

1 TO 5 YEAR LEASE TERM AVAILABLE | \$1.95/SF FSG FOR THE FIRST TWO YEARS



FEATURES:

- Operable Windows for Better Ventilation
- Drywall Acoustical Ceiling for Better Acoustics, Sustainability, and Temperature Control
 - 9 Foot Ceilings Allow Better Filtering of Viruses and Pollution Particulates with Increasing HVAC and Purifier Power and Energy
- Second Floor with Access from Stairs as well as Elevator
 - True Hepa Air Purifiers in Suite
 - Merv 13 filters in HVAC



**10951 PICO BOULEVARD
LOS ANGELES, CA 90064**



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PREMISES	Suite 203 ± 925 SF
RENT	Years 1 - 2: \$1.95/SF, FSG Years 3 - 5: \$3.50/SF, FSG
TERM	1 - 5 Years
OCCUPANCY	January 1, 2021
PARKING	Three (3) Spaces Extra Parking Available at the Westside Pavilion West
FEATURES	<ul style="list-style-type: none">- Operable Windows for Better Ventilation- Drywall and Acoustical Ceiling for Better Acoustics, Sustainability, and Temperature Control- Second Floor with Access from Stairs as well as Elevator- 9 Foot Ceilings Allow Better Filtering of Viruses and Pollution Particulates with Increasing HVAC and Purifier Power and Energy- Sinkless Coffee Bar- 2 Offices and a Conference Room- True Hepa Air Purifiers in Suite- Merv 13 filters in HVAC- Easy access to Santa Monica 10 Freeway and Pacific Coast Highway- ½ Mile (8 Minute Walk) from Sepulveda Expo Stations- Walking Distance to Many Popular Restaurants- Down the Block from the Google Westside Pavillion Campus

CONTACT

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A DIVISION OF



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FLOOR PLAN

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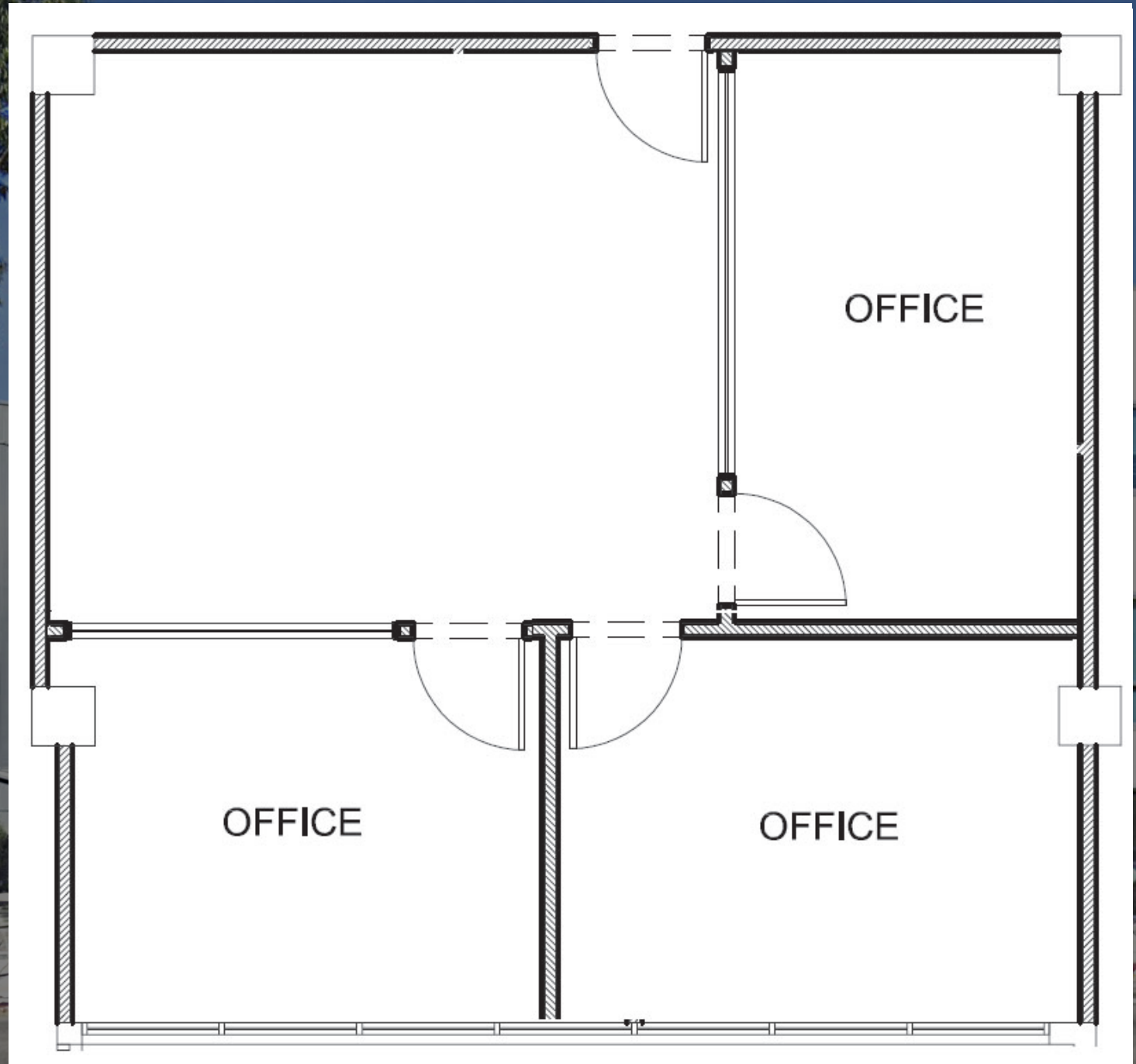
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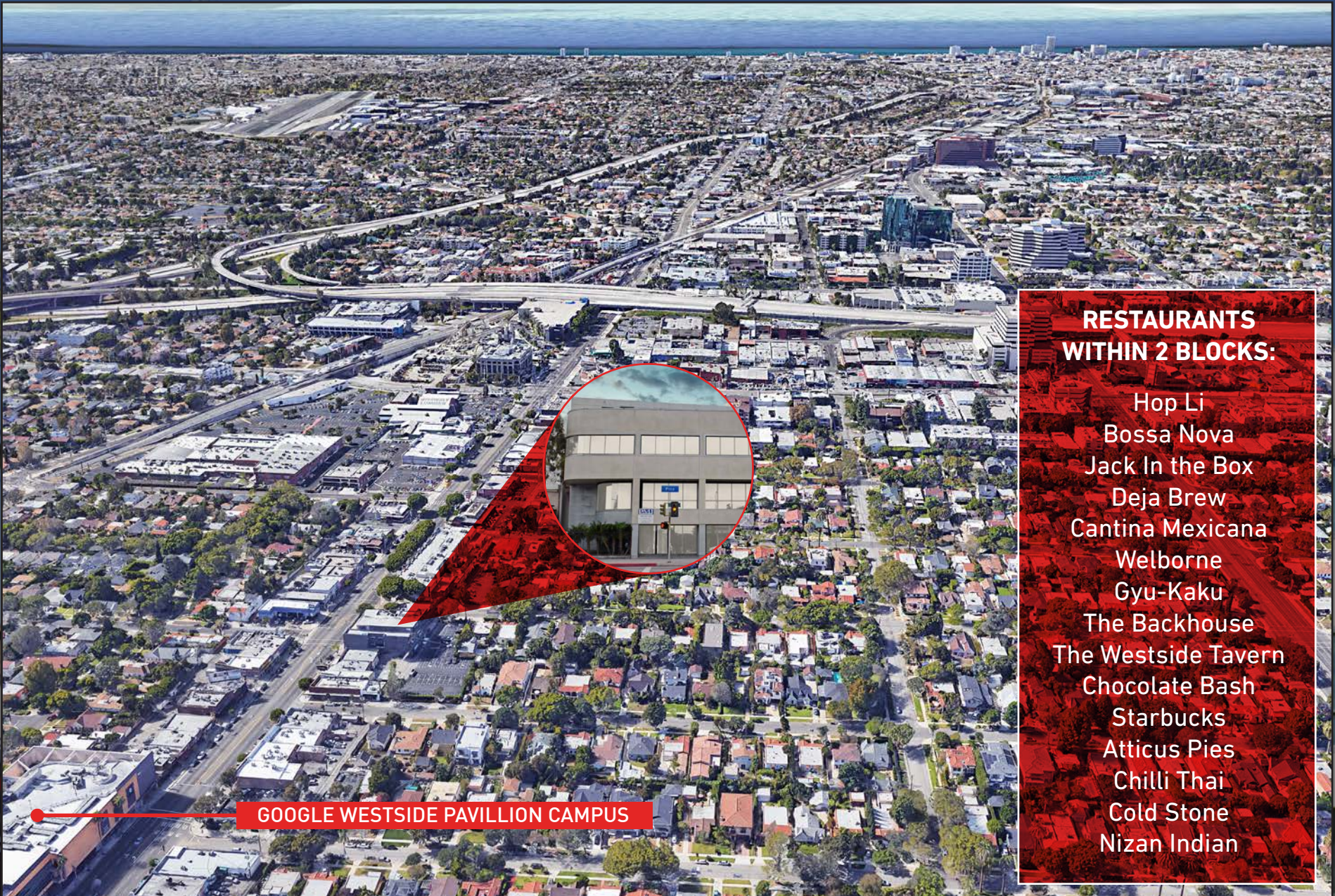
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**RESTAURANTS
WITHIN 2 BLOCKS:**

- Hop Li
- Bossa Nova
- Jack In the Box
- Deja Brew
- Cantina Mexicana
- Welborne
- Gyu-Kaku
- The Backhouse
- The Westside Tavern
- Chocolate Bash
- Starbucks
- Atticus Pies
- Chilli Thai
- Cold Stone
- Nizan Indian

GOOGLE WESTSIDE PAVILLION CAMPUS



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