

± 5,857 SF OFFICE OR RETAIL SPACE FOR LEASE
WITH GREAT PARKING



3626 W JEFFERSON BLVD
LOS ANGELES, CA 90016



A DIVISION OF



LEE &
ASSOCIATES

**PREMISES**

Total: ± 5,857 SF
Mezz: ± 646 SF
Main floor: ± 5,211 SF

RENT

\$4.25/SF, NNN (\$1.00 Nets)

OCCUPANCY

Immediate

FEATURES

- Bow-Truss Building
- Unique Corner Lot
- High Ceilings
- Glass Roll Up Door
- Outdoor Patio
- Warm Shell Complete
- Flexible Layout
- Power: 800A, 120/208V, 3PH, 4W

PARKING

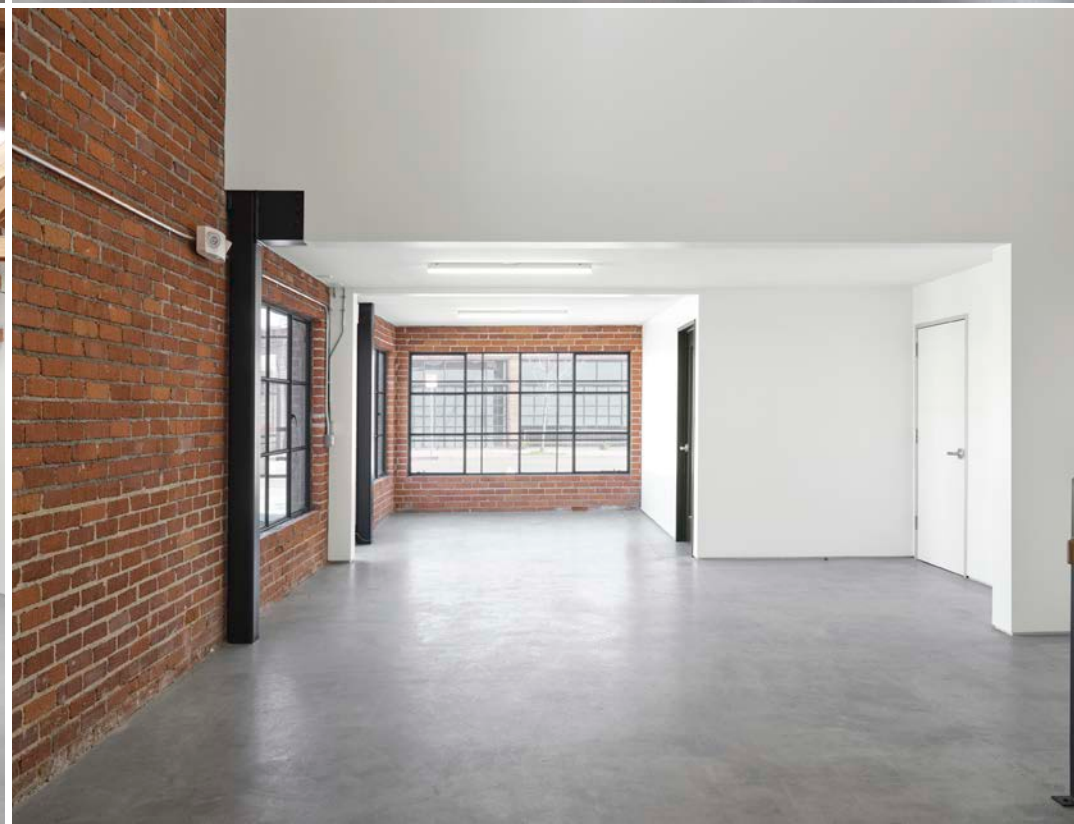
Great Parking, Contact Broker

CONTACTS

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AGT DRE 02230987

Robert Clifford
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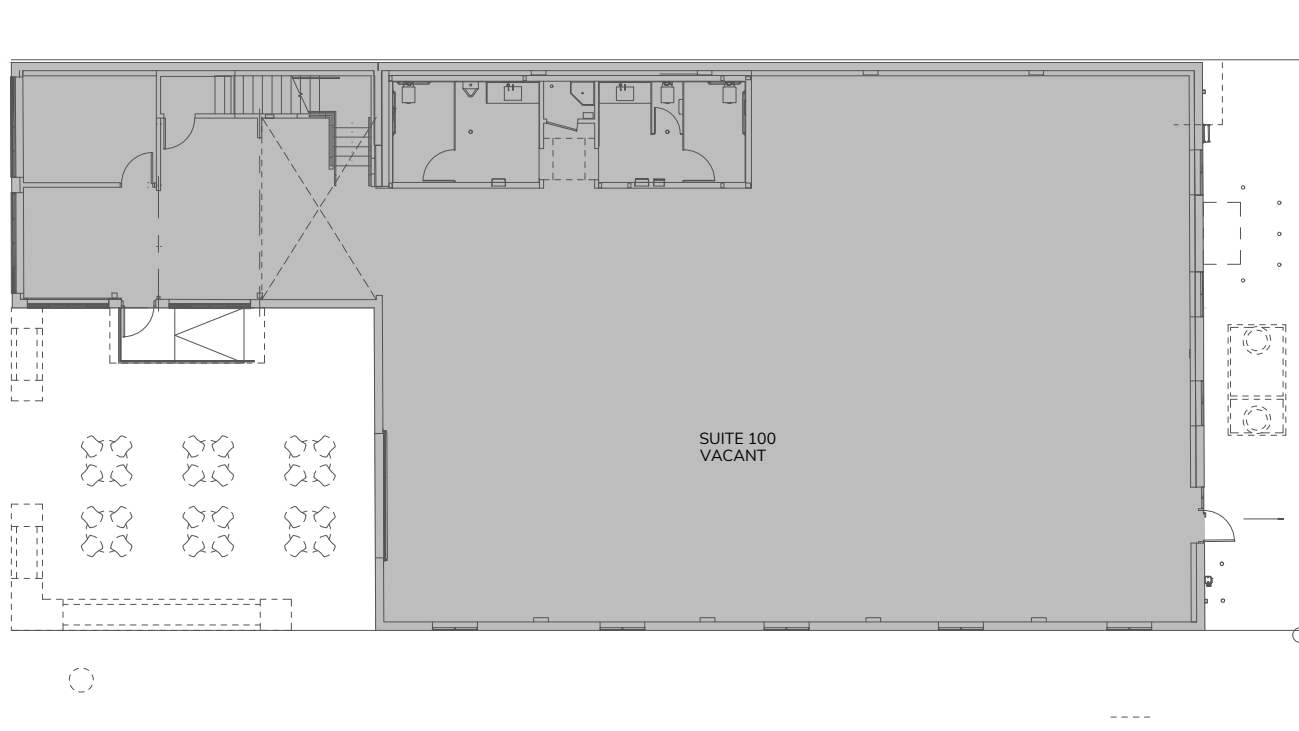
INTERIOR PHOTOS



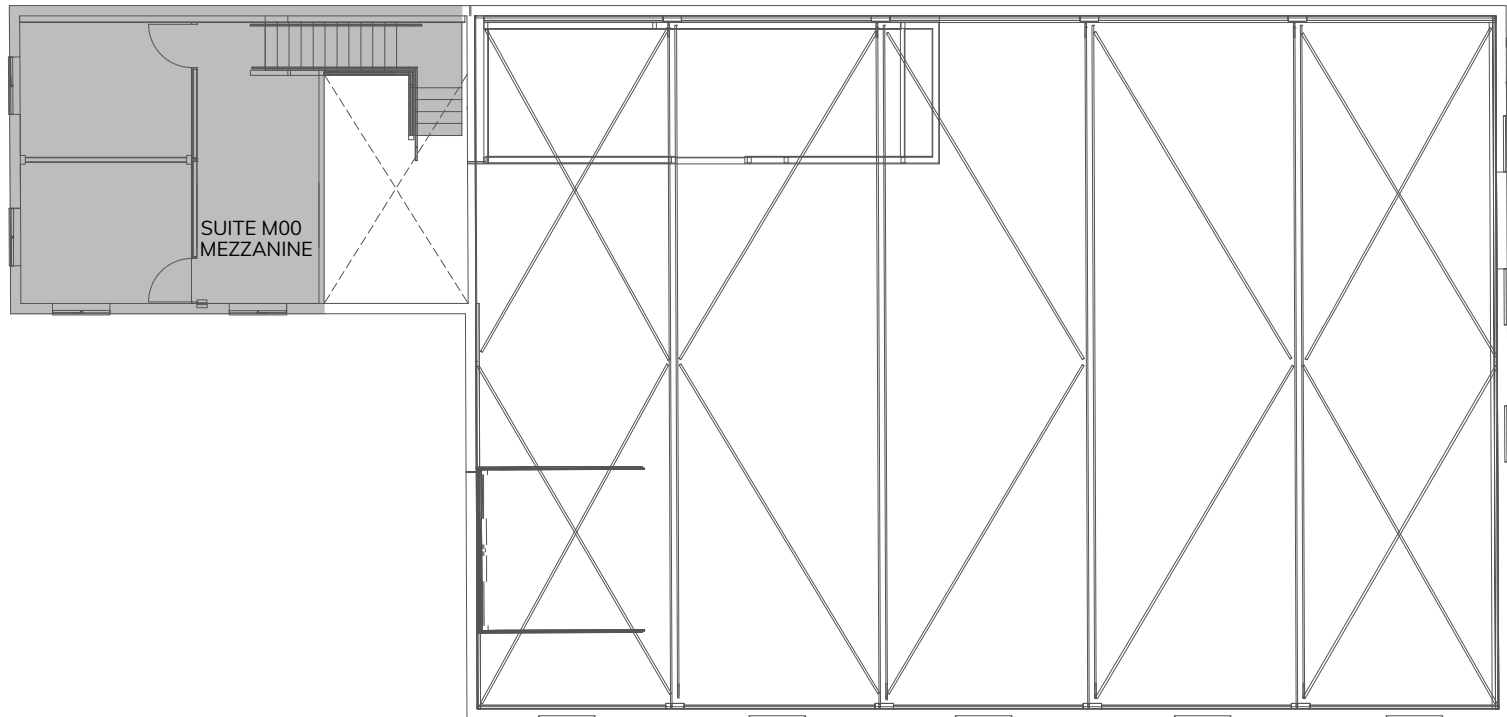
EXTERIOR PHOTOS



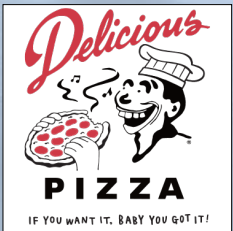
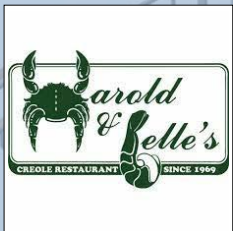
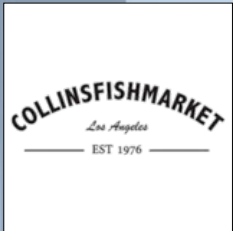
FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



LOCAL AMENITIES



LOCAL OFFICES & DEVELOPMENTS

SOMESUCH



SUPERPRIME



Coming Soon

Mixed Use Development
150,000 SF
Coming Soon



Three-Story
Office Building
Coming Soon



± 89,479 SF
For Lease



±10,274 SF Event
Venue Space
For Lease
Coming Soon



BUCKINGHAM ROAD

W JEFFERSON BLVD

CRENSHAW BLVD

W EXPOSITION BLVD

OBAMA BLVD

SUBJECT PROPERTY



HIGHLY
LIKELY



High
Wide
&
Handsome

LOHA



±30,000 SF Building
Under Construction
For Lease
LWLA



±52,481 SF
New Development

ONWARD
&
UPWARD



RIOS



±29,759 SF Building
For Lease

FPM DEVELOPMENT, LLC

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No warranty or representation is made to the accuracy of the foregoing information.



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