap Rooms
  - Adjacent to SpaceX and Tesla
  - Minutes from LAX (including direct Metro to LAX)
  - Easy Access to Metro, 105, 405 and 110 Freeways
  - 15 minutes from Santa Monica or DTLA
  - Near new NFL Stadium Complex

CONTACT

Brad McCoy  
310.899.2730  
bmccoy@leewestla.com  
BKR DRE 01938098

Dylan Mahood  
310.899.2706  
dmahood@leewestla.com  
AGT DRE 02027002

Douglas Marshall, SIOR  
310.899.2745  
dmarshall@leewestla.com  
AGT DRE 00869275

David Wilson  
310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

Weston Dunlap  
310.899.2710  
wdunlap@leewestla.com  
AGT DRE 01960492

Conor Wiecking  
310.899.2724  
cwiecking@leewestla.com  
AGT DRE 02085970



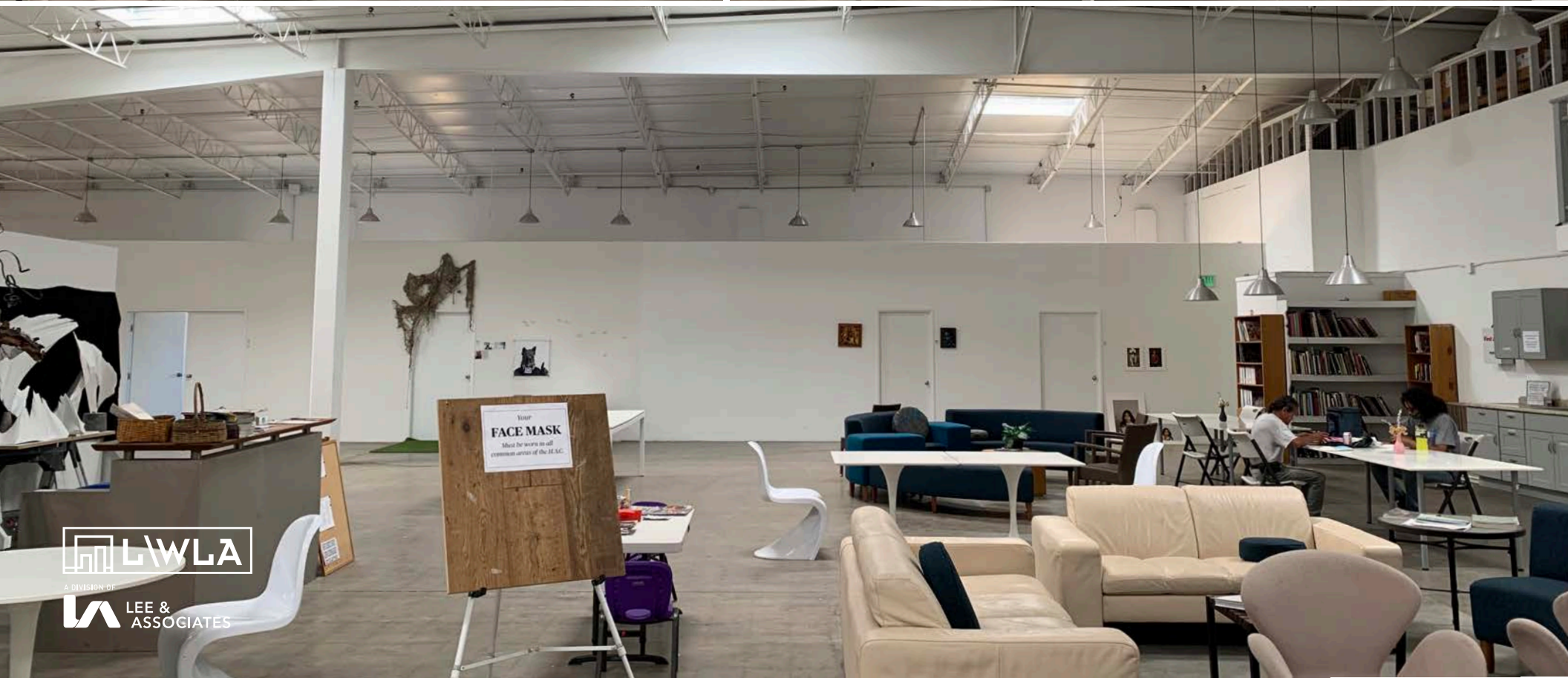
A DIVISION OF  
**LEE & ASSOCIATES**

1508 17th Street, 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.



**13040 CERISE AVENUE  
HAWTHORNE, CA 90250**





**\*EXAMPLE CREATIVE CONVERSION**

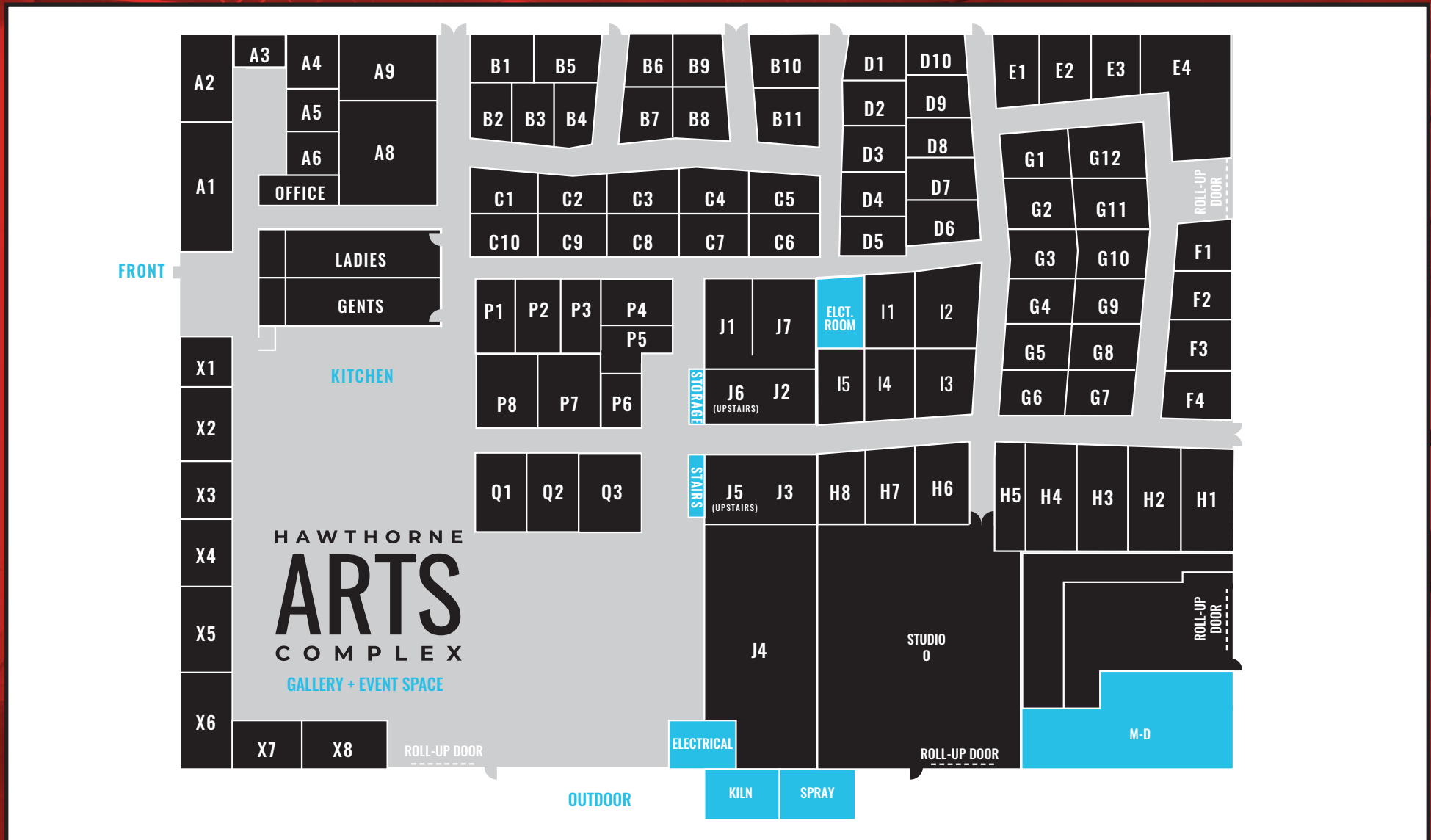


**\*EXAMPLE CREATIVE CONVERSION**



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# FLOOR PLAN



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AGT DRE 00822760

Dylan Mahood  
310.899.2706

[dmahood@leewestla.com](mailto:dmahood@leewestla.com)  
AGT DRE 02027002

Weston Dunlap  
310.899.2710

[wdunlap@leewestla.com](mailto:wdunlap@leewestla.com)  
AGT DRE 01960492

Douglas Marshall, SIOR  
310.899.2745

[dmarshall@leewestla.com](mailto:dmarshall@leewestla.com)  
AGT DRE 00869275

Conor Wiecking  
310.899.2724

[cwiecking@leewestla.com](mailto:cwiecking@leewestla.com)  
AGT DRE 02085970



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[dmarshall@leewestla.com](mailto:dmarshall@leewestla.com)  
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AGT DRE 02085970



SANTA MONICA

MARINA DEL REY

CULVER CITY

LAX

18

105

SUBJECT PROPERTY

1. AMAZON
2. EUREKA!
3. SPACE X
4. TESLA
5. ON BOARD EXPERIENTIAL
6. AMPAIRE
7. RING
8. COMMON SPACE BREWERY
9. SKYRYSE
10. ZERO LABS
11. FOR DAYS & CHANJE
12. BASE 51
13. LOS ANGELES ALE WORKS
14. MICHAEL STARS HQ
15. CXC
16. SPACE X
17. SPACE X
18. NEW NFL STADIUM



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