

# 5301 BEETHOVEN STREET

LOS ANGELES, CA 90066



A DIVISION OF

**LEE &  
ASSOCIATES**

**FOR LEASE**





# FEATURES

- Offices With Open Floor Plans
- Ample Parking
- Central Location
- Close Proximity to an Abundance of Shopping and Dining
- One Mile from the 405 Freeway



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.

## PREMISES

Suite 230  $\pm$  2,985 SF  
(Can be Demised to  
Two  $\pm$  1,492 SF Suites)

## RENT

\$1.95/SF, FSG

## TERM

3 - 5 Years

## OCCUPANCY

Immediate

## PARKING

Free 3/1,000

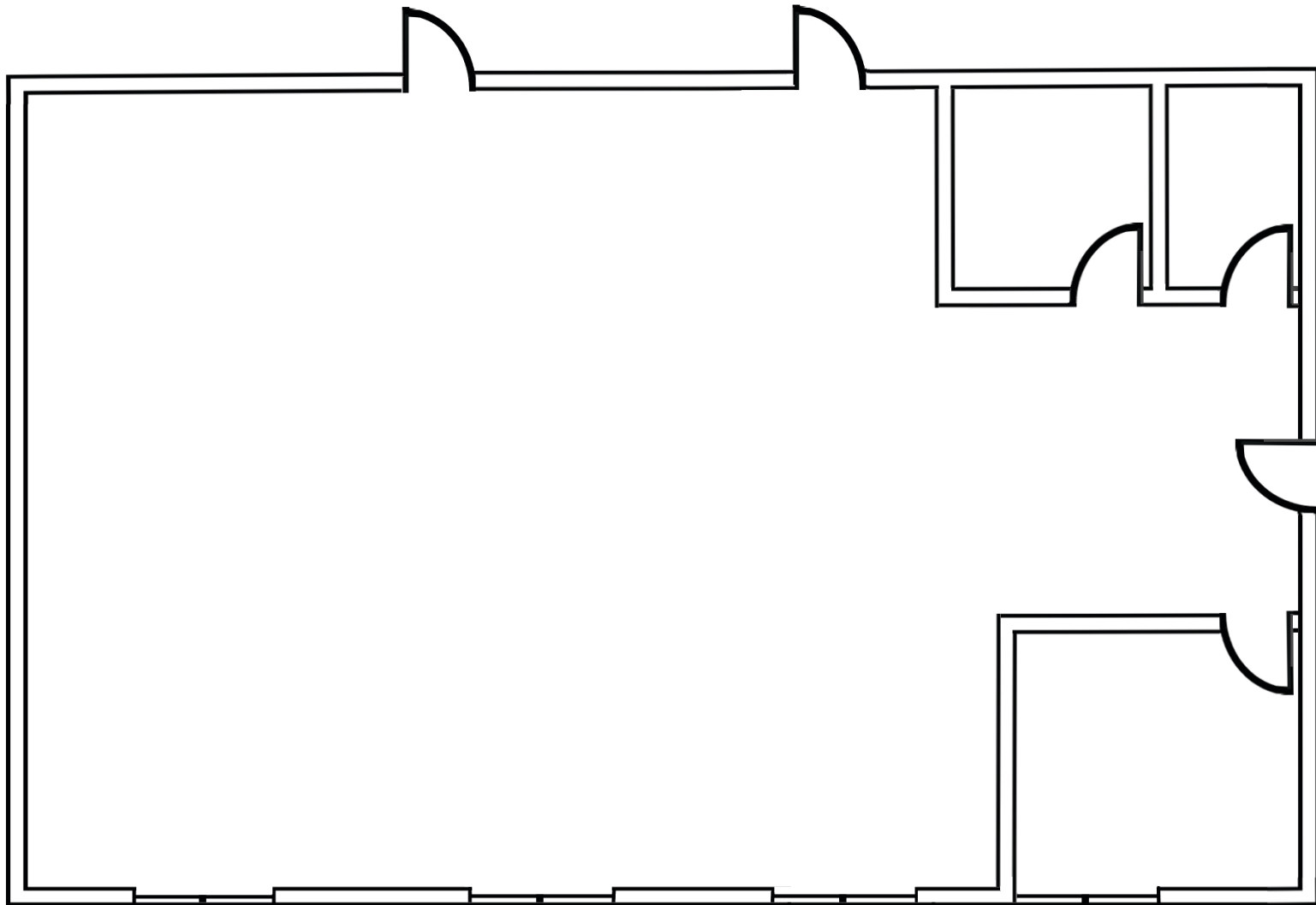






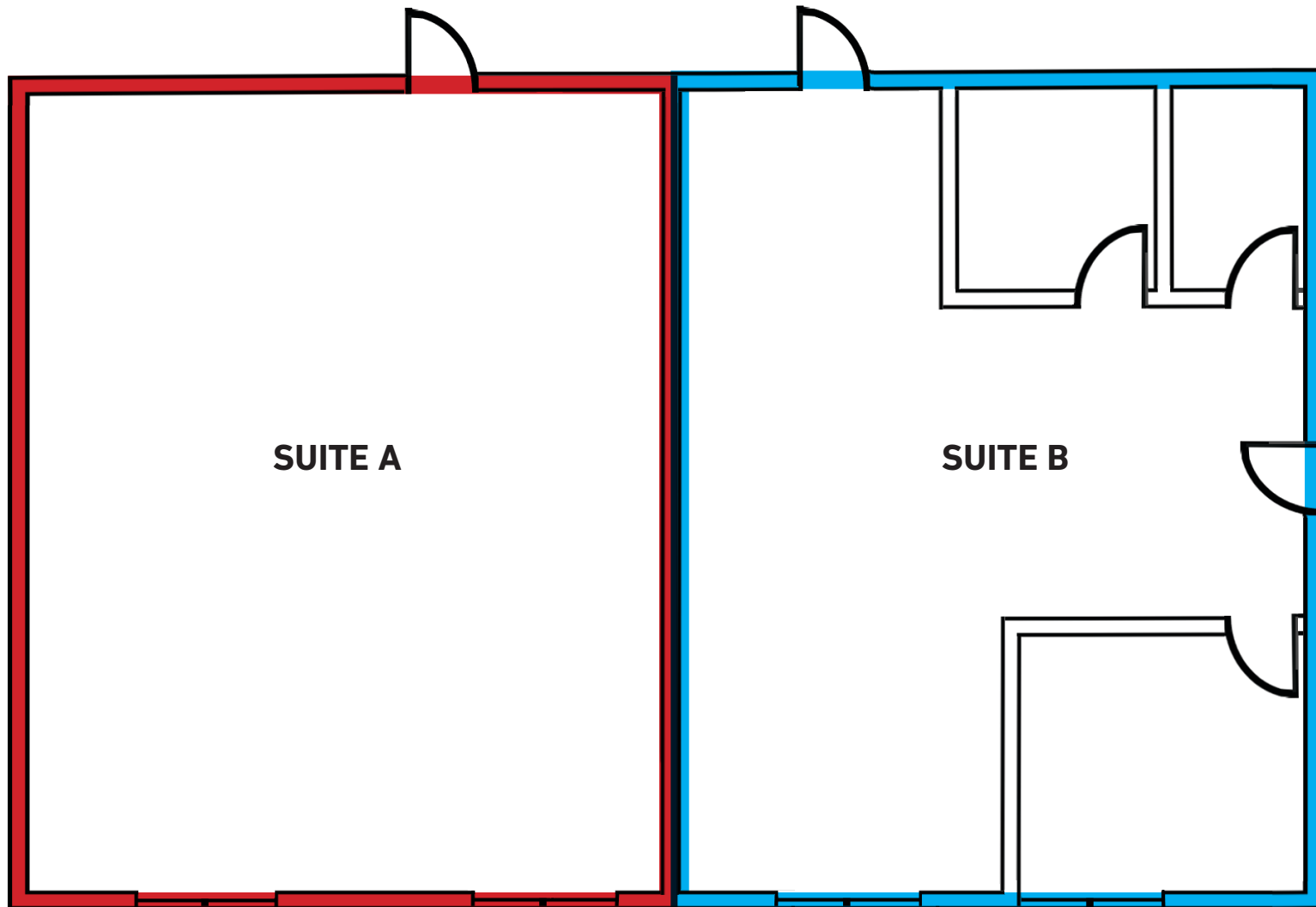
# FLOOR PLAN

**SUITE 230**  
**± 2,985 SF**

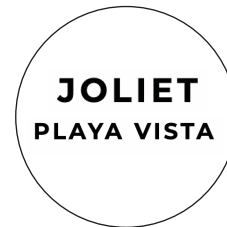


# FLOOR PLAN

**SUITE 230**  
Divisible to two ± 1,492 SF Suites



# AREA AMENITIES





# NOTABLE TENANTS IN THE AREA





# CONTACTS

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