

OFFICE / MEDICAL FOR LEASE
PENTHOUSE WITH
± 2,500 BONUS PATIO

10951 PICO

LOS ANGELES, CA 90064



A DIVISION OF



PREMISES: Suite 300 ± 10,113 SF
+ 2,500 SF Bonus Patio Space

RENT: \$2.15/SF, FSG

OCCUPANCY: January 1, 2025

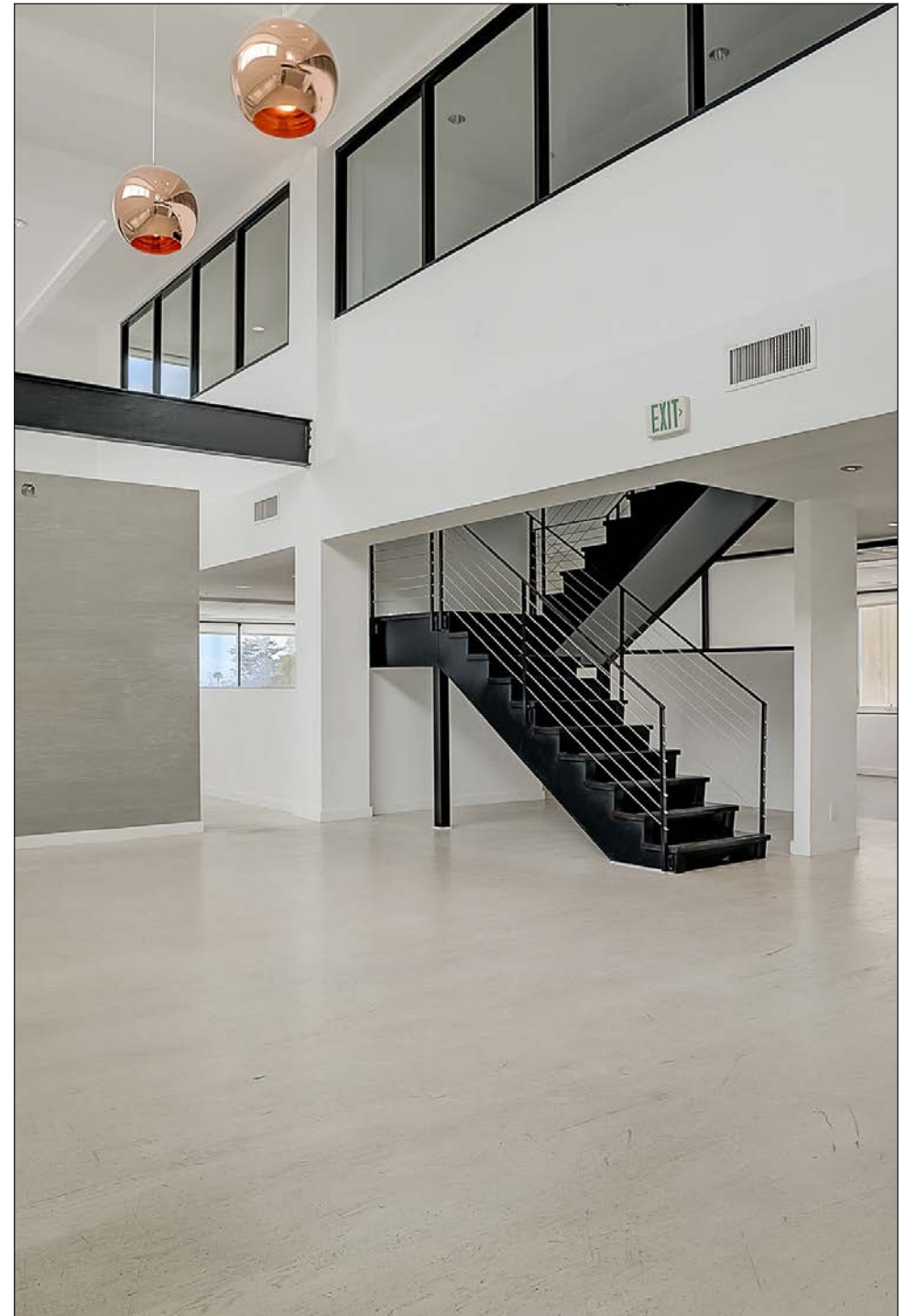
TERM: 3 - 5 Years

PARKING: 30 Spaces, Pricing Negotiable

FEATURES

This Space Checks all the Boxes:

- 1998 Rents
- Great Natural Light
- Expansive Ceilings
- Bonus 2,500 SF Private Roof Deck
- Beautiful Kitchen and Wide Central Collaboration Areas
- 9 Glass Offices and Conference Room
- Operable Windows
- Private En Suite Bathroom
- Walking Distance to Over 20 Restaurants
- Within ½ Mile of the Expo Station
- A Block from UCLA's Life Science and Computing Institute
- Onsite, Above Grade Parking
- HVAC Features: I-Wave Technology and MERV 13 filters



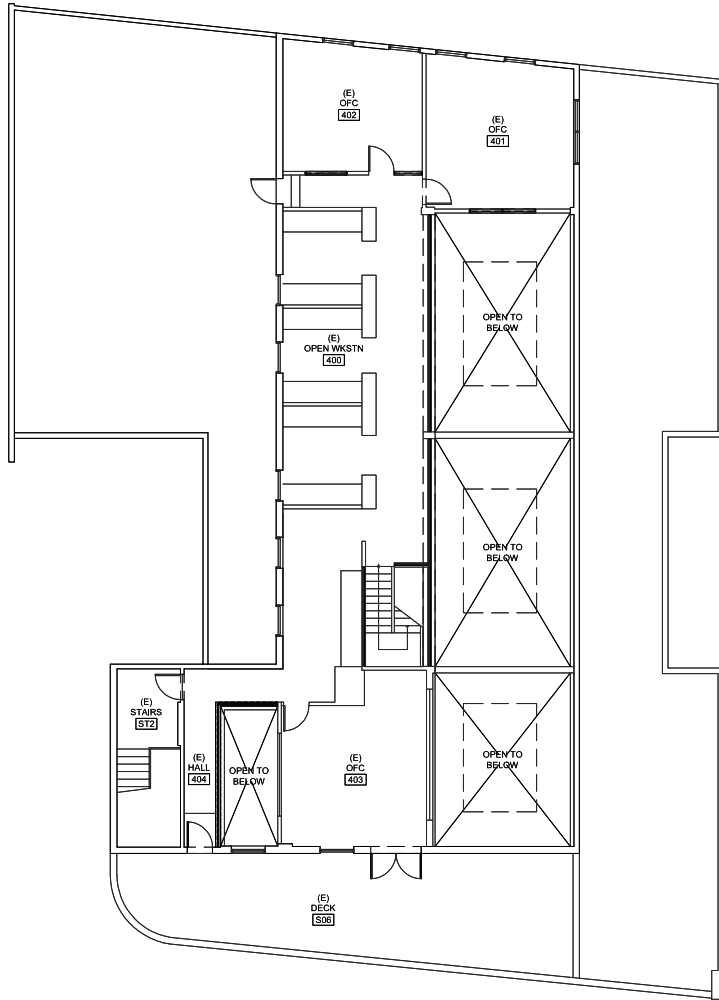




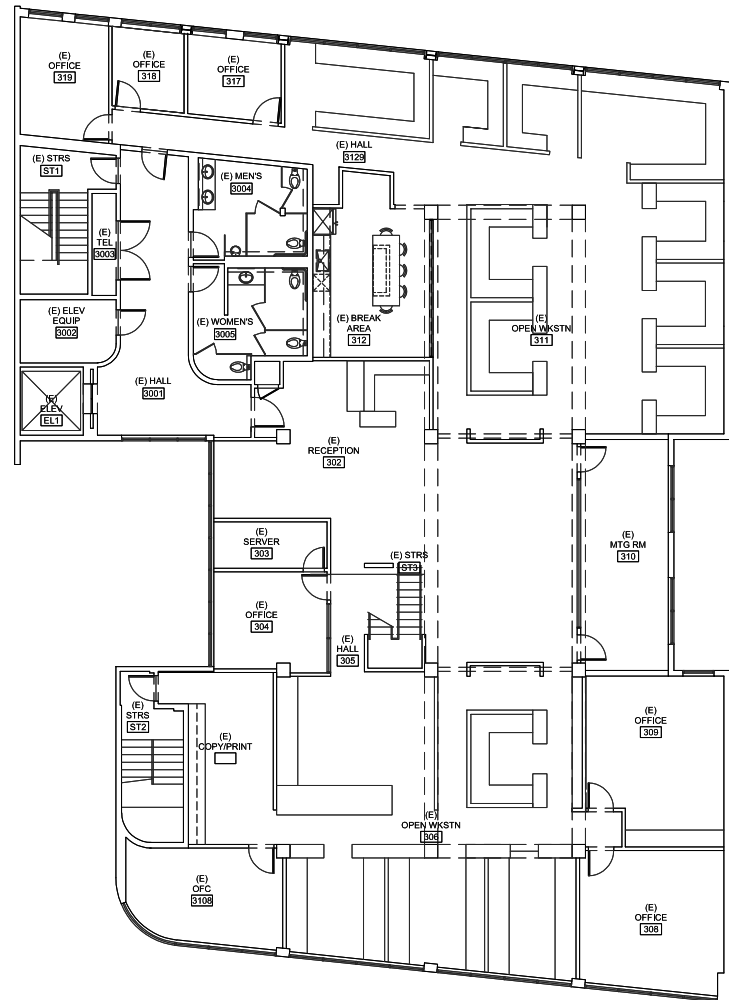




FLOOR PLAN SUITE 300



MEZZANINE



THIRD FLOOR

AREA OVERVIEW



10951 PICO BLVD.

UCLA LIFE SCIENCE & COMPUTING INSTITUTE

- RESTAURANTS
WITHIN 2 BLOCKS:**
- Hop Li
 - Bossa Nova
 - Jack In the Box
 - Deja Brew
 - Cantina Mexicana
 - Welborne
 - Gyu-Kaku
 - The Backhouse
 - The Westside Tavern
 - Chocolate Bash
 - Starbucks
 - Atticus Pies
 - Chilli Thai
 - Cold Stone
 - Nizan Indian

OFFICE / MEDICAL FOR LEASE
PENTHOUSE WITH
± 2,500 BONUS PATIO

10951 PICO

LOS ANGELES, CA 90064

JAMES WILSON

310.899.2708

jwilson@leewestla.com

AGT DRE 00883324

DAVID WILSON

310.899.2707

dwilson@leewestla.com

AGT DRE 00822760

DYLAN MAHOOD, CCIM

310.899.2706

dmahood@leewestla.com

AGT DRE 02027002



A DIVISION OF



LEE &
ASSOCIATES

Lee & Associates Los Angeles West, Inc.

1508 17th Street, Santa Monica, CA 90404

www.leewestla.com | DRE 01222000