

# **SINGLE-USER STANDALONE CREATIVE OFFICE / PRODUCTION SPACE**

**CLICK HERE FOR  
VIRTUAL TOUR**

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



PREMISES

Studio A ± 2,411 SF (Freestanding)

RENT

Negotiable

TERM

1 to 3+ Years

OCCUPANCY

Immediate

PARKING

2 Spaces on Site Included  
More Available at the Prevailing Building Rate

FEATURES

- No elevators, no shared hallways, easy access directly to the office(s)
- Travel time between parking and reaching your office is more efficient than high-rise office buildings with long elevator lines
- Fully Renovated in 2020 Creative Office / Production / Edit
- Self Contained HVAC Unit with Filtration System
- Private Front and Rear Entrances
- Open Layout and Concrete Floors Make for Easy Cleaning & Sanitation
- Operable Torrance Steel Windows Throughout
- Exposed Sandblasted Wood Ceilings
- Metal and Wasco Glass NY Style Skylights
- High End Kitchen with Sub Zero refrigerator and Wolf Gas Range
- Machine Room
- Two Restrooms In-Suite Restrooms
- Billboard Signage Available
- Over 30 Ft. of Building Signage Available Along High Traffic Centinela/10 Freeway Entry/Exit

CONTACT

**David Wilson**

310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

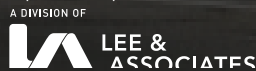
**Brad McCoy**

310.899.2730  
bmccoy@leewestla.com  
BKR DRE 01938098

**George Wilson**

310.899.2738  
gwilson@leewestla.com  
AGT DRE 02090678

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



1508 17th Street, Santa Monica, CA

310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

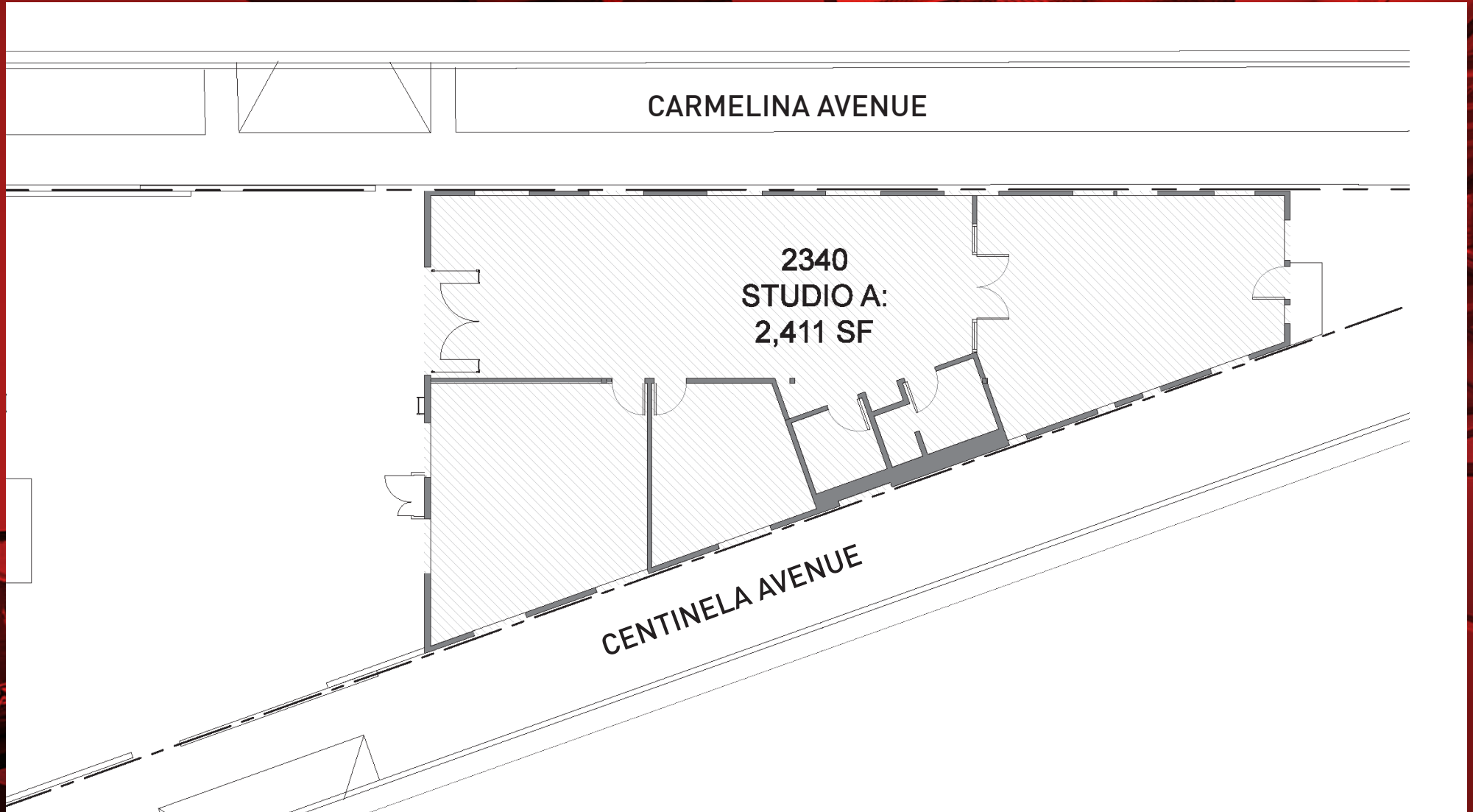
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



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



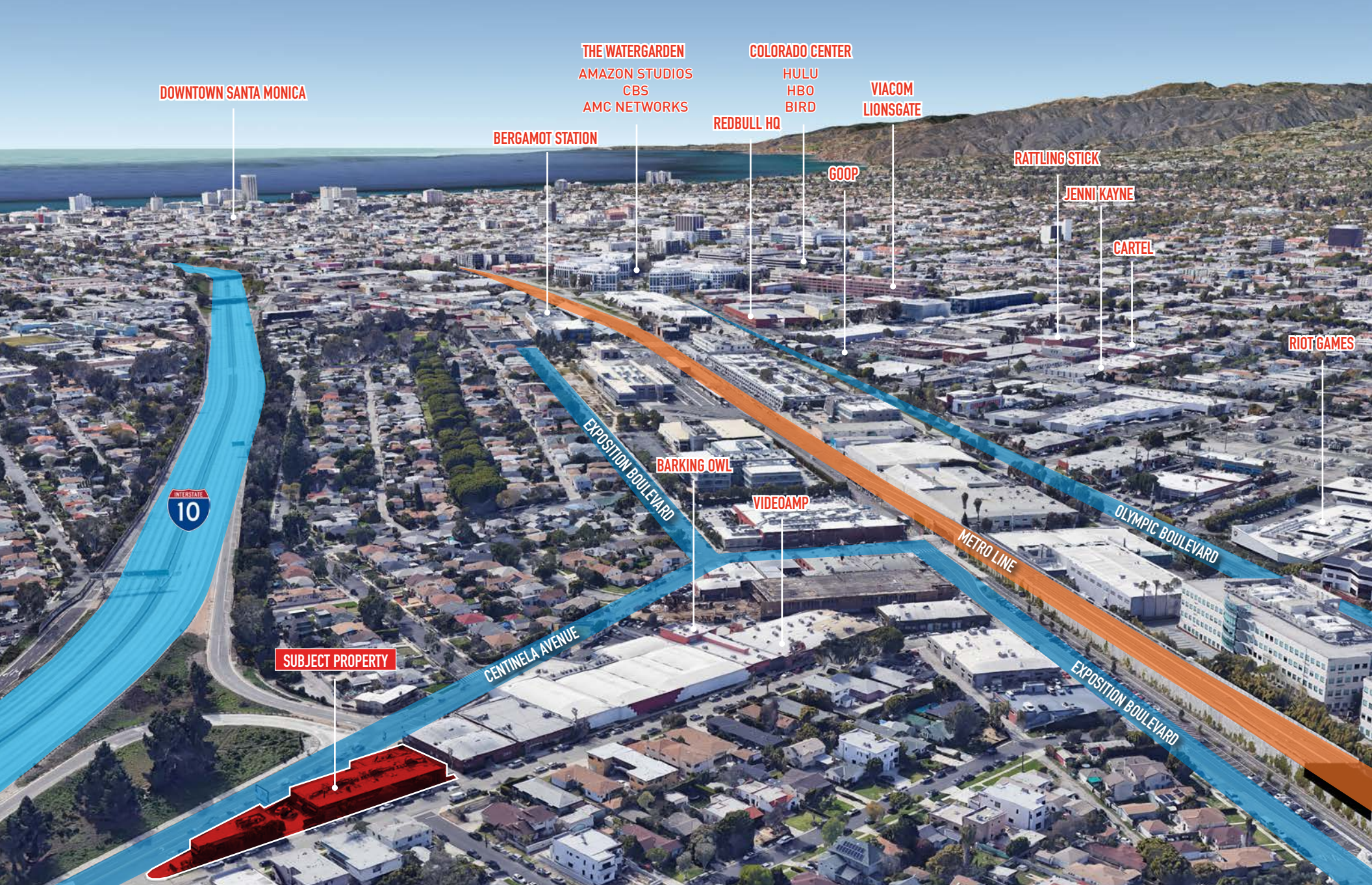
# FLOOR PLAN



David Wilson  
310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

Brad McCoy  
310.899.2730  
bmccoy@leewestla.com  
BKR DRE 01938098

George Wilson  
310.899.2738  
gwilson@leewestla.com  
AGT DRE 02090678



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



A DIVISION OF  
LEE & ASSOCIATES

David Wilson  
310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

Brad McCoy  
310.899.2730  
bmccoy@leewestla.com  
BKR DRE 01938098

George Wilson  
310.899.2738  
gwilson@leewestla.com  
AGT DRE 02090678