

± 1,618 SF CREATIVE OFFICE FOR SUBLEASE



2332 - 2340 S. CENTINELA AVENUE
LOS ANGELES, CA 90064



**2332 - 2340 S. CENTINELA AVENUE
LOS ANGELES, CA 90064**

PREMISES

Studio D ± 1,618 SF

RENT

\$6,000/Month, MG

TERM

31 Months, Expiring January 30, 2023

OCCUPANCY

Immediate

PARKING

2 Spaces on Site @ \$175/Space/Month
(More Available Via Optional Valet)

FEATURES

- No Elevators, No Shared Hallways, Easy Access Directly to the Offices
- Travel Time Between Parking and Reaching Your Office is More Efficient Than High-rise Office Buildings with Long Elevator Lines
- Brand New High End Creative Office Space For Sublease
- Completely Renovated in 2020
- High End Kitchen With Sub Zero and Viking Range
- Caesarstone Countertops
- Enclosed Conference Room with Operable Walnut Hopper Windows
- Polished Concrete Floors
- Exposed High Height Ceilings
- In-suite Restroom
- Glass Roll Up Door
- ± 450 SF Production Bullpen Separated by Sliding Zinc Fire Door
- Server Room with HVAC
- No Shared Venting with Other Tenants

CONTACT

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Brad McCoy

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George Wilson

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AGT DRE 02090678

A principal at Lee West LA owns a partnership interest in this Building.



A DIVISION OF



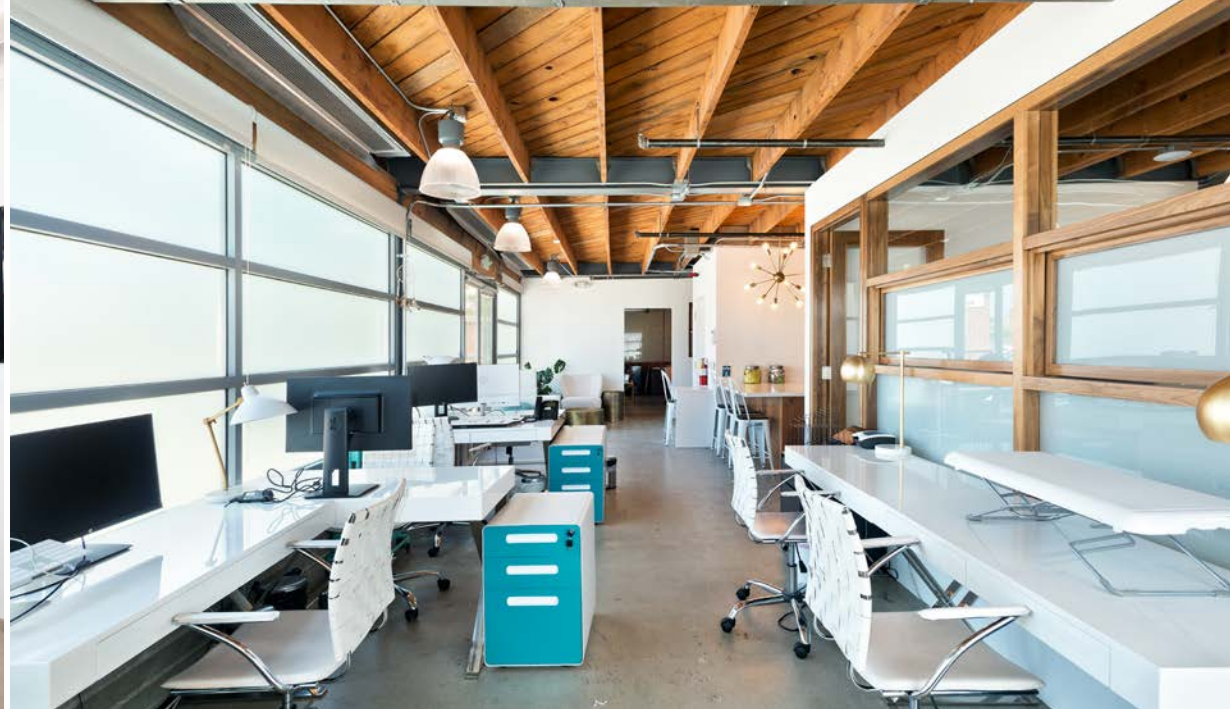
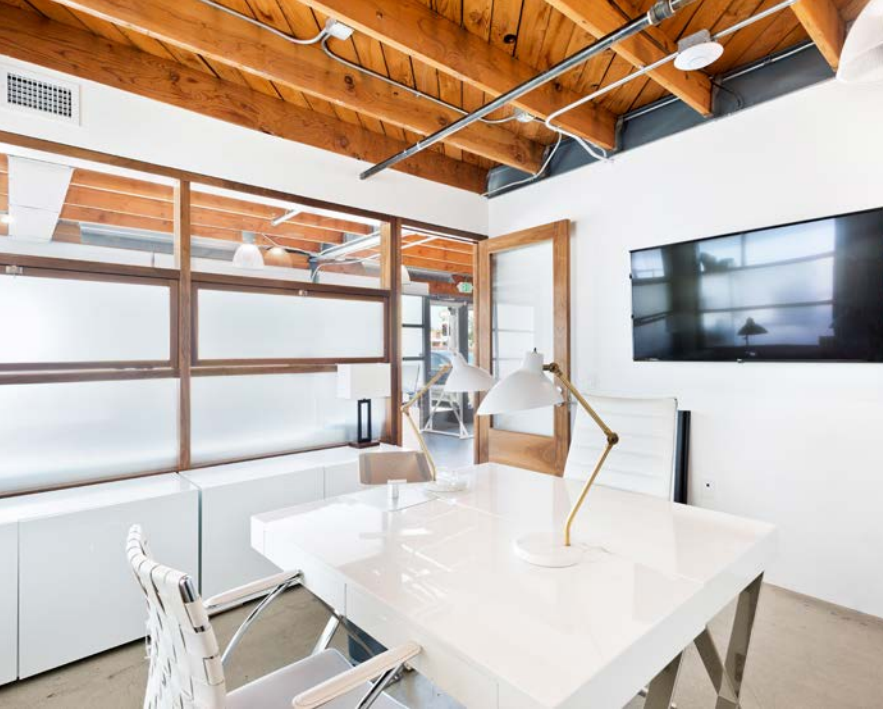
**LEE &
ASSOCIATES**

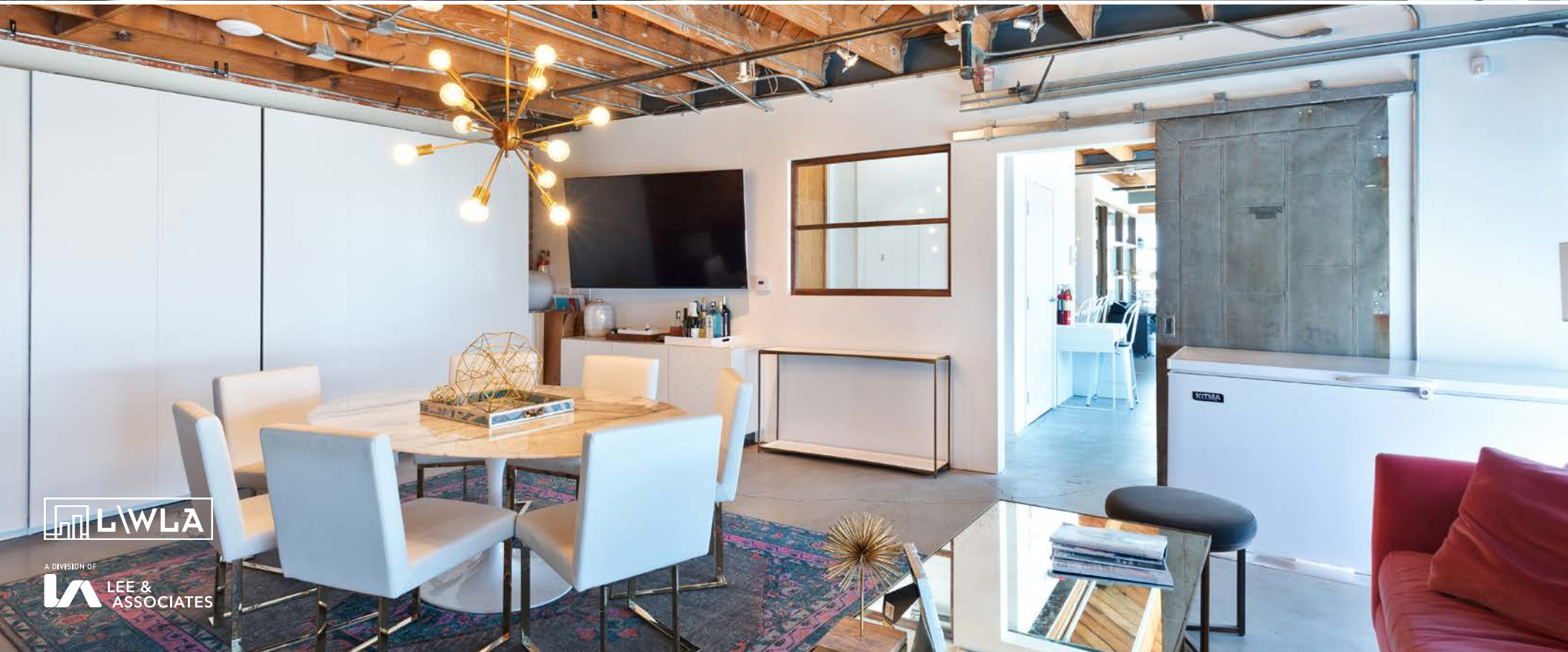
1508 17th Street, Santa Monica, CA

310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

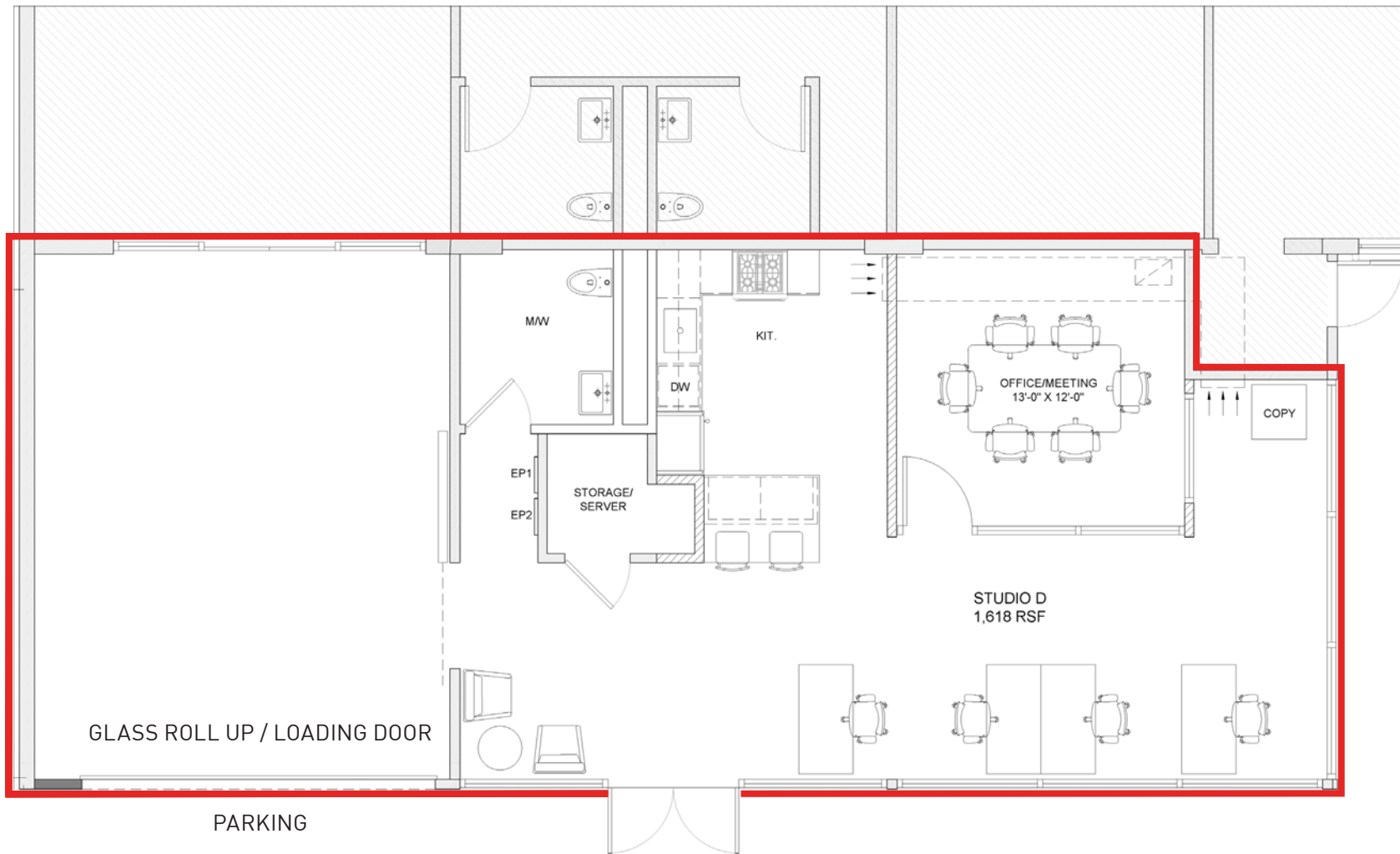
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Terms of sale or lease are subject to change or withdrawal without notice.







FLOOR PLAN



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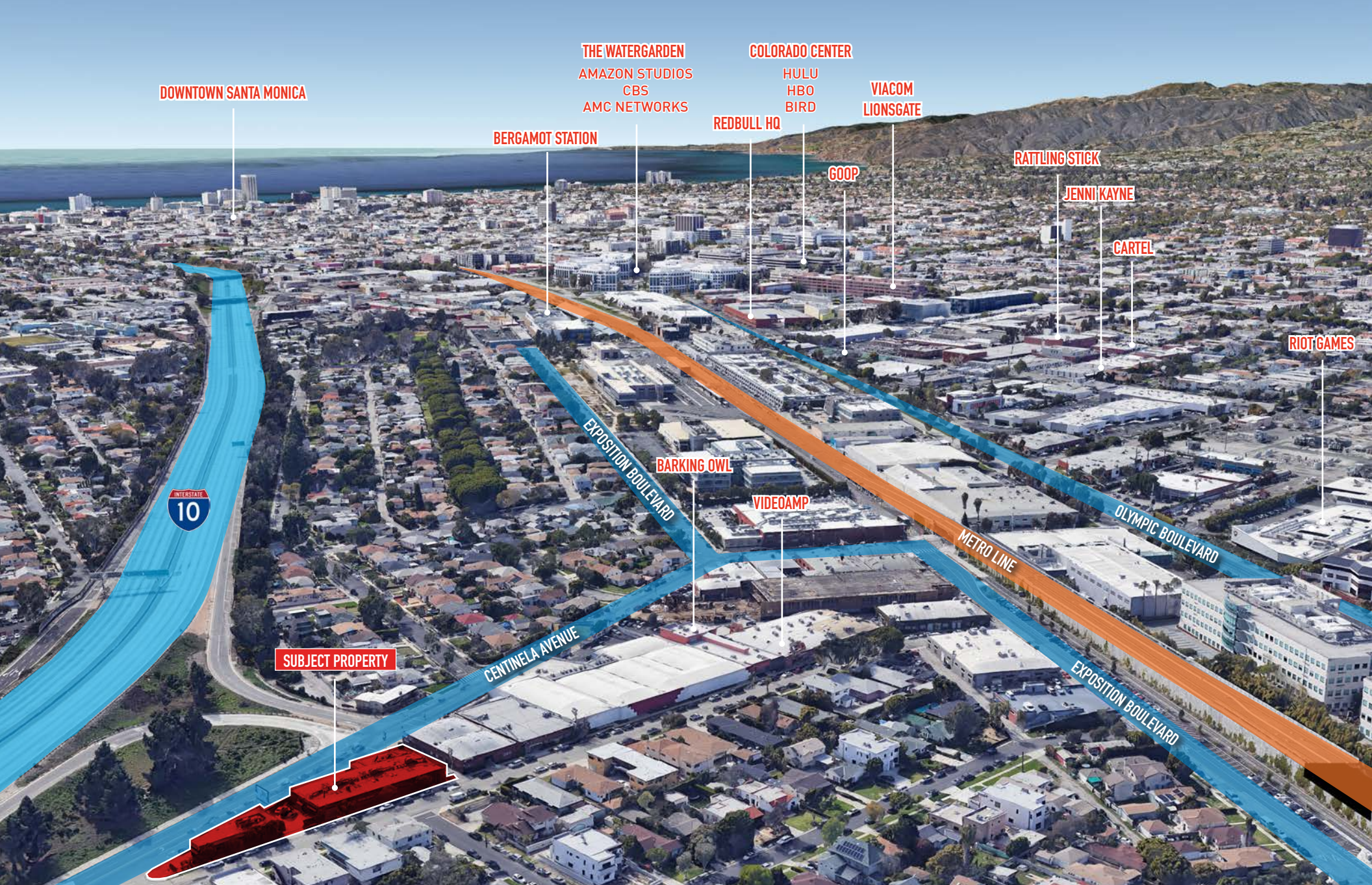
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DOWNTOWN SANTA MONICA

THE WATERGARDEN
AMAZON STUDIOS
CBS
AMC NETWORKS

COLORADO CENTER
HULU
HBO
BIRD

VIACOM
LIONSGATE

BERGAMOT STATION

REDBULL HQ

GOOP

RATTLING STICK

JENNI KAYNE

CARTEL

RIOT GAMES

INTERSTATE
10

EXPOSITION BOULEVARD

BARKING OWL

VIDEOAMP

METRO LINE

OLYMPIC BOULEVARD

SUBJECT PROPERTY

CENTINELA AVENUE

EXPOSITION BOULEVARD



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