

**11751**  
MISSISSIPPI

# INDUSTRIAL / FLEX SPACES FOR LEASE



# SPECS & FEATURES

## PREMISES

Suite 120: ± 1,136 SF **LEASED**

Suite 170: ± 3,668 SF

## RENT

Suite 170: \$2.85/SF MG

## OCCUPANCY

Immediate

## TERM

1 - 3 Years

## PARKING

Suite 170: 5 Spaces @ \$175/space

## FEATURES

- Multi-Tenant Creative Office building located in the heart of West Los Angeles
- 2 private offices and 1 Conference room
- Private Back Unit Creative Space
- Private Outdoor Patio Space

# CONTACT

## Aleks Trifunovic, SIOR

President

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BRK DRE 01363109

## James Wilson

Principal

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## Sofa Kristiansen

Associate

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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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SUITE 170



FOR LEASE

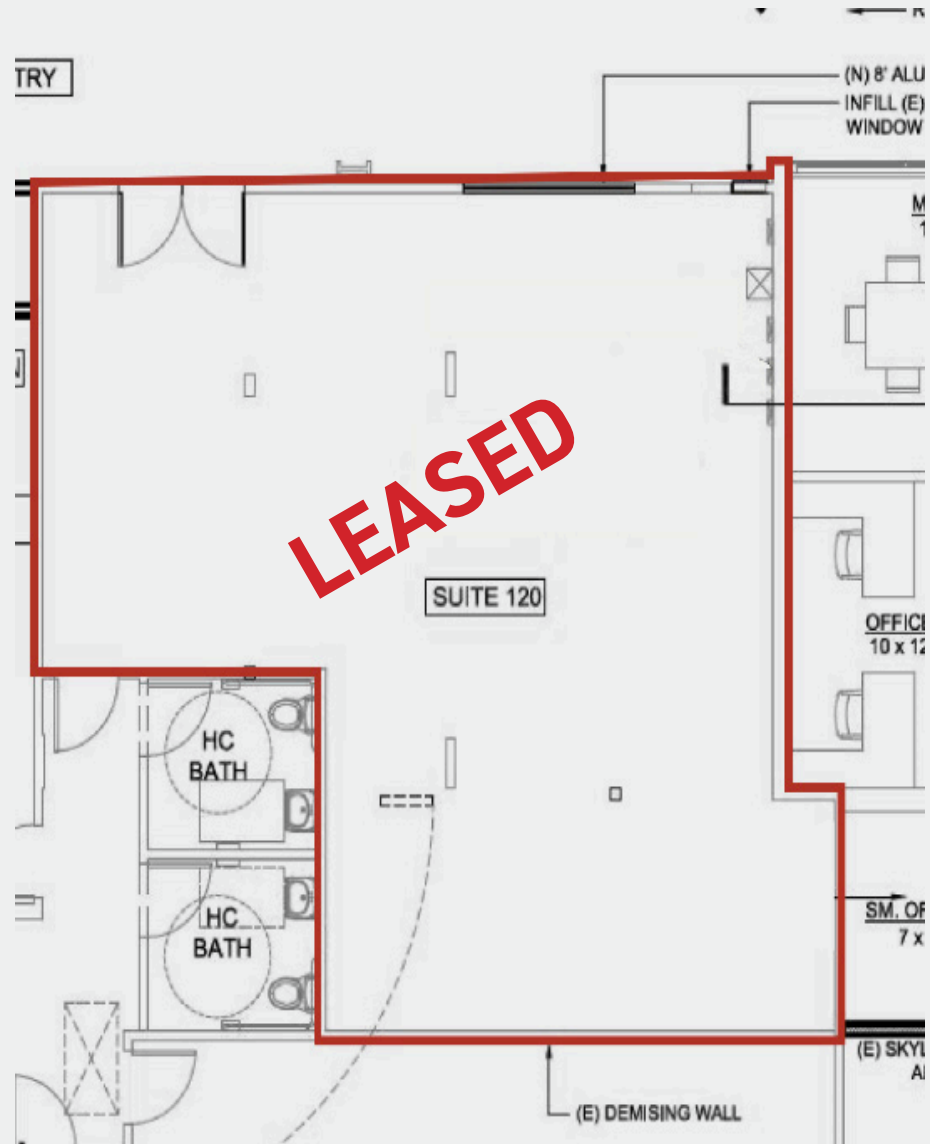
INTERIOR

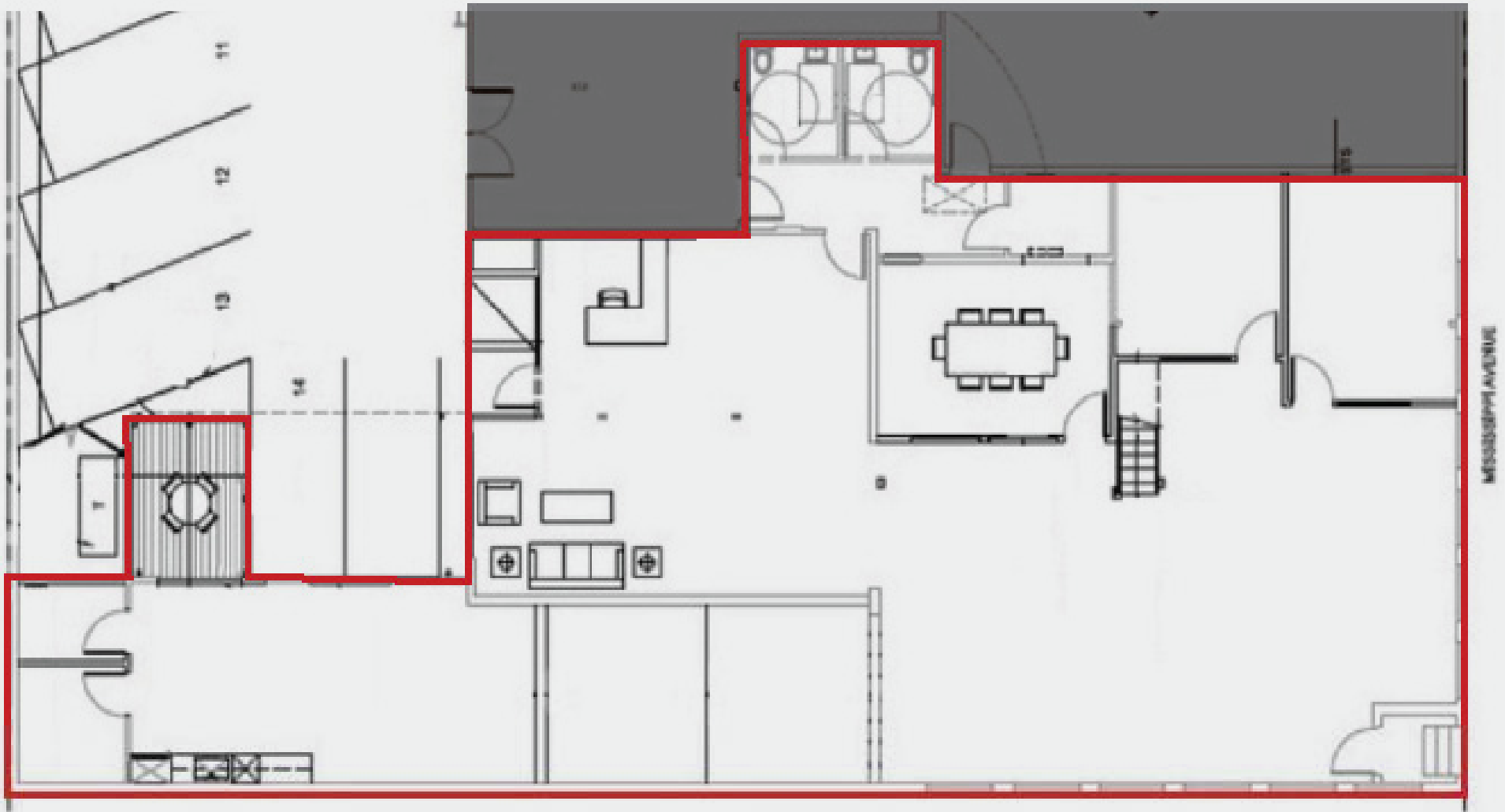




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EXTERIOR







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AREA OVERVIEW



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SAWTELLE

- |                           |                         |                       |               |
|---------------------------|-------------------------|-----------------------|---------------|
| 1. Tiato Kitchen & Market | 6. Society Kitchen      | 11. El Torito         | 16. Ralph's   |
| 2. Birdie G's             | 7. The Counter          | 12. Kiff Kafe         | 17. Marshalls |
| 3. Bergamot Cafe          | 8. Vito                 | 13. The Arsenal       | 18. Best Buy  |
| 4. Lime Cafe              | 9. Blueys Market & Cafe | 14. Bed Bath & Beyond | 19. Starbucks |
| 5. Lunetta All Day        | 10. Starbucks           | 15. Tacos Por Favor   | 20. Chipotle  |

FOR LEASE

NEARBY AMENITIES





LEE & ASSOCIATES LOS ANGELES WEST, INC.

**Aleks Trifunovic, SIOR**

President

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