

3733 Motor Avenue
Los Angeles, CA 90034

For Lease



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3733 Motor Avenue
Los Angeles, CA 90034



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PROPERTY DESCRIPTION



PREMISES

± 12,100 SF Building
Suite 200: ± 6,275 SF

LEASE PRICE

Year One: \$2.25/SF, Net
Year Two: \$2.65/SF, Net
Year Three +: \$3.00/SF, Net
Opex: \$0.73/SF

LEASE TERM

6 Months - 5 Years

YEAR BUILT/ RENOVATED

1986/2021/2025

PARKING

11 Parking Spaces
9 Gated and 2 additional
spaces outdoors
\$150/space

USE

Office/Business/Studios

ZONING

LAC2

AVAILABILITY

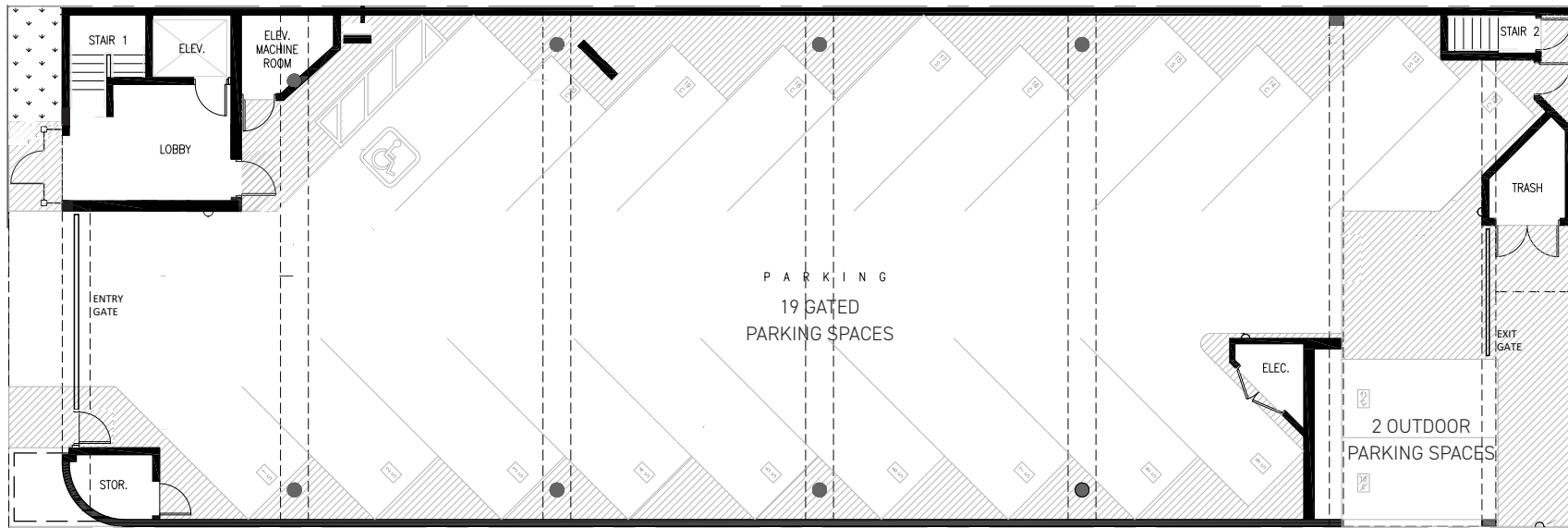
Immediate

FEATURES

- Creative office space with 11' ceilings and high end finishes
- Great walkability to the Expo Station, Pilates, and restaurants
- Walkability rating 92
- Centrally located just minutes from Fox, Sony studios with easy commuting near the 405 and 10 fwy
- Global Capacity ethernet over copper, Coax cable and DSL
- Full security camera system in place
- Secured garage with remotes and keypad entry

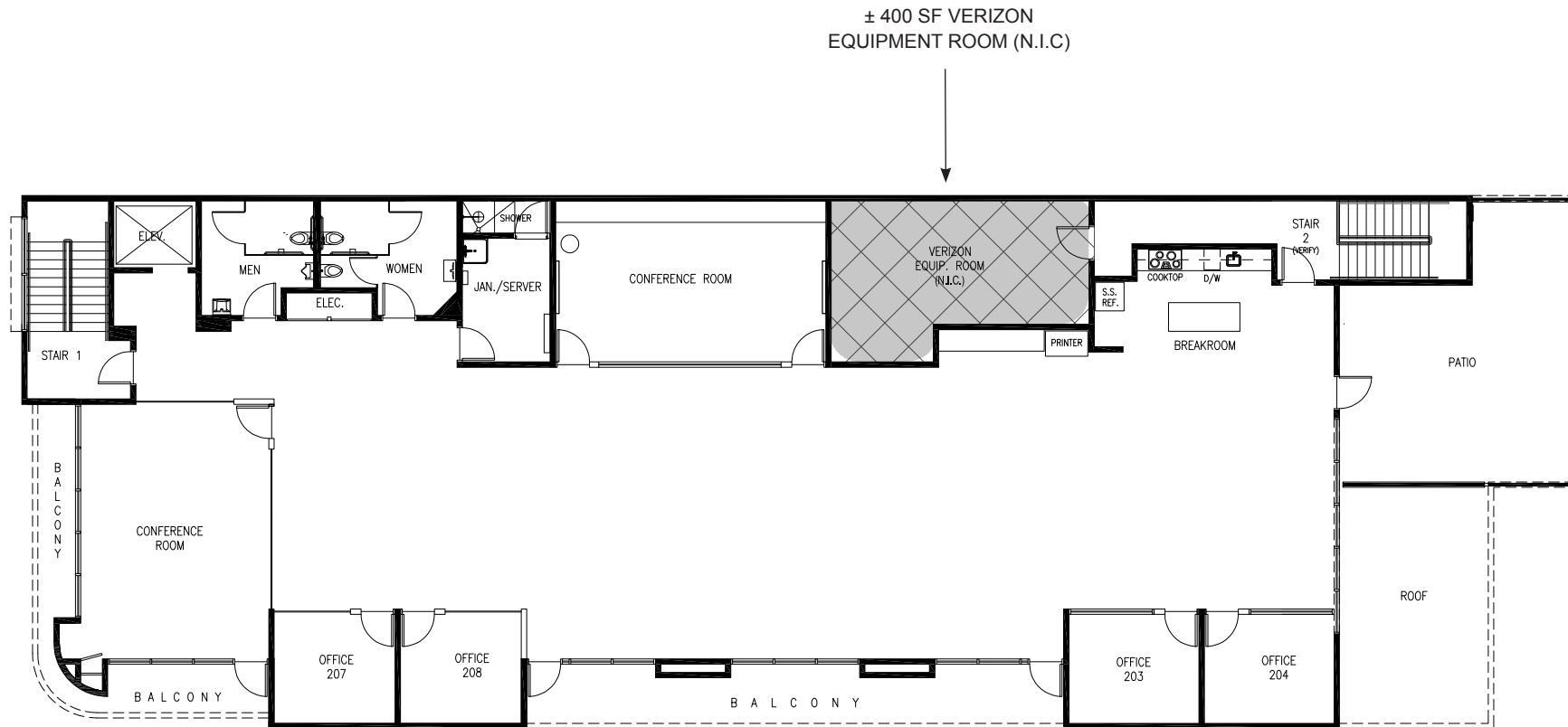
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FIRST FLOOR - PARKING GARAGE



GROUND FLOOR PLAN ± 571 SF

STUDIO 200 - FLOOR PLAN



SECOND FLOOR PLAN ± 6,275 SF
(INCLUDES ± 285 SF PRO RATA
PORTION OF COMMON AREA SPACE)

PROPERTY PHOTOS



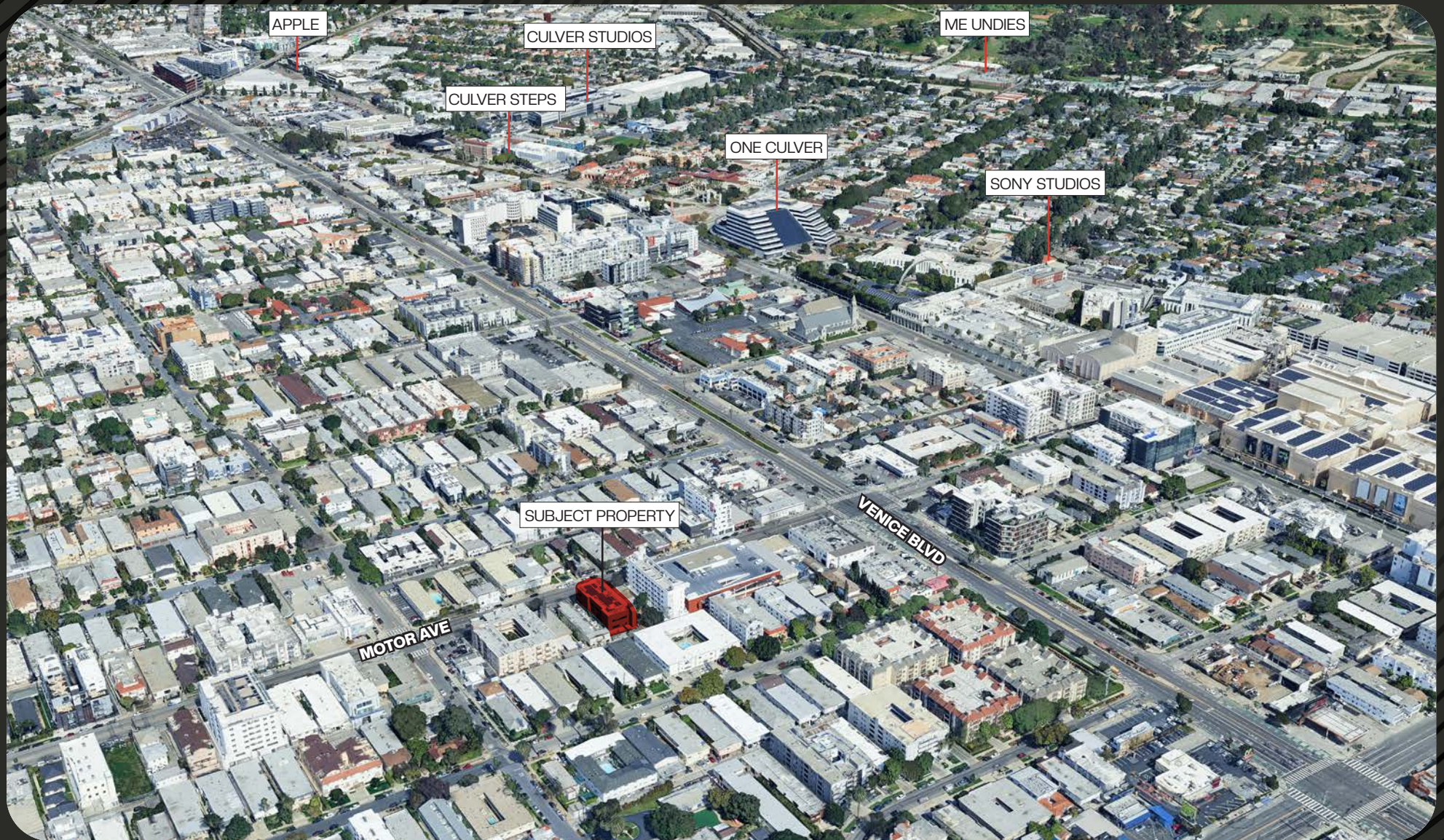
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



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NEARBY AMENITIES



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