

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
- Free 3/1000 Parking
- Term 3+ Years



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 ± 2,985 SF
(Can be Demised to
Two ± 1,492 SF Suites)

- Suite 255: ± 2,055 SF
(Furniture included)

- Suite 265/295: ± 5,433 SF
(Suite 265: ± 3,784, Suite 295: ±1,649)
* can be leased together or separately

RENT

\$1.95/SF, FSG

\$2.45/ SF, FSG

\$1.95/SF, FSG

OCCUPANCY

Available now

November 1, 2025

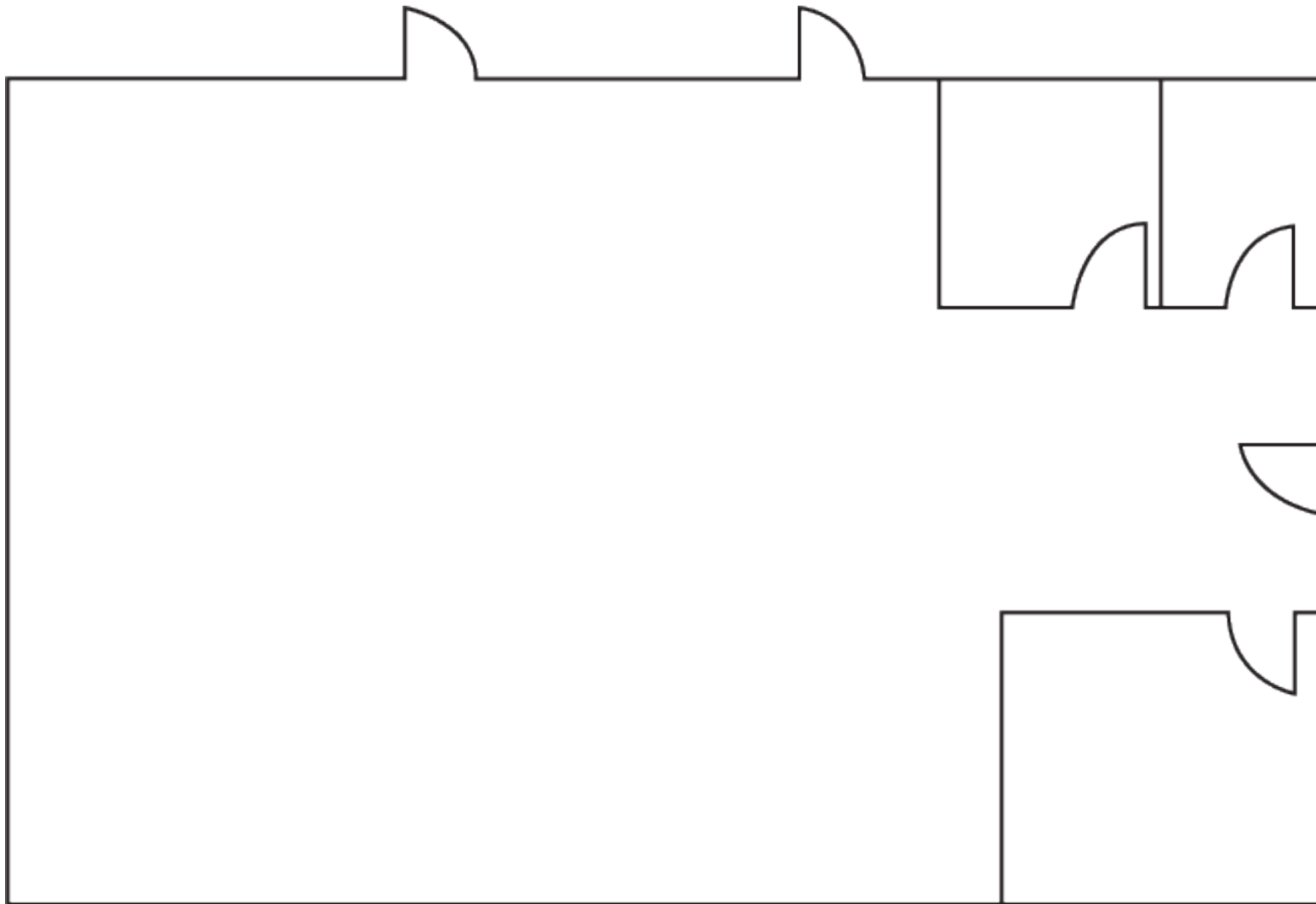
December 1, 2025





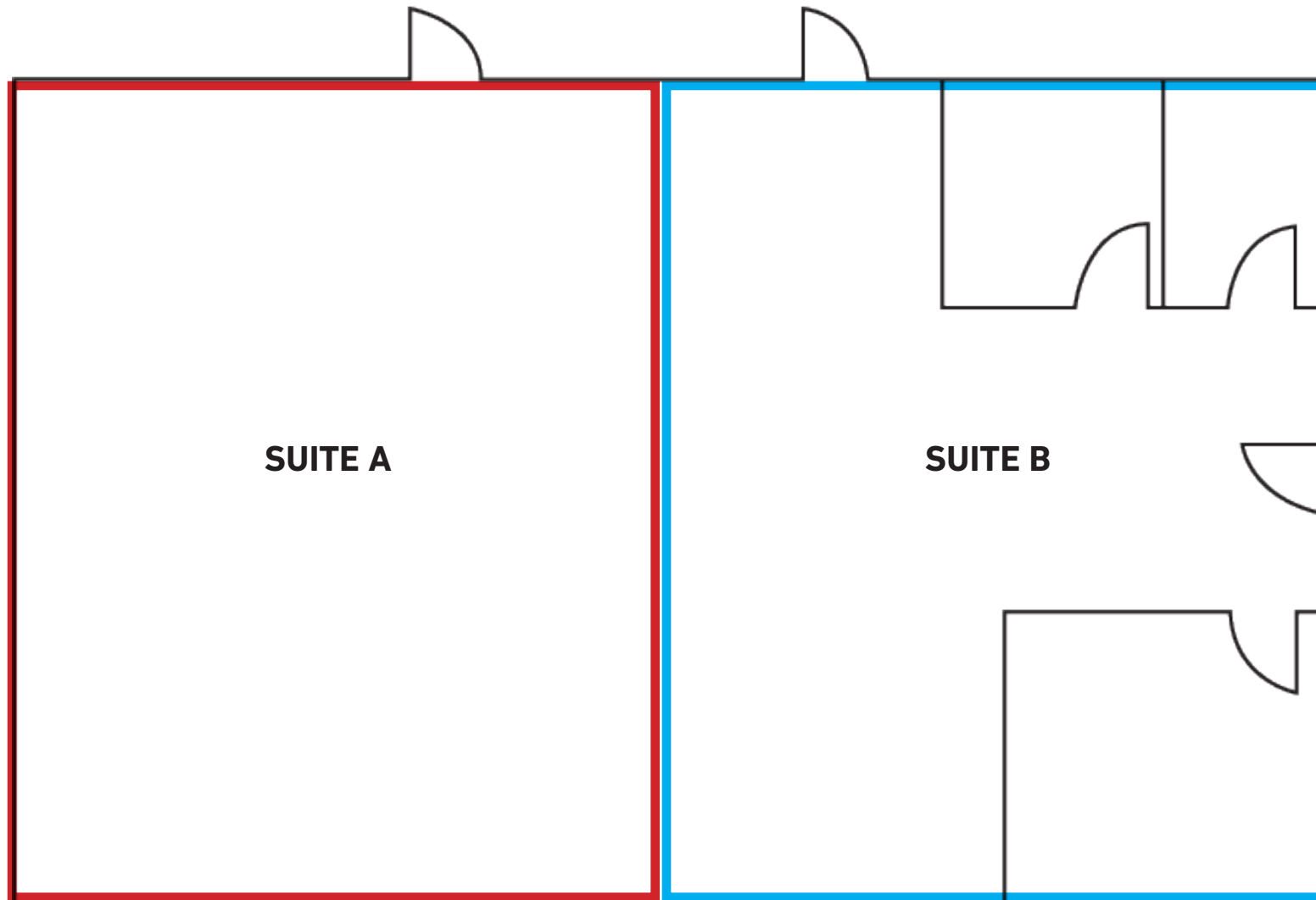
FLOOR PLAN

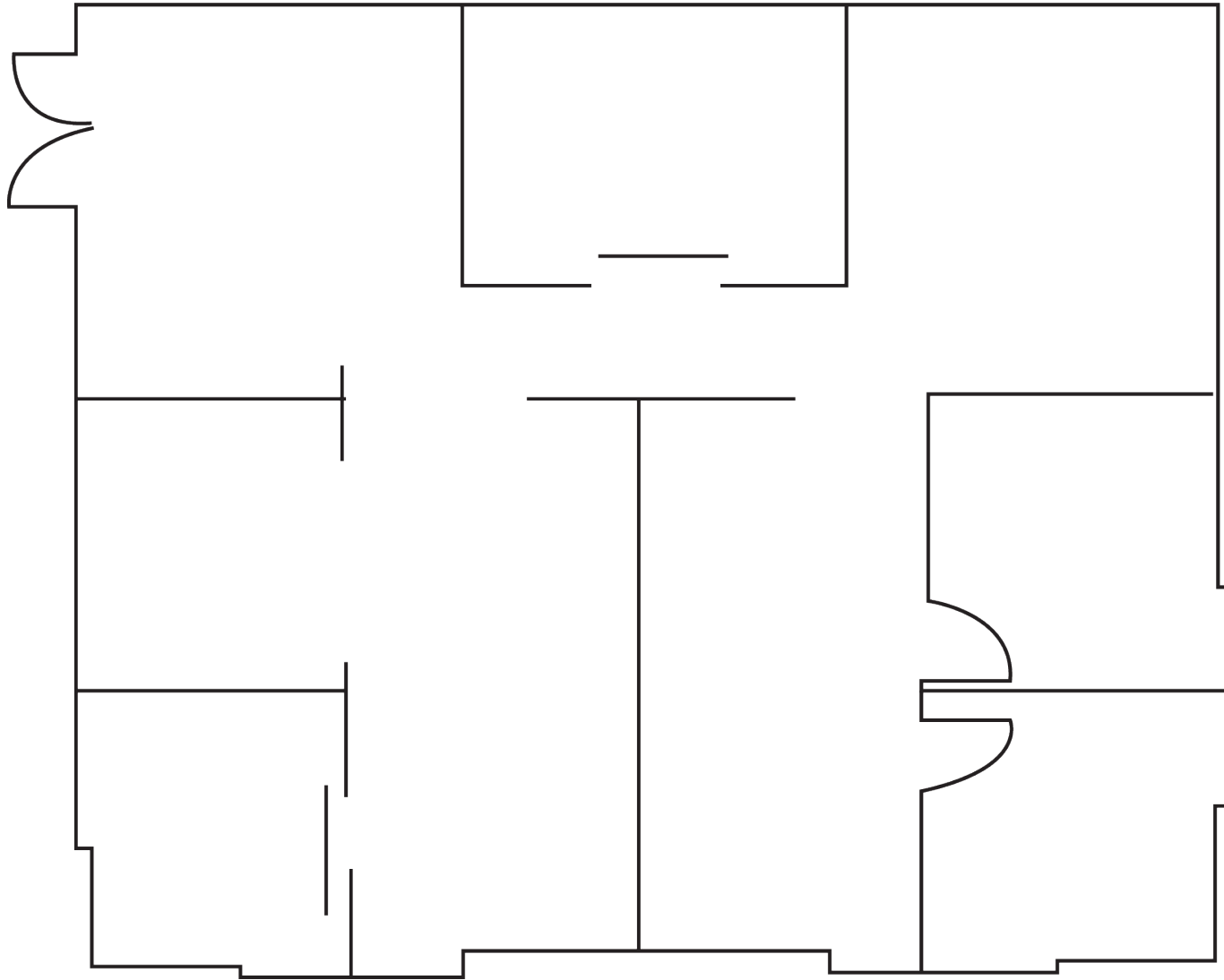
SUITE 230
± 2,985 SF



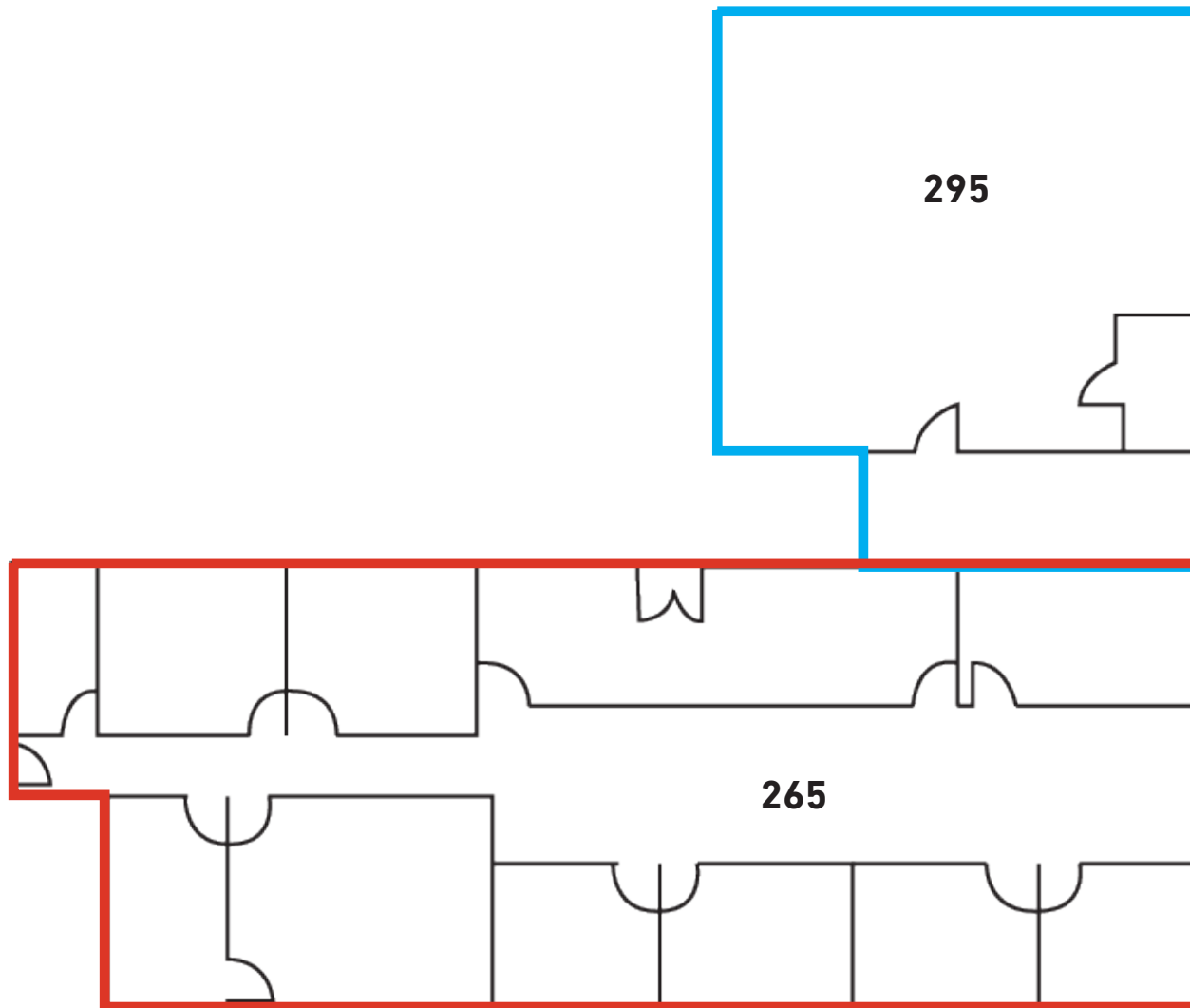
FLOOR PLAN

SUITE 230
Divisible to two ± 1,492 SF Suites

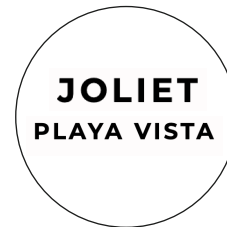




*Suite 265 (3,784 SF) and Suite 295 (1,649 SF) can be leased together or separately.



AREA AMENITIES



NOTABLE TENANTS IN THE AREA



CONTACTS

DYLAN MAHOOD, CCIM

310.899.2706
dmahood@leewestla.com
AGT DRE 02027002

JAMES WILSON

310.899.2708
jwilson@leewestla.com
AGT DRE 00883324

CRISTINA GLASCOCK

602.738.0008
cglascock@leewestla.com
AGT DRE 02252335

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



A DIVISION OF



**LEE &
ASSOCIATES**