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L\WLA

13040 CERISE AVENUE
HAWTHORNE, CA 90250

PREMISES	± 44,000 SF (Divisible to 15,000 SF)
RENT	$2.45/SF NNN (Nets $0.50/SF)
OCCUPANCY	Q1 2021
TERM	5+ Years
PARKING	3/1,000 SF
FEATURES	- Creative Office / R&D / Direct to Consumer - Polished Concrete Floors - Sandblasted Walls and Ceilings - Glass Rollup Doors - Skylights - Near Los Angeles Ale Works and Common Space Breweries and Tap Rooms - Adjacent to SpaceX and Tesla - Minutes from LAX (including direct Metro to LAX) - Easy Access to Metro, 105, 405 and 110 Freeways - 15 minutes from Santa Monica or DTLA - Near new NFL Stadium Complex

CONTACT

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LWLA A DIVISION OF LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA 90404
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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*EXAMPLE CREATIVE CONVERSION

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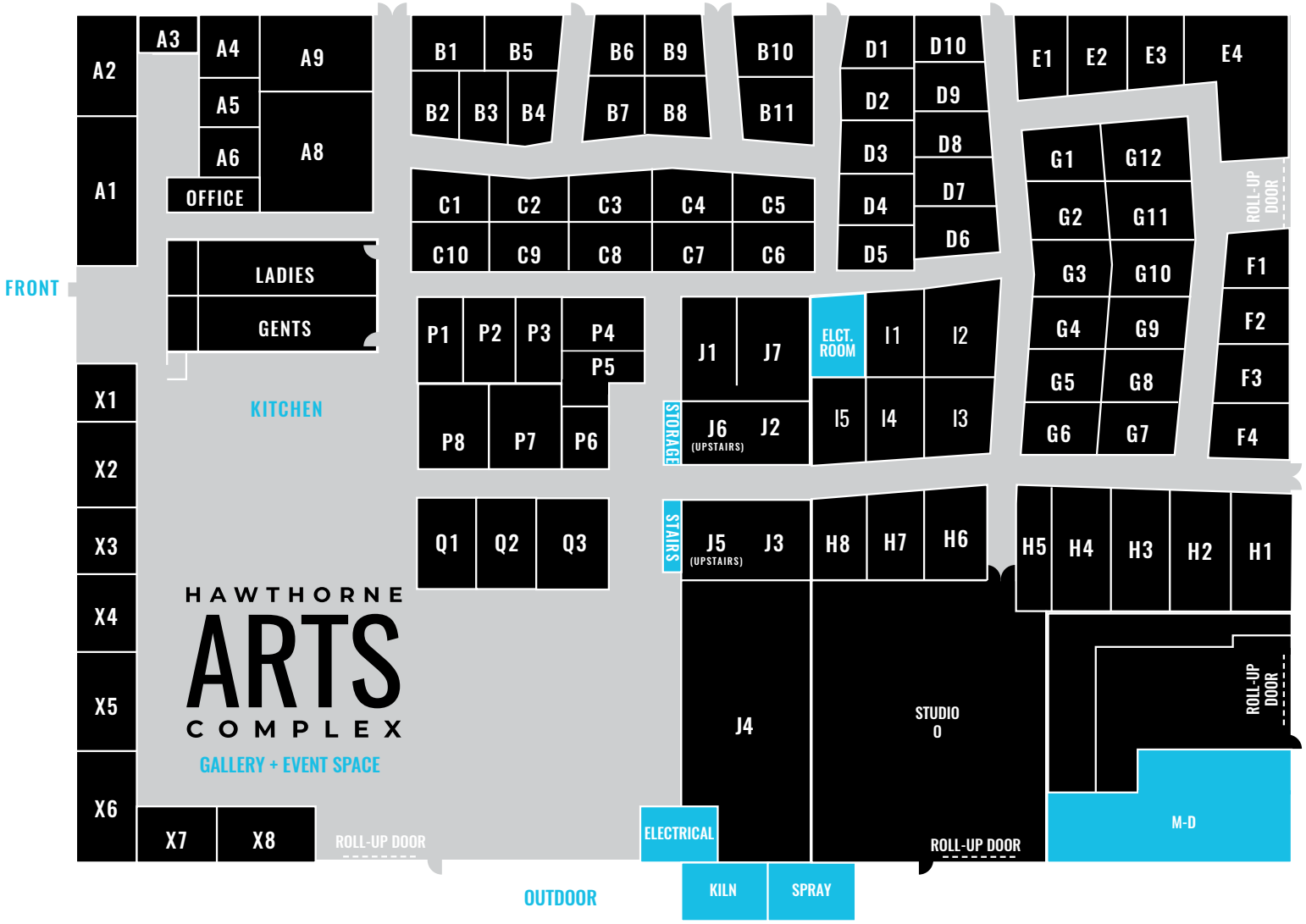
FLOOR PLAN



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1. AMAZON
2. EUREKA!
3. SPACEX
4. TESLA
5. ON BOARD EXPERIENTIAL
6. AMPAIRE
7. RING
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9. SKYRYSE
10. ZERO LABS
11. FOR DAYS & CHANJE
12. BASE 51
13. LOS ANGELES ALE WORKS
14. MICHAEL STARS HQ
15. CXC
16. SPACEX
17. SPACEX
18. NEW NFL STADIUM

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