

FOR LEASE | 16,616 SF

NEWLY RENOVATED CREATIVE SPACE



A DIVISION OF



LEE &  
ASSOCIATES

12500 BEATRICE ST  
PLAYA VISTA, CA 90066

# PROPERTY INFORMATION

## PREMISES

16,616 SF

## RENT

\$4.15/SF, NNN

## TERM

5 - 10 Years

## PARKING

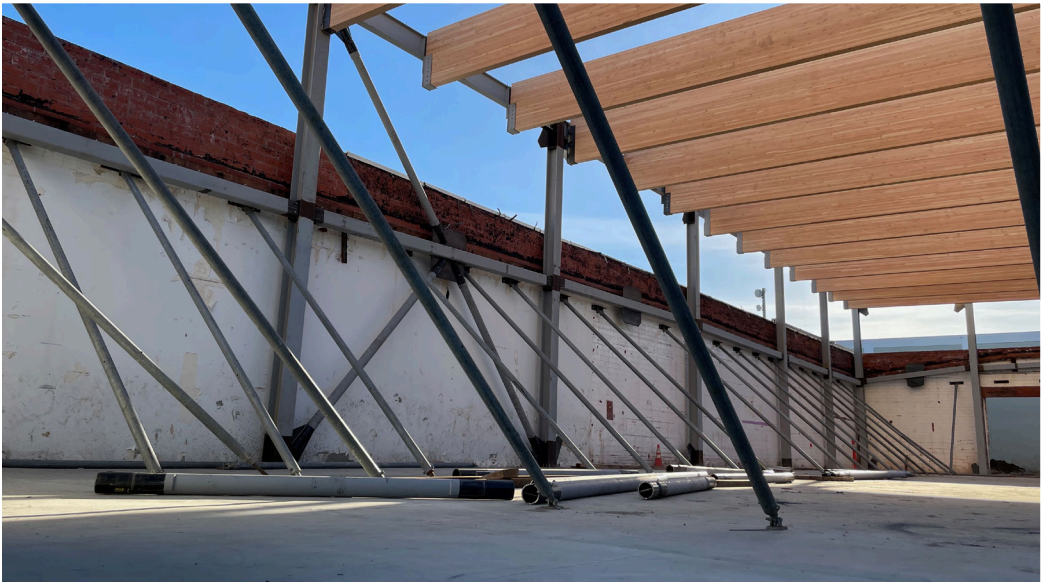
2/1,000 @ \$150

## FEATURES

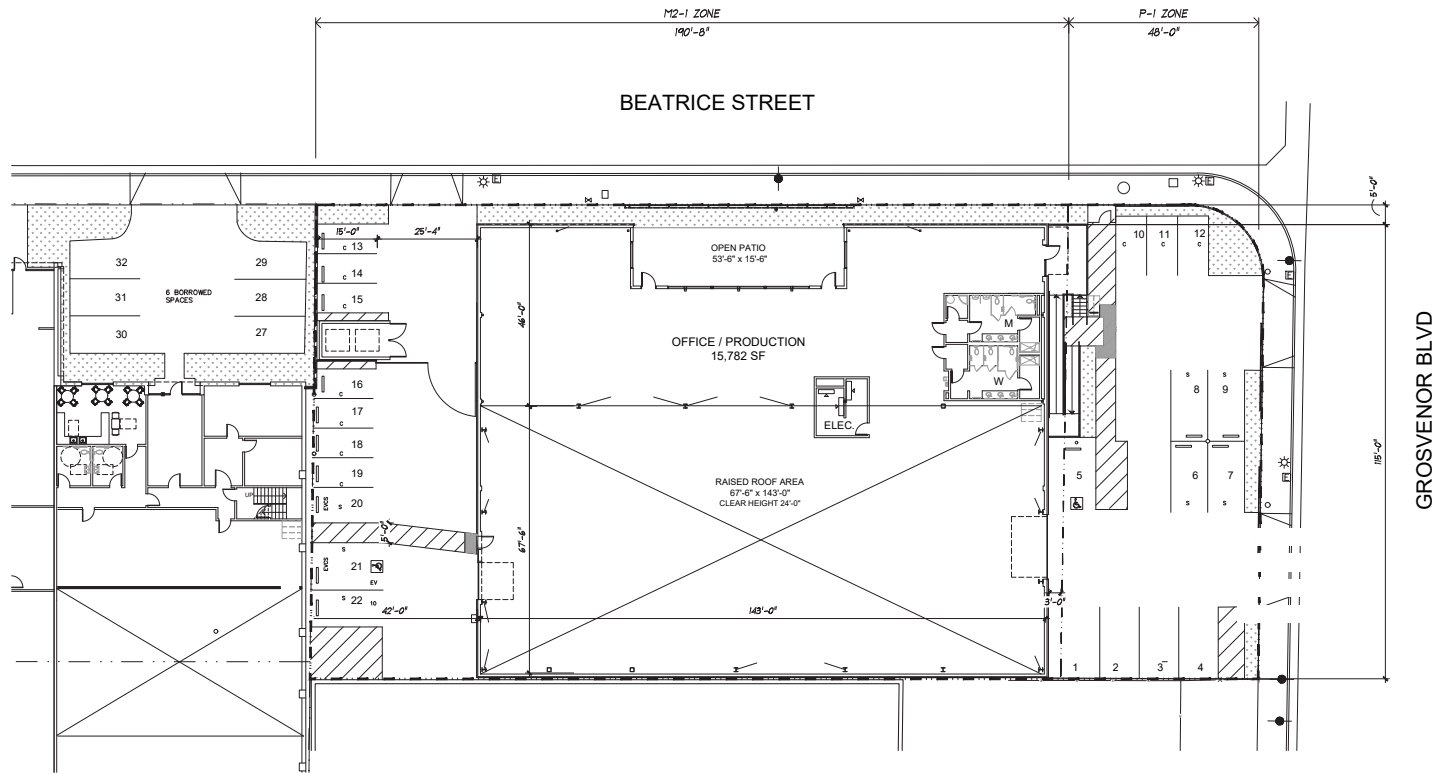
- Currently being remodeled
  - Available October 1, 2024
  - 400 amp, 120/240, 3p, 4w- HVAC Use
  - 600 amp 120/240, 1p, 3w- Tenant Use
  - Prime Playa Vista Creative Office
  - Walking distance to The Runway
  - Currently 1,200 AMPS
- Plans to upgrade to 2,000 AMPS of Power
- Surrounded by High-Profile Tenants

# INTERIOR PHOTOS

\*For reference purposes only - space under construction

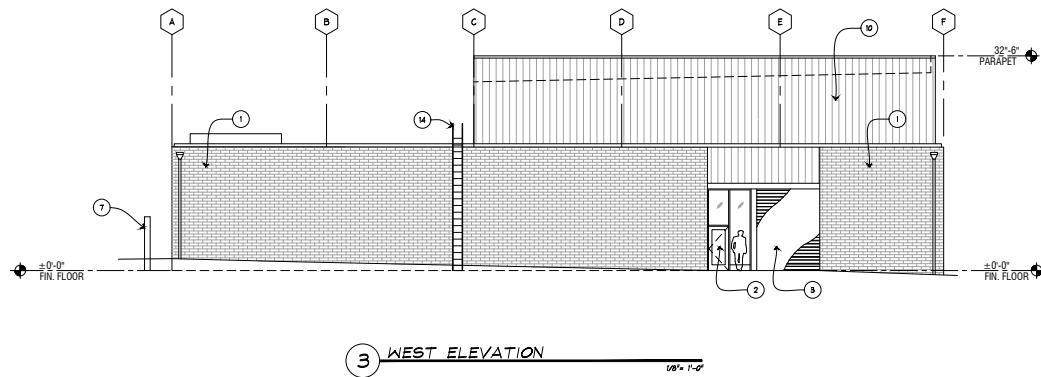
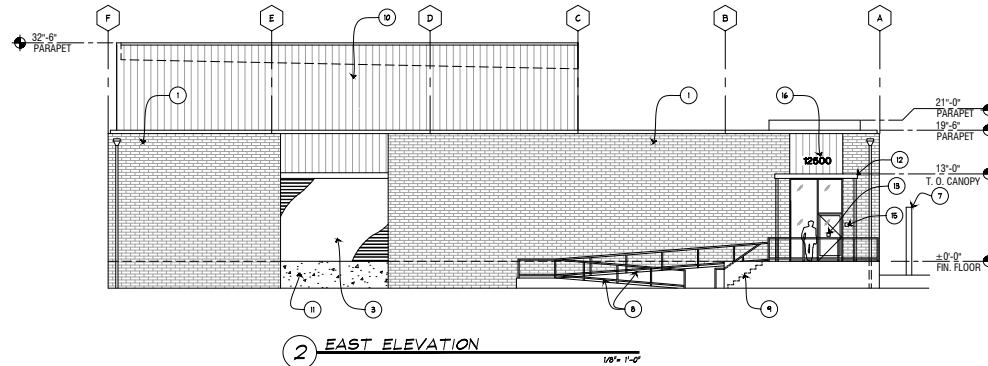
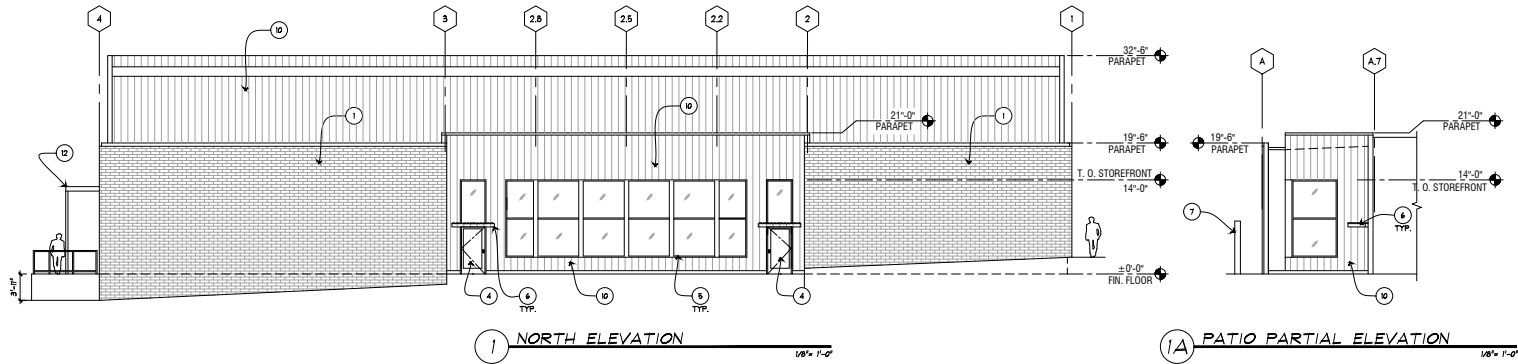


# SITE PLAN



SCALE: 1/16" = 1'-0"

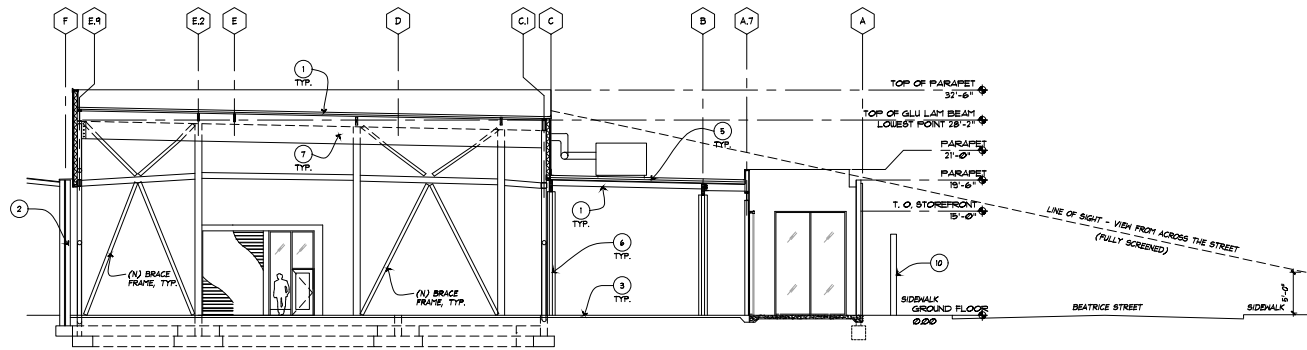
# SITE PLAN



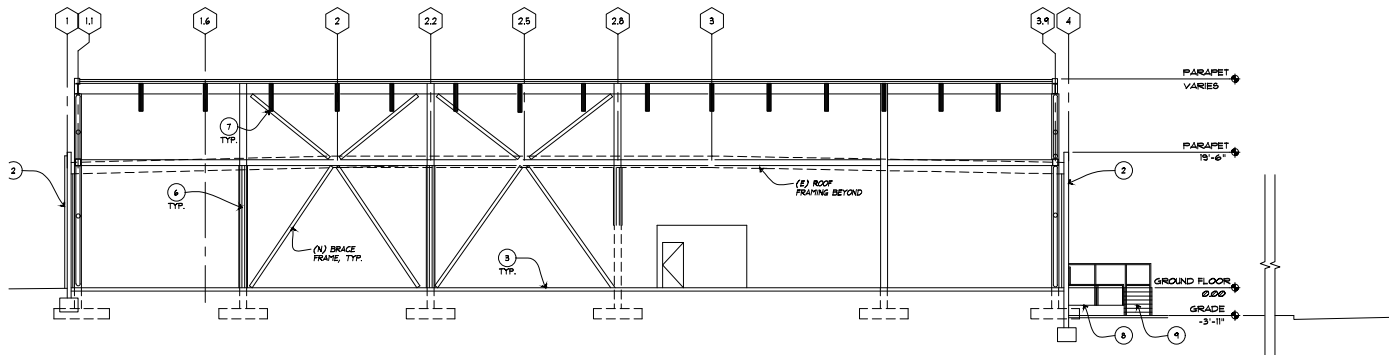
**EXTERIOR ELEVATION KEYNOTES:**  
ALL ITEMS ARE NEW EXCEPT AS NOTED (E)

- 1 (E) EXTERIOR BRICK MALL
- 2 (E) 3' x 7' HOLLOW METAL DOOR, REFER TO DOOR SCHEDULE
- 3 (E) VERTICAL LIFT DOOR, REFER TO DOOR SCHEDULE
- 4 ALUMINUM STOREFRONT ENTRANCE DOOR, REFER TO DOOR SCHEDULE
- 5 ALUMINUM FRAME WINDOW SYSTEM WITH DUAL GLAZING (OTC 30), REFER TO WINDOW SCHEDULE
- 6 METAL CANOPY - CORRUGATED METAL OVER 2x6 HSS
- 7 'GREEN' SCREEN MALL AT SIDEWALK
- 8 CONCRETE RAMP AND RAILING
- 9 CONCRETE STAIR AND RAILING
- 10 STANDING METAL BEAM SIDING BY CUSTOM METALS OR APPROVED EQUAL OVER PLYWOOD SHEATHING OVER METAL STUD MALL
- 11 EXPOSED CONCRETE
- 12 METAL CANOPY, REFER TO STRUCTURAL DRAWINGS
- 13 DECAL AT MAIN ENTRANCES
- 14 METAL LADDER TO ROOF
- 15 FIRE DEPARTMENT KNOX BOX
- 16 BUILDING ADDRESS LOCATION: 12" x 1 1/2" STROKE HELVETICA LETTERS, RECESSED 1/2" MIN. AND PAINTED W/ CONTRASTING COLOR (BY SEPARATE PERMIT)

# GROUND FLOOR PLAN



1 TRANSVERSE SECTION  
1/8" = 1'-0"



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# SITE PLAN



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# PLAYA VISTA MAJOR TENANTS



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# CONTACTS



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