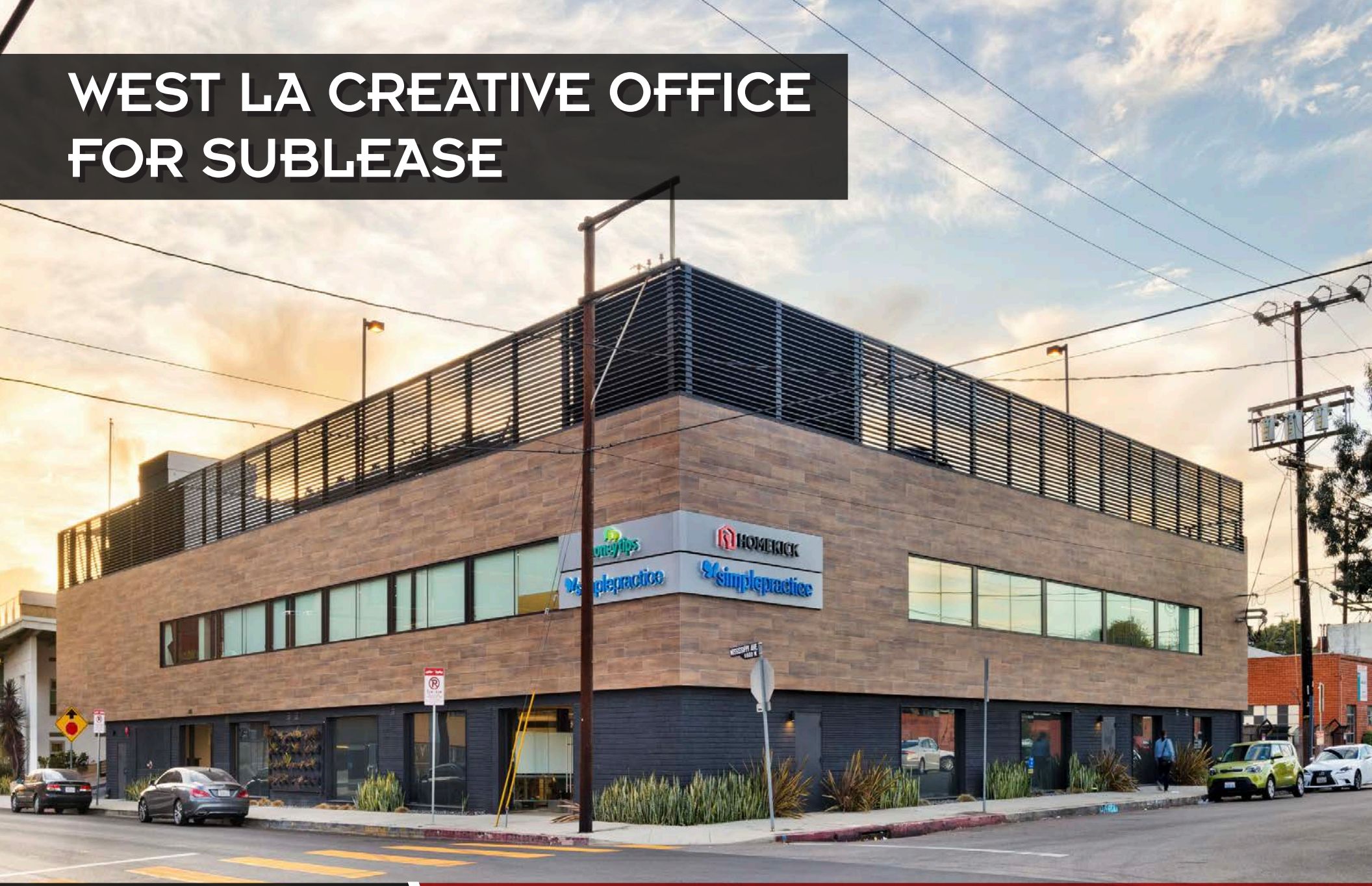
WEST LA CREATIVE OFFICE FOR SUBLEASE



LWLA INDUSTRY

11801 MISSISSIPPI AVE - 1ST FLOOR
LOS ANGELES, CA 90025

11801 MISSISSIPPI AVE. 1ST FLOOR
LOS ANGELES, CA 90025

BUILDING:	Two-story completely repositioned building with high exposed ceilings, exposed brick and polished cement floors.
PREMISES:	Entire first floor of ± 13,280 RSF, with it's own separate entrance. Entire building of 26,653 RSF can be made available.
RENT:	$5.25/RSF/Month, Modified Gross
TERM:	1 Year - January 31, 2025.
IMPROVEMENTS:	Recently finished creative office space, constructed to a very high standard. Brand new condition.
TIMING:	Second Quarter, 2020
PARKING:	Thirty (30) 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
PATIO:	There is an exclusive/screened patio located directly off the open kitchen, that is not included in the rentable area.
LOCATION:	Walking distance to the Bundy Station-Expo Line. Easy Access to the 101 & 405 freeways. Numerous amenities are located nearby.

CONTACT:

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AGT DRE 01921906

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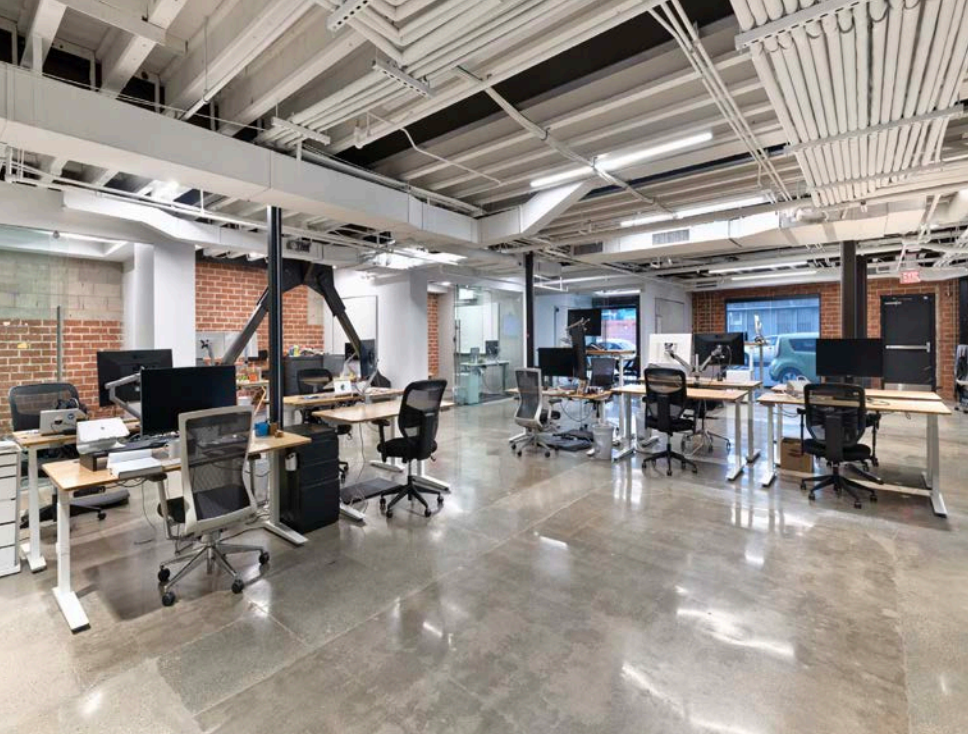
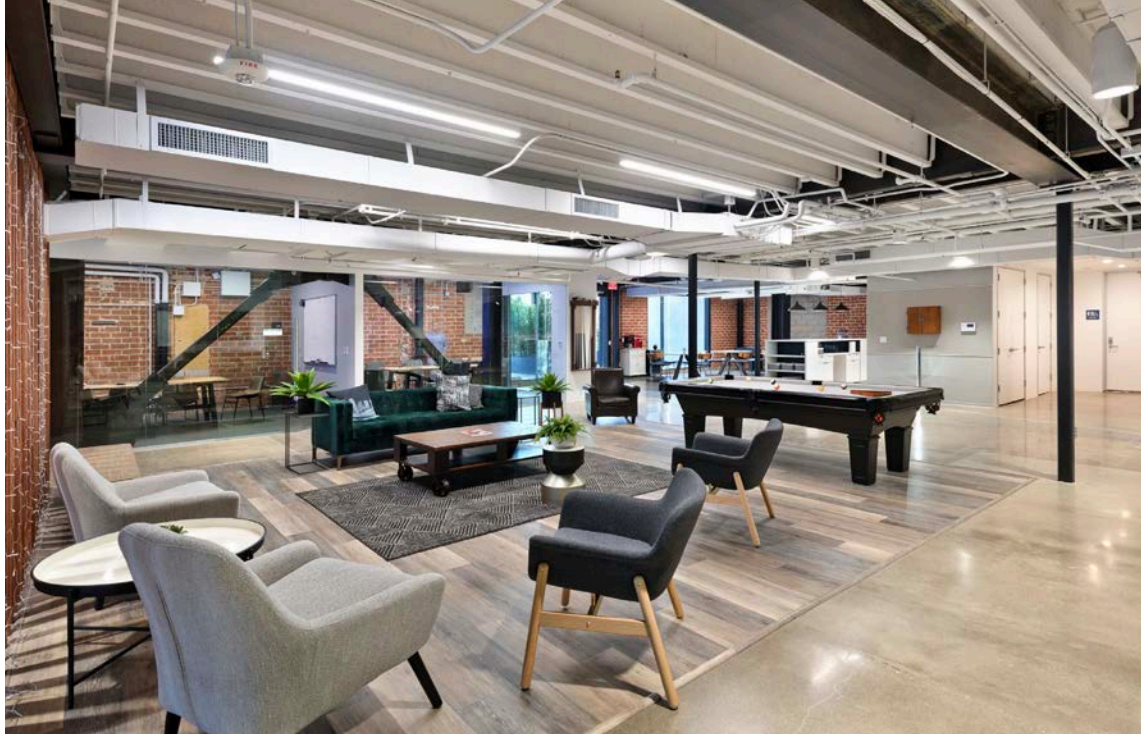
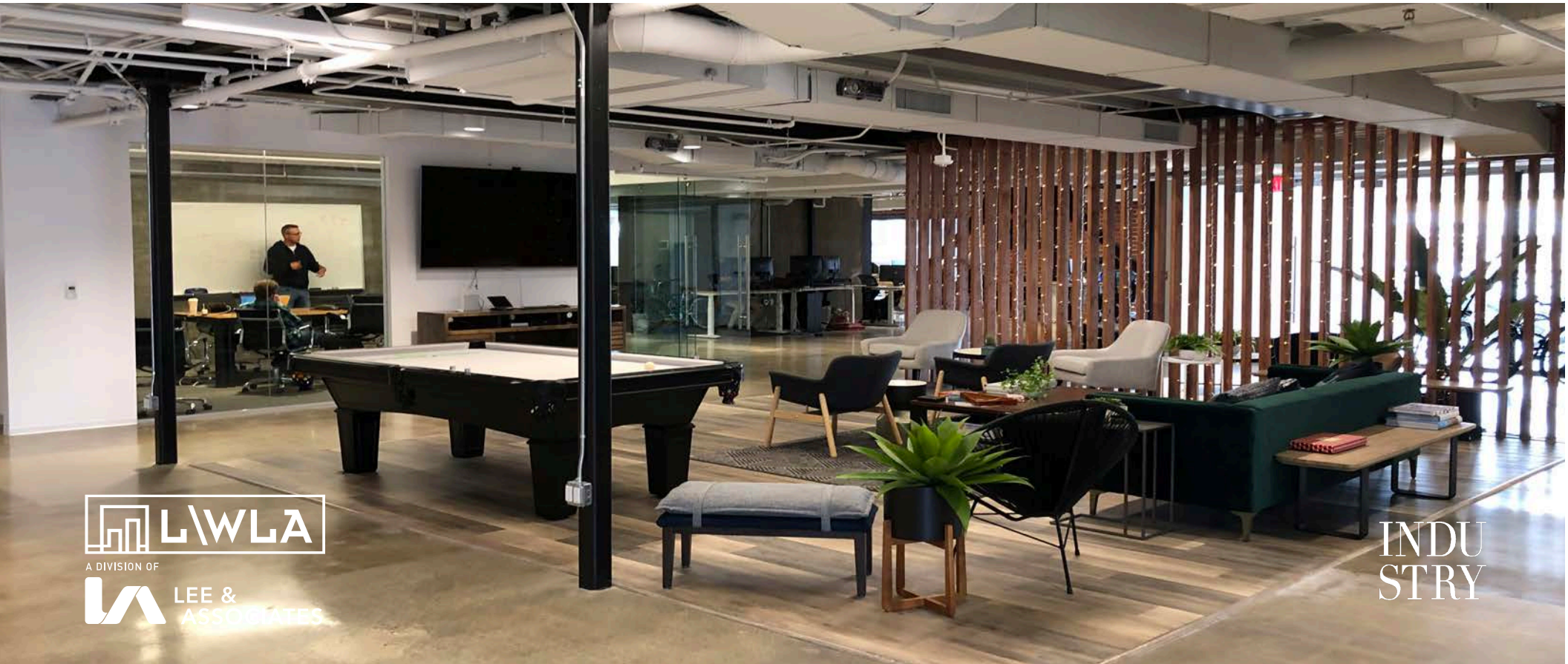
1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

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.







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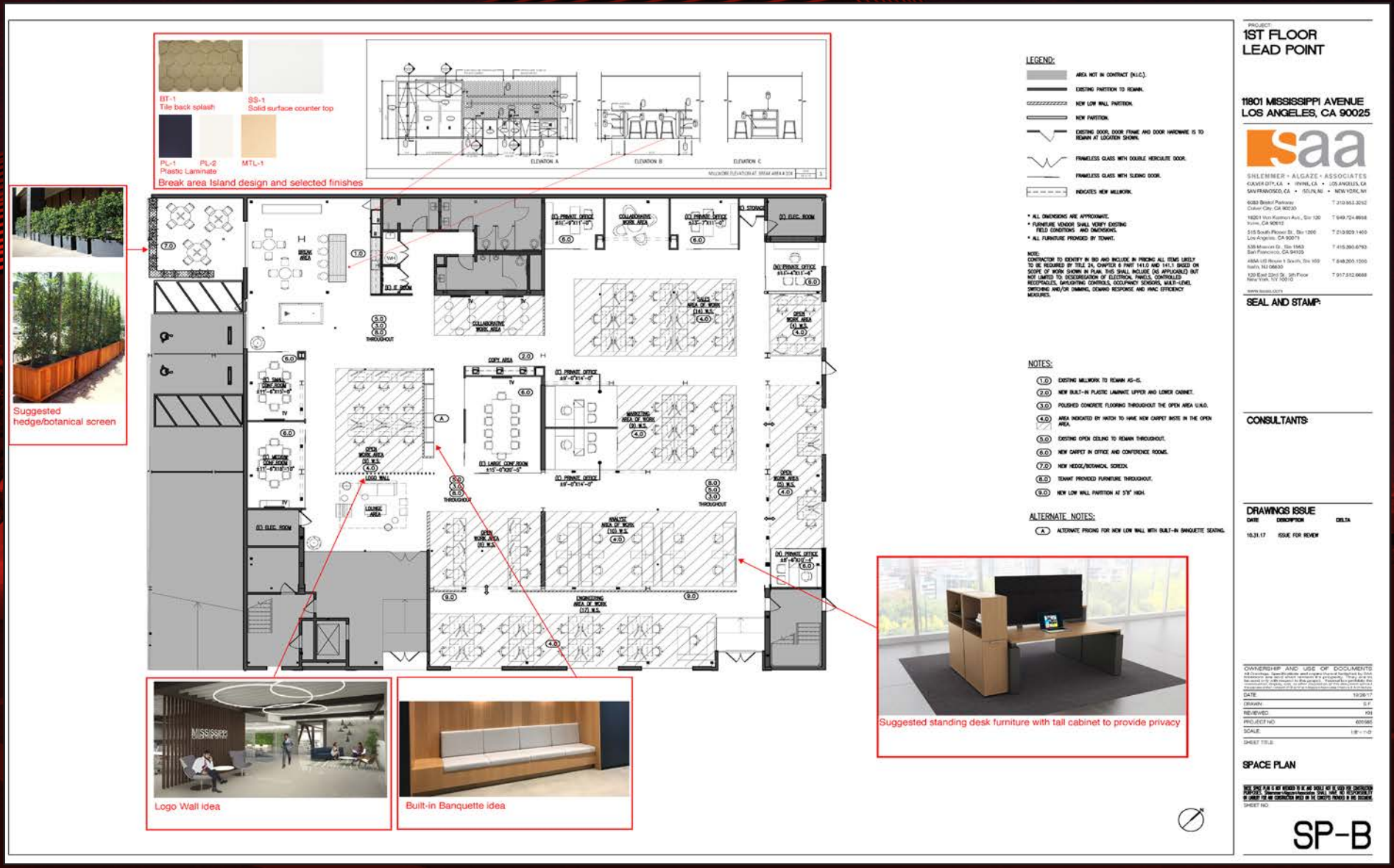
SITE PLAN



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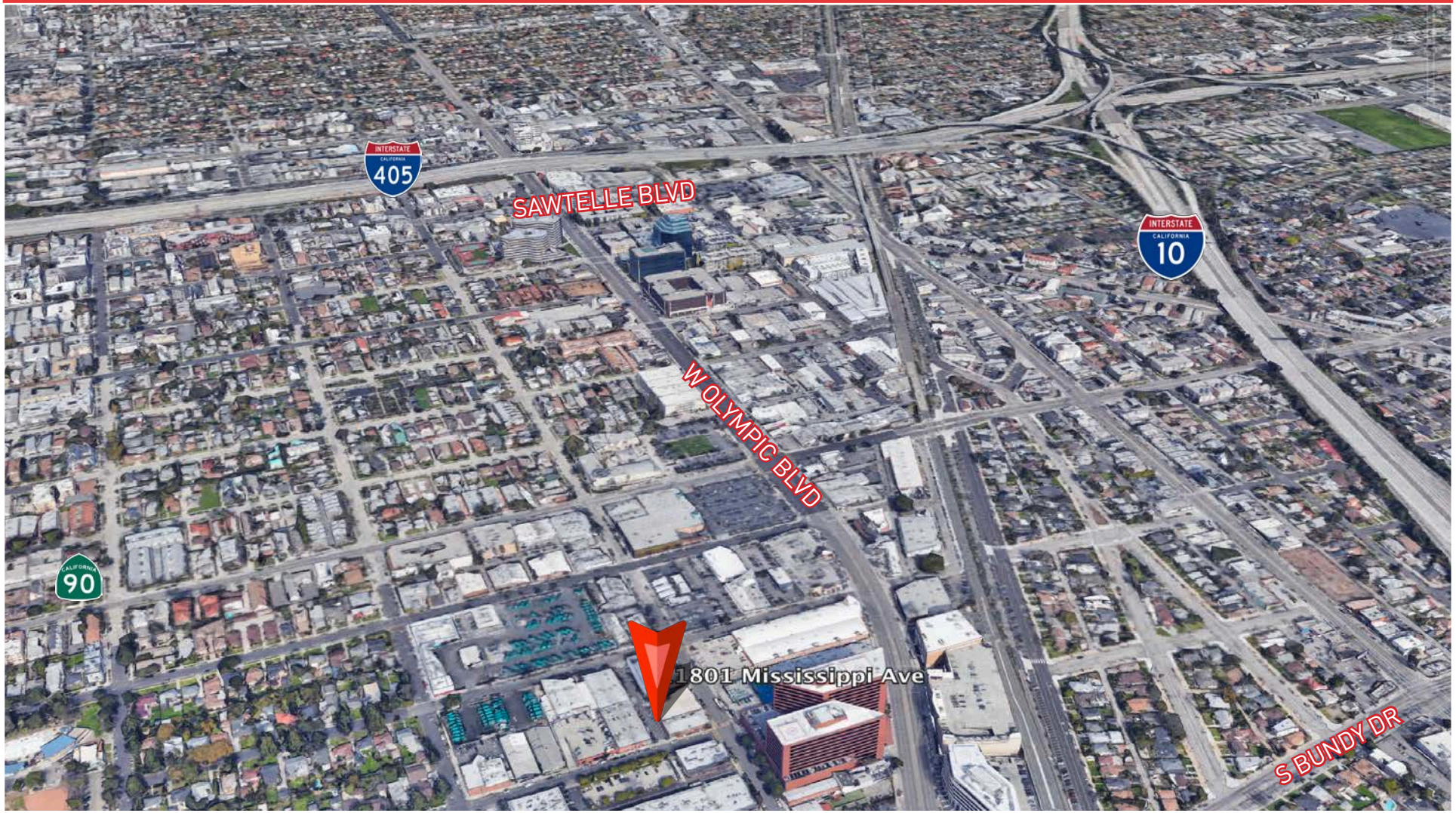
INDUSTRY

MEET YOUR NEIGHBORS



BEST BUY

FLORES+SONS

DavidBartonGym

BED BATH & BEYOND

TRADER JOE'S

Tatsu
ramen with a soul

IL MORO
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鮨
SushiStop

THE CARVING BOARD
• SANDWICHES •

STARBUCKS COFFEE