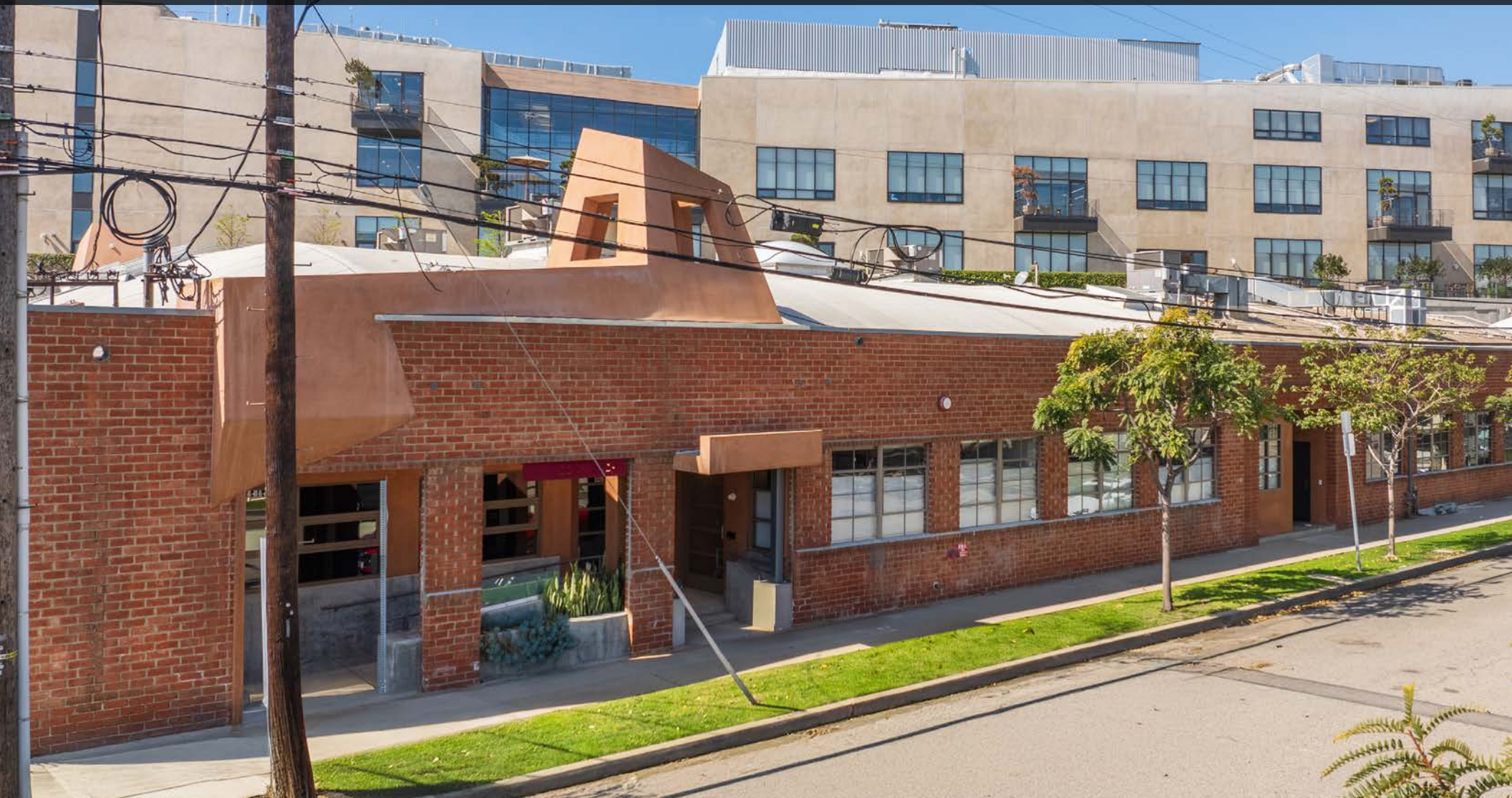


CREATIVE OFFICE FOR LEASE



**2201 - 2223 S. CARMELINA AVENUE
LOS ANGELES, CA 90064**

SIZE ± 27,193 SF
2201 S. Carmelina: 9,900 square feet
2223 S. Carmelina: 5,416 square feet
2229 S. Carmelina: 11,877 square feet **Leased**

RATE \$4.30/SF/month Modified Gross

AVAILABILITY Immediate

PARKING 2/1000 @ \$175/car/month

FEATURES

- Newly built Creative.
- High Bow Truss Ceilings with skylights.
- Polished concrete floors.
- Good combination of open plan and private offices.
- Operable windows
- Outdoor patio and deck.
- Great location with easy access to the 10 freeway at Bundy
- Walking distance to Metro Line Bundy Station
- Ton of surrounding amenities.



A DIVISION OF
**LEE &
ASSOCIATES**

1508 17th Street, Santa Monica, CA
310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

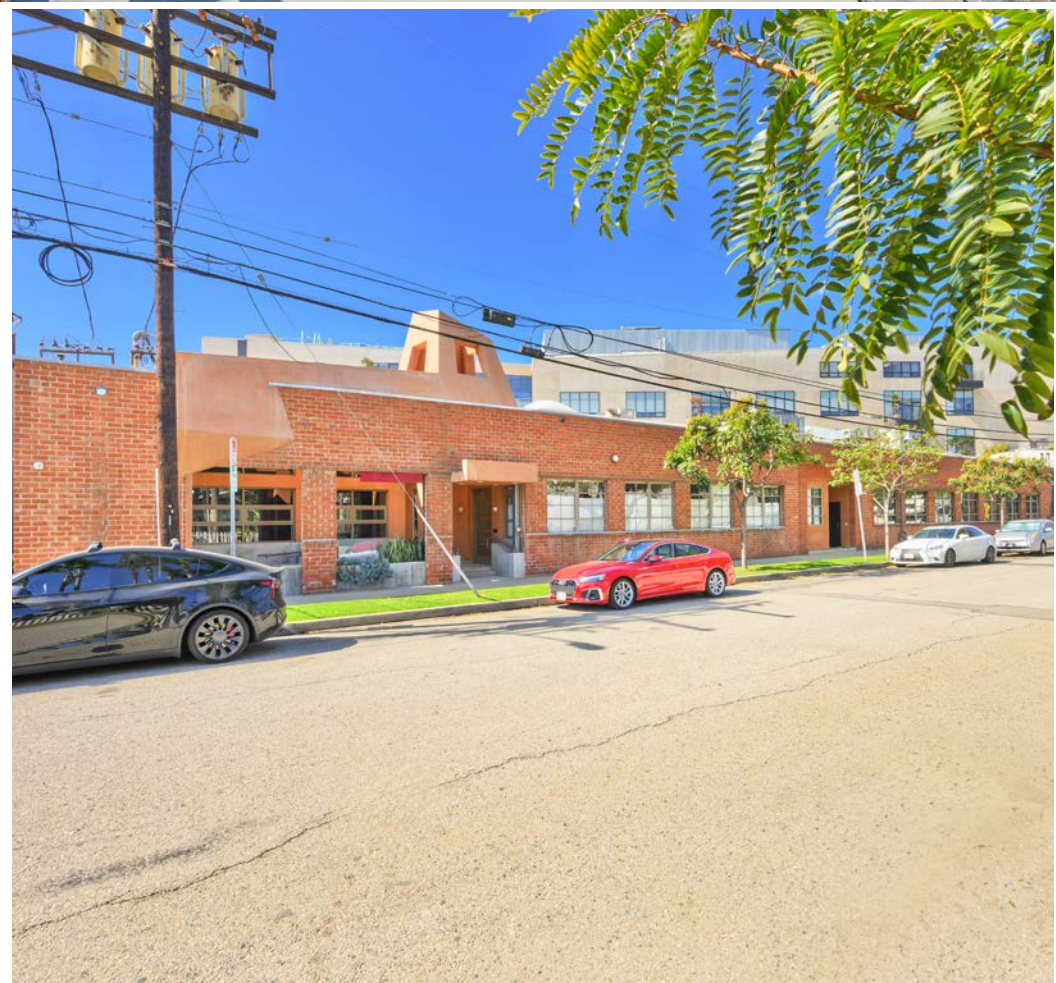
No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.



2201 - 2223 S. CARMELINA AVENUE
LOS ANGELES, CA 90064



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FLOOR PLAN - 2221 S. Carmelina: 9,900 square feet



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FLOOR PLAN - 2223 S. Carmelina: 5,416 square feet



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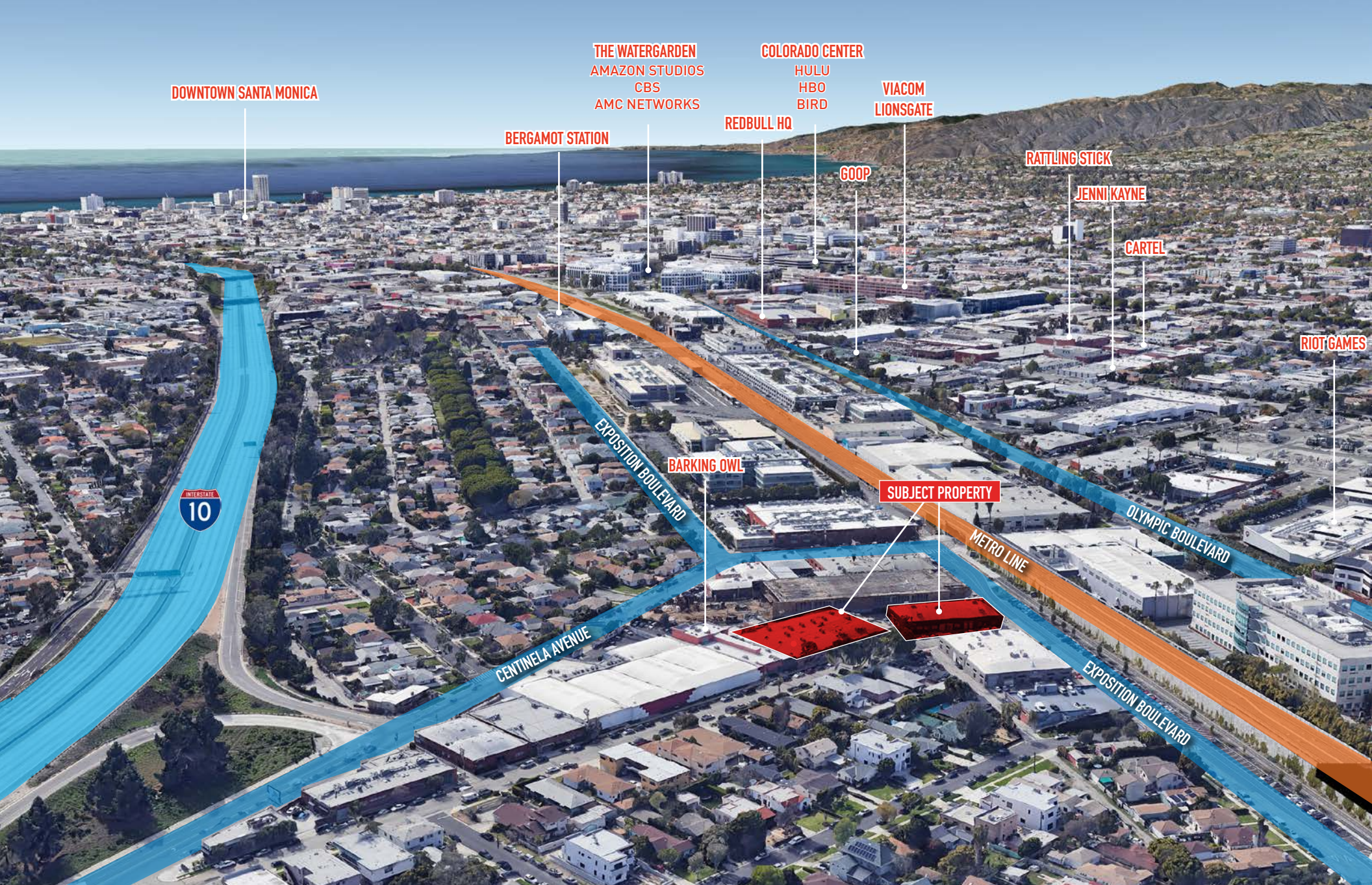
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DOWNTOWN SANTA MONICA

THE WATERGARDEN
AMAZON STUDIOS
CBS
AMC NETWORKS

COLORADO CENTER
HULU
HBO
BIRD

VIACOM
LIONSGATE

BERGAMOT STATION

REDBULL HQ

GOOP

RATTLING STICK

JENNI KAYNE

CARTEL

RIOT GAMES

BARKING OWL

SUBJECT PROPERTY

INTERSTATE
10

EXPOSITION BOULEVARD

CENTINELA AVENUE

METRO LINE

OLYMPIC BOULEVARD

EXPOSITION BOULEVARD



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