

5930 W JEFFERSON BLVD

LOS ANGELES, CA 90016



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*Proposed exterior rendering

PREMISES:

First Floor: $\pm$ 5,260 SF
 Second Floor: $\pm$ 5,600 SF
 Total Premises: $\pm$ 10,860 SF
 (Can be Lease Separately)

RENT:

Year 1: \$2.50 Net
 Year 2: \$2.60 Net
 Year 3 and beyond TBD
 (\$0.48 Nets PSF/Mo)

OCCUPANCY:

Immediate

TERM:

3 - 5 Years

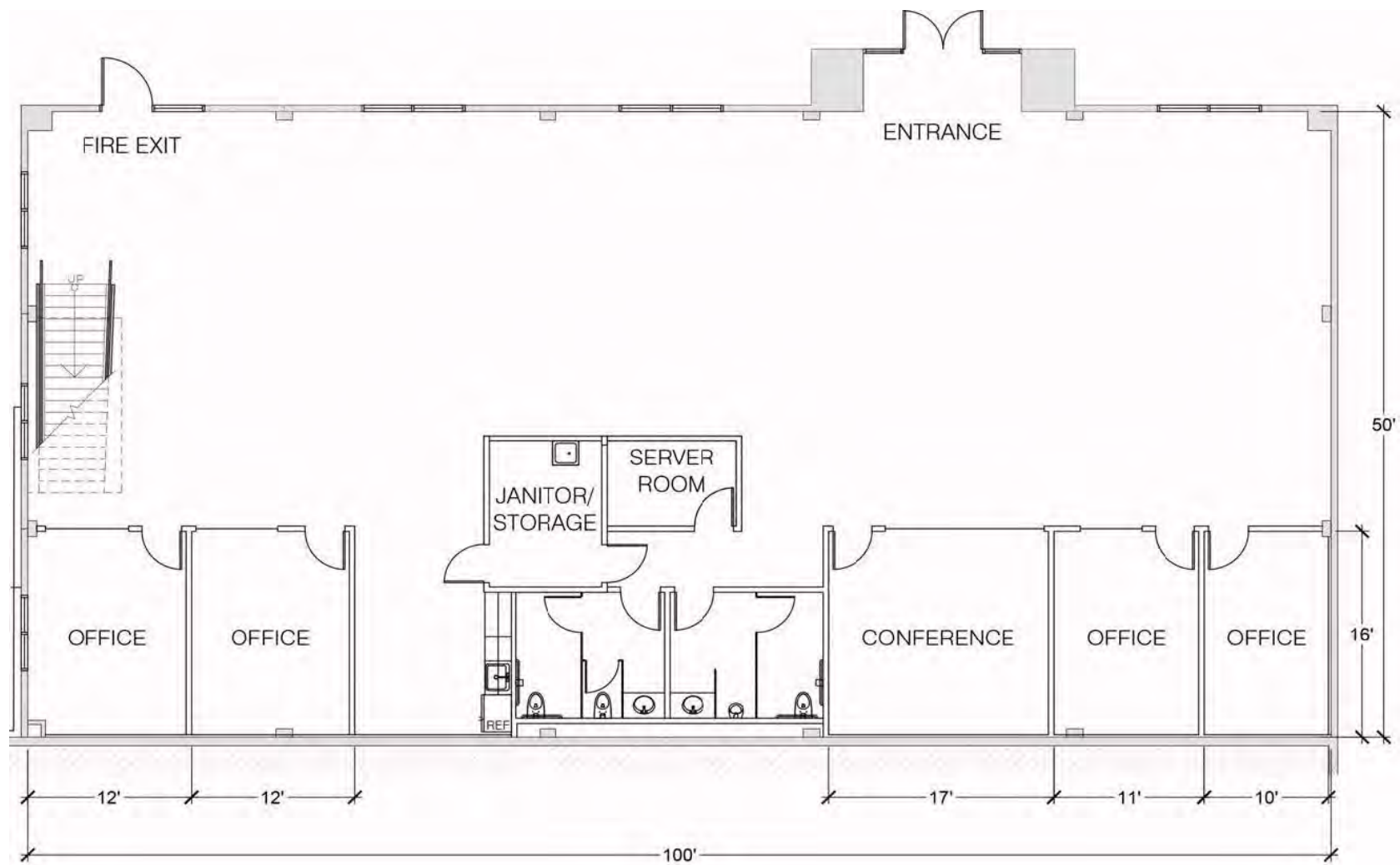
PARKING:

3/1,000 SF AT \$150/
 Space/Month
 (More Parking Available)

FEATURES:

- Building identity
- Polished concrete floors
- High and exposed ceilings, glass walls
- Natural light
- Private breakout rooms
- Open kitchens with stainless appliances
- Conference room
- Private on-site parking
- Private outdoor patio
- Separate entrance
- 24/7 HVAC control
- EV Chargers

FIRST FLOOR PLAN

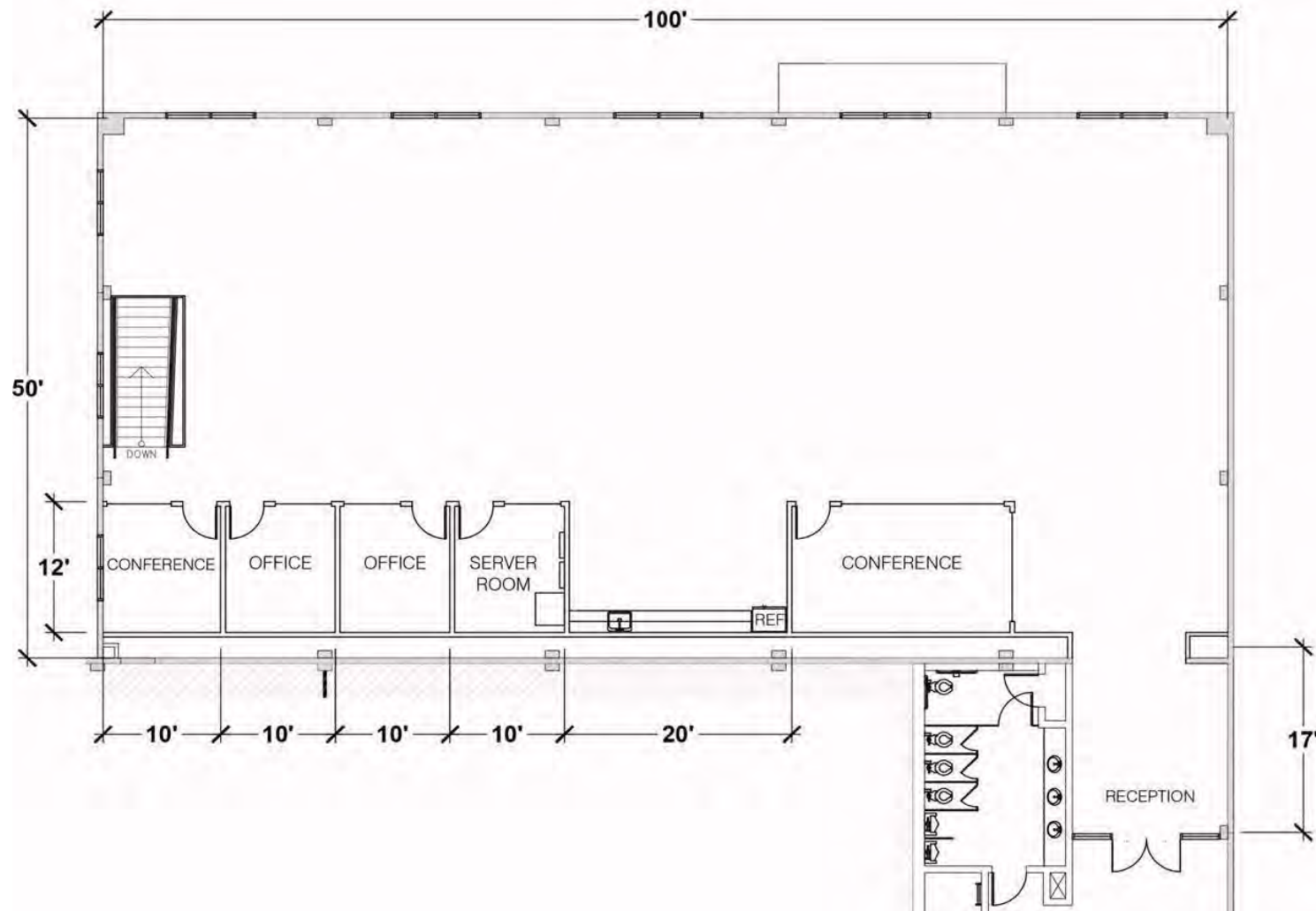


FIRST FLOOR INTERIORS



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SECOND FLOOR PLAN



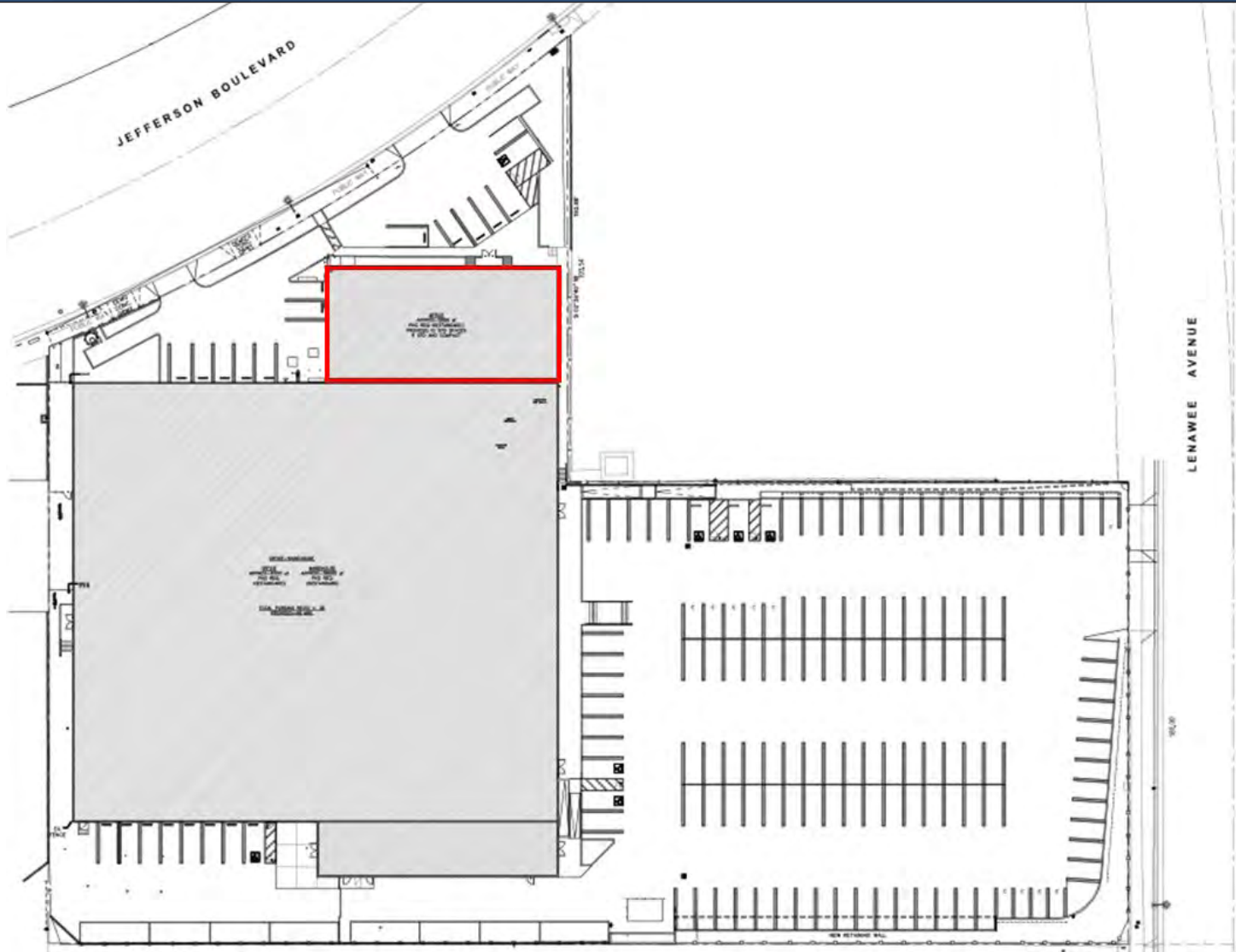
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SECOND FLOOR INTERIORS



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SITE PLAN



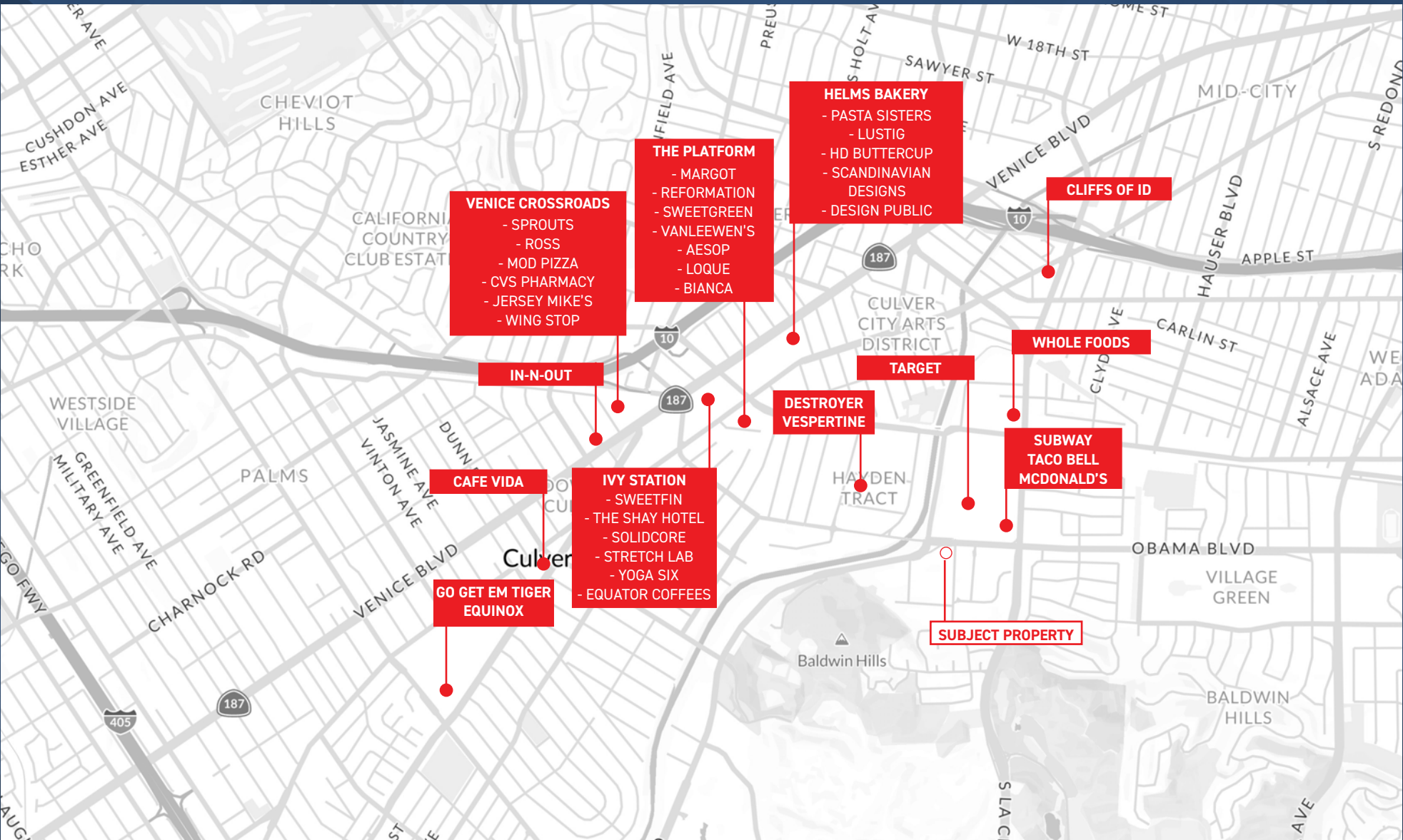
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AERIAL MAP



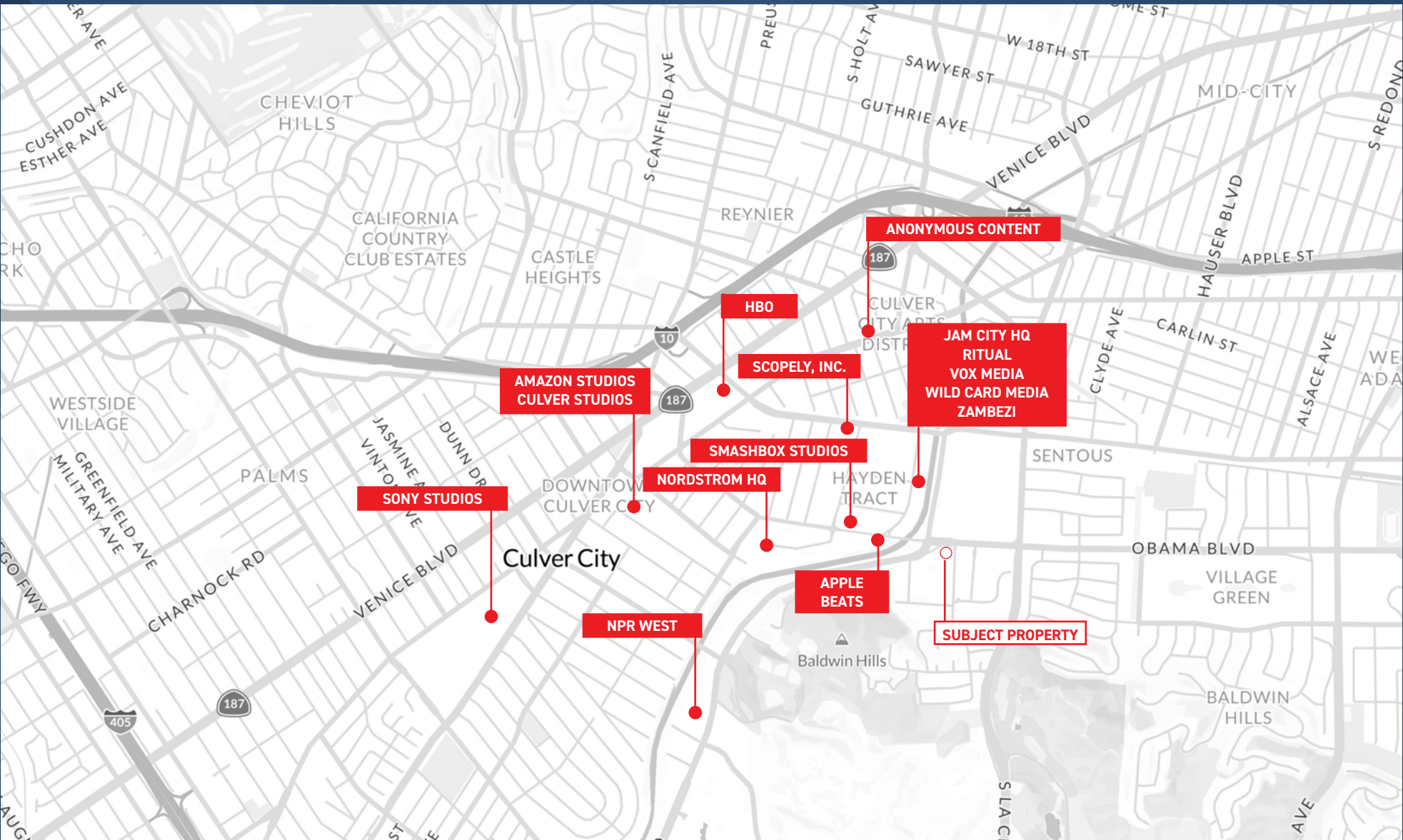
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NEARBY RESTAURANTS & AMENITIES



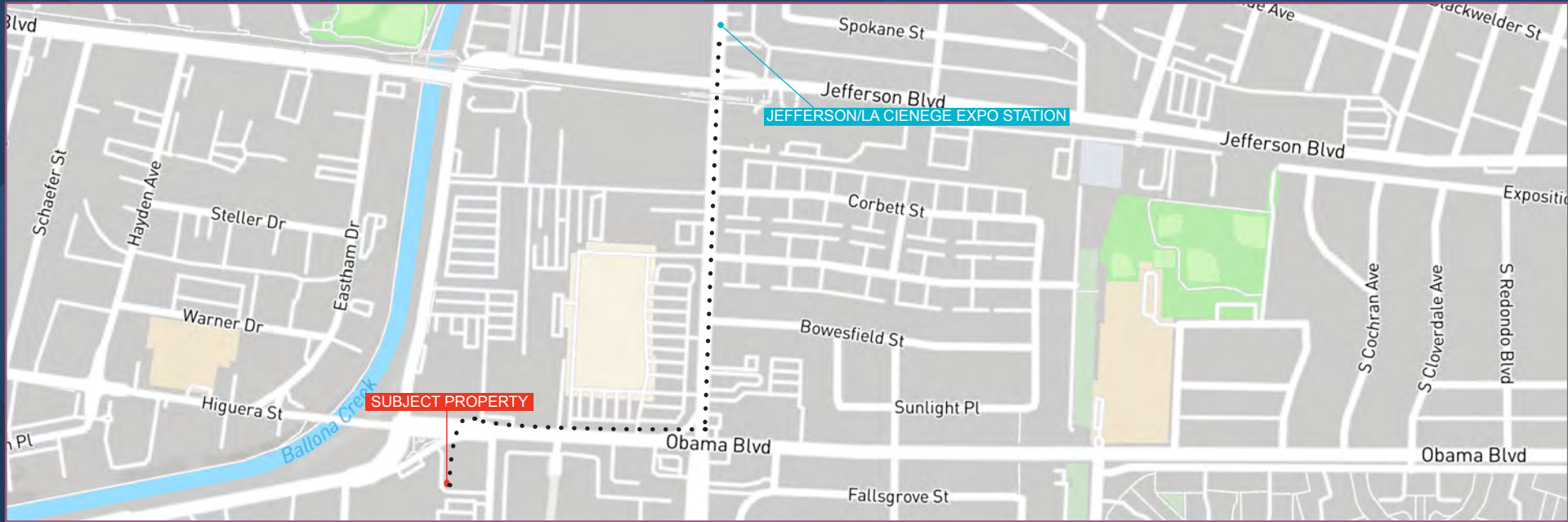
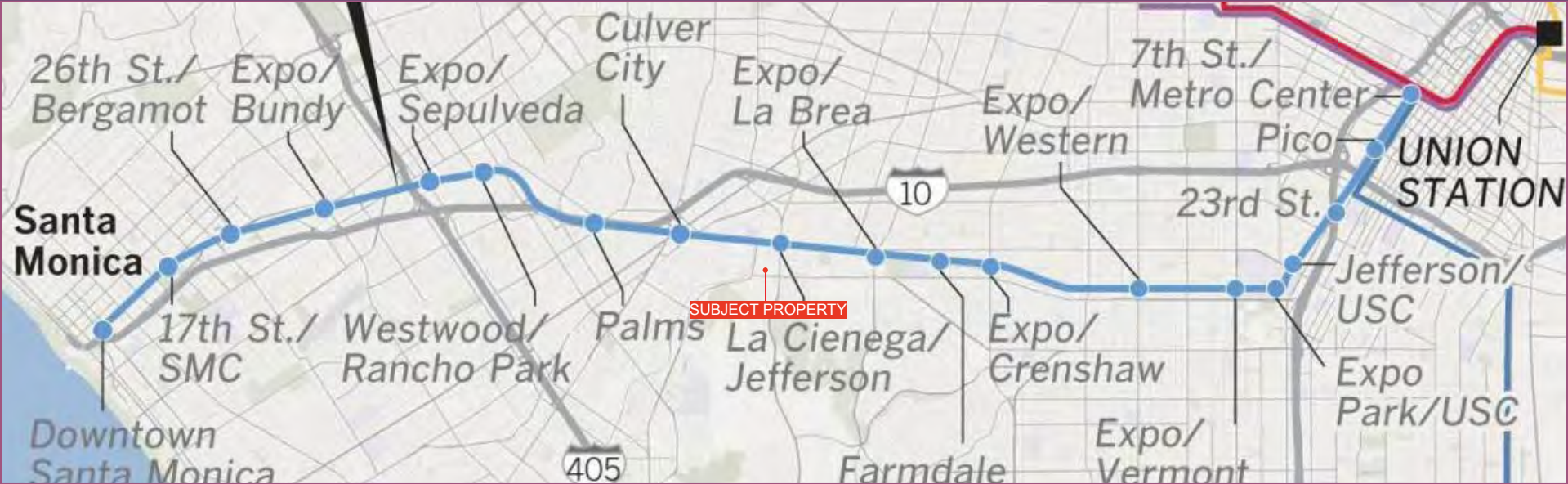
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NEARBY TENANTS



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EXPO LINE



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CONTACTS



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