

RENOVATED CREATIVE OFFICE / INDUSTRIAL / FLEX SPACE



FEATURES:

- Separate HVAC Units with Merv 13 Filters Serving Each Suite
- Operable Windows
- Abundant Skylights with Natural Lighting
- Ample Outdoor Meeting Areas
- Touchless Fixtures in Restroom
- Can Also Be Used for Industrial/Flex, Storage, Distribution, Showroom, Research & Development



4223 GLENCOE AVENUE
MARINA DEL REY, CA 90292



INDUSTRIAL LOADING CAPABILITIES

EVEN MORE PICTURES

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PREMISES	A130 - 3,669 SF* (In Leases) A200 - 2,000 SF (Available May 2024) B105 - 1,272 SF (Available July 2024) B107 - 3,168 SF (Available June 2024) B127 - 1,986 SF (In Leases) B130 - 1,918 SF (In Leases) C125 - 2,911 SF C200 - 2,350 SF
	*A130 can be combined with A100 for a total of 9,479 SF
RENT	\$2.65/SF, MG
TERM	3 - 5 Years
PARKING	\$175 / Space / Month (Unreserved) \$225 / Space / Month (Reserved)
FEATURES	<ul style="list-style-type: none">- Renovated Creative Office/Industrial/Flex Space- Separate HVAC Units Serving Each Suite- Operable Windows- Touchless Fixtures in Restrooms- Polished Concrete Floor- Abundant Skylights with Natural Lighting- Ample Gated and Secure Parking- High Ceilings- Abundant Outdoor Meeting Areas- Walking Distance to Villa Marina- All Major Freeways within a Two Mile Radius- Only 10 Minutes from LAX- Article on Raising Workforce Productivity

In addition to our flex creative spaces and environments, PMI understands studio space needs and can build out a range of studio space sizes with varying requirements for small boutique production companies to large institutional studio requirements, with proper sound insulation, electrical power loads, loading and height requirements.





Outdoor Patio and Meeting Spaces



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