

2332
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2340

S. CENTINELA AVENUE



FOR LEASE
STATE OF THE ART CREATIVE OFFICE / PRODUCTION / EDITORIAL



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S. CENTINELA AVENUE

- Exceptionally Well Maintained. Custom Built Interior Finishes Suitable for any State of the Art Post Production and/or Editorial Company
- Adequate Cooling and Power Capacity in Place for Production, Rendering, and Data Transfer
- Convenient Access to West LA, Venice, and Santa Monica via the 10 FWY, Olympic Blvd, and Pico Blvd
- State of the Art Finishes Including Subzero, Wolf, and Viking Appliances
- High-height Sandblasted Wood Ceilings with Torrance Steel Windows and Polished Concrete Floors



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.

PREMISES

Suite B
± 6,011 SF

RENT

\$4.65/SF, NNN

OCCUPANCY

30 Days from
Lease Signing

TERM

3+ Years

PARKING

10 Spaces
\$185/Space/Month

SITE OVERVIEW

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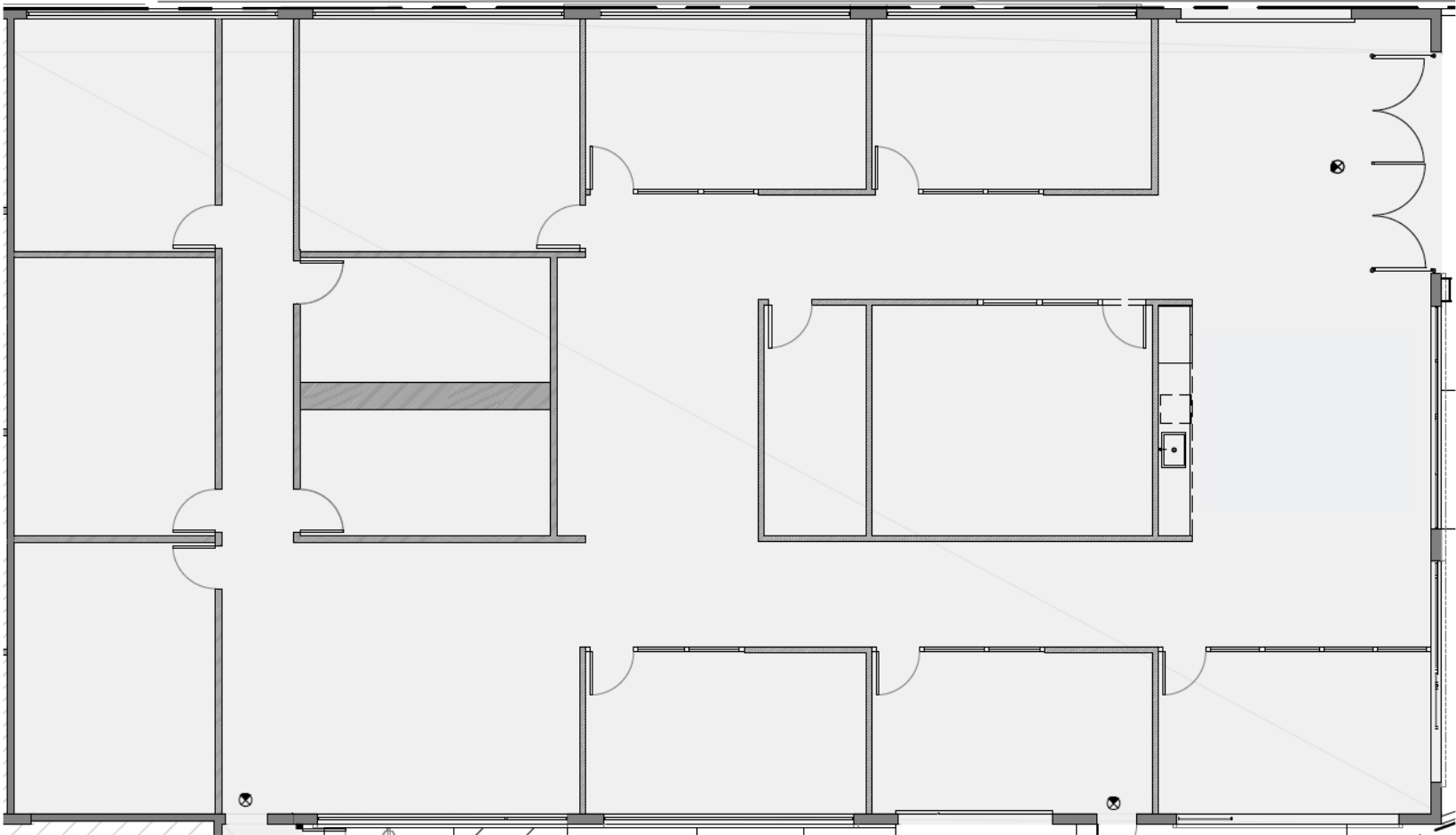




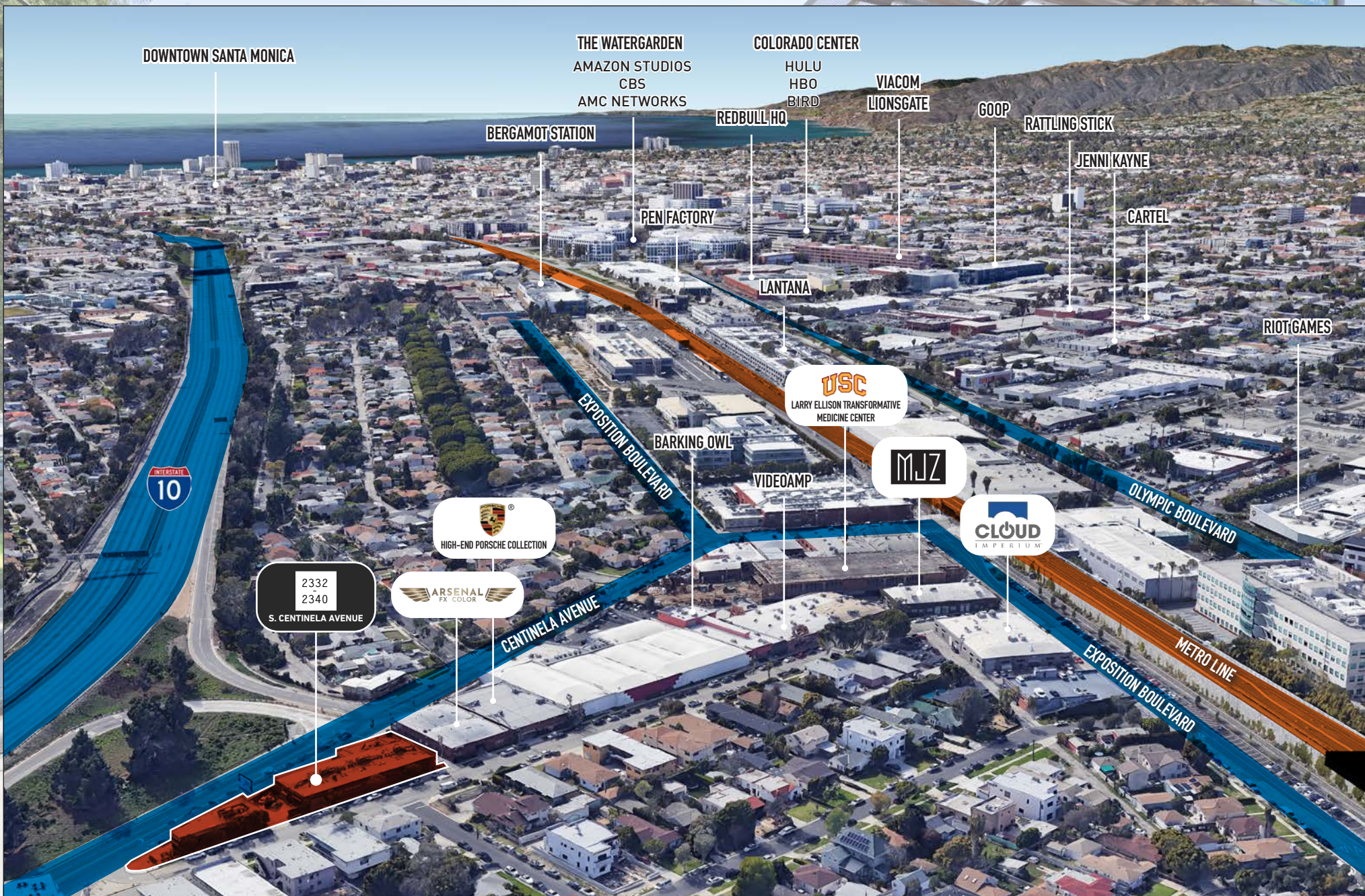
FLOOR PLAN

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NEARBY TENANTS



NEARBY AMENITIES

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

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