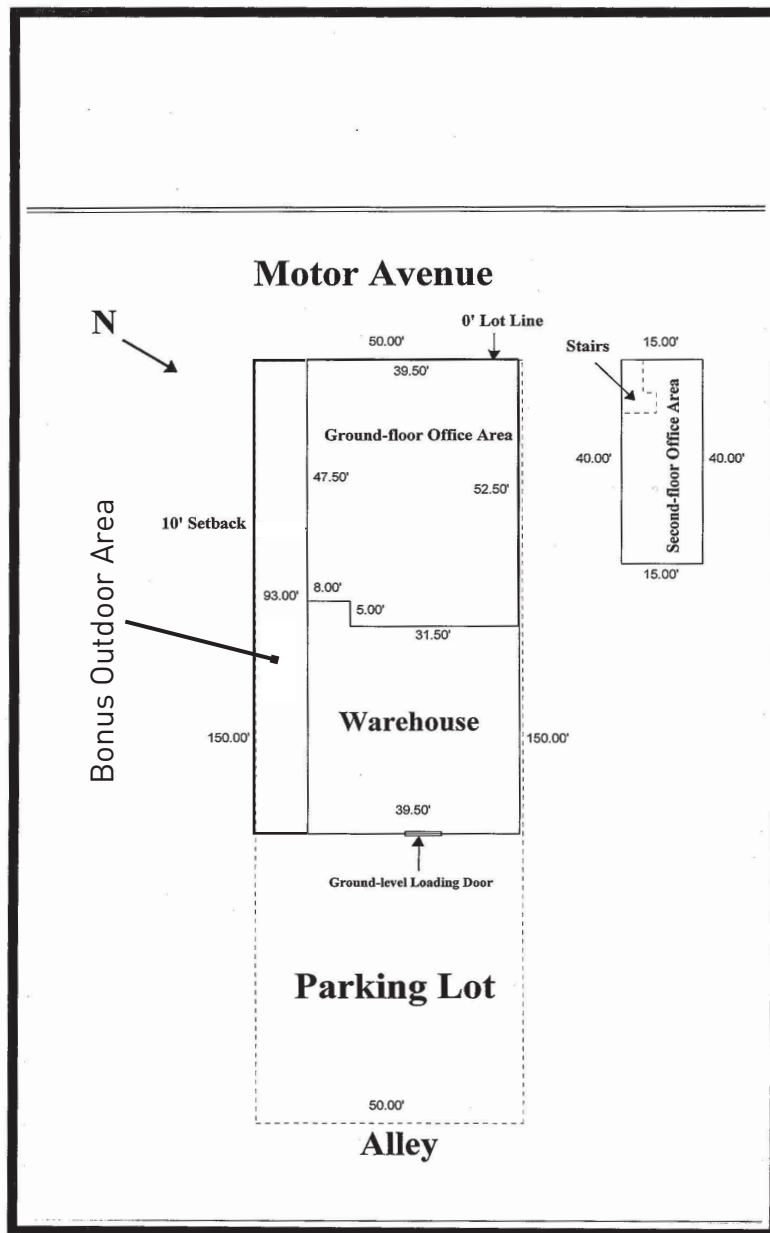


± 4,460 FLEX COMMERCIAL BUILDING FOR LEASE



3384 Motor Avenue,
Los Angeles, CA, 90034



BUILDING SKETCH

**3384 Motor Avenue,
Los Angeles, CA 90034**

PREMISES ± 4,460 SF

RENT \$2.85 SF, Modified Gross

OCCUPANCY 30 Days

TERM 3-5 Years

PARKING 7-8 Car Parking

FEATURES

- Great location! Easy access to 10 and 405 Freeways
- Gated Parking Lot
- Flex Building with 6 Offices, Conference Room, Reception Area, and Upstairs Office Area
- Bonus Side Yard
- HVAC Throughout

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