

FOR LEASE

± 10,246 SF CREATIVE OFFICE | 26 PARKING STALLS

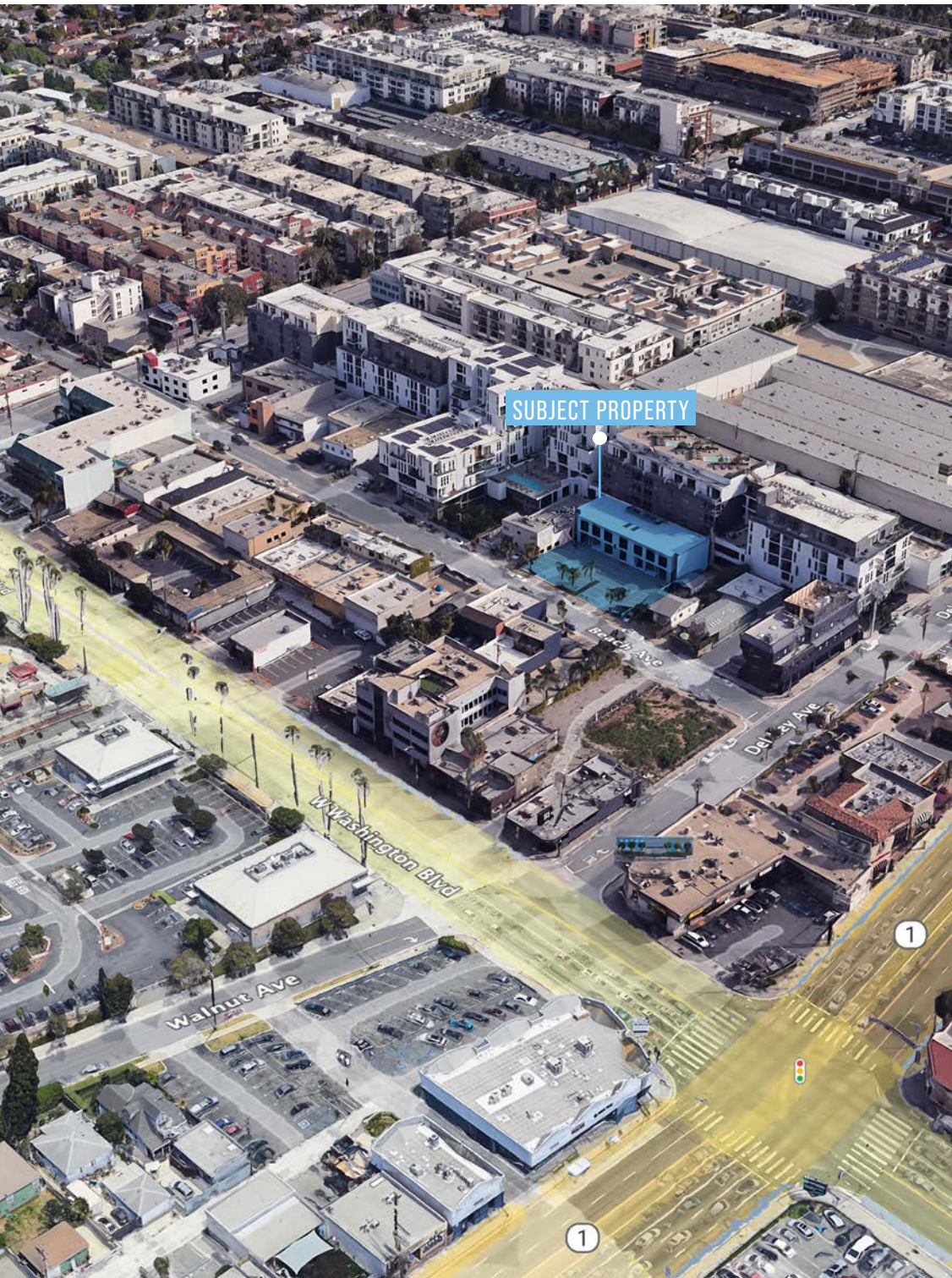


\$2.75/MG - Year One | \$3.25/MG - Year Two



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13468 BEACH AVENUE
MARINA DEL REY, CA 90292



RENT \$2.75/SF, MG - Year 1
\$3.25/SF, MG - Year 2

LAND SIZE ± 13,939 SF

BUILDING SIZE ± 10,264 SF

ZONING LACM (GM)

PARKING 26 On-site gate surface parking spaces @ \$175/space/month

PROPERTY TYPE Creative Office

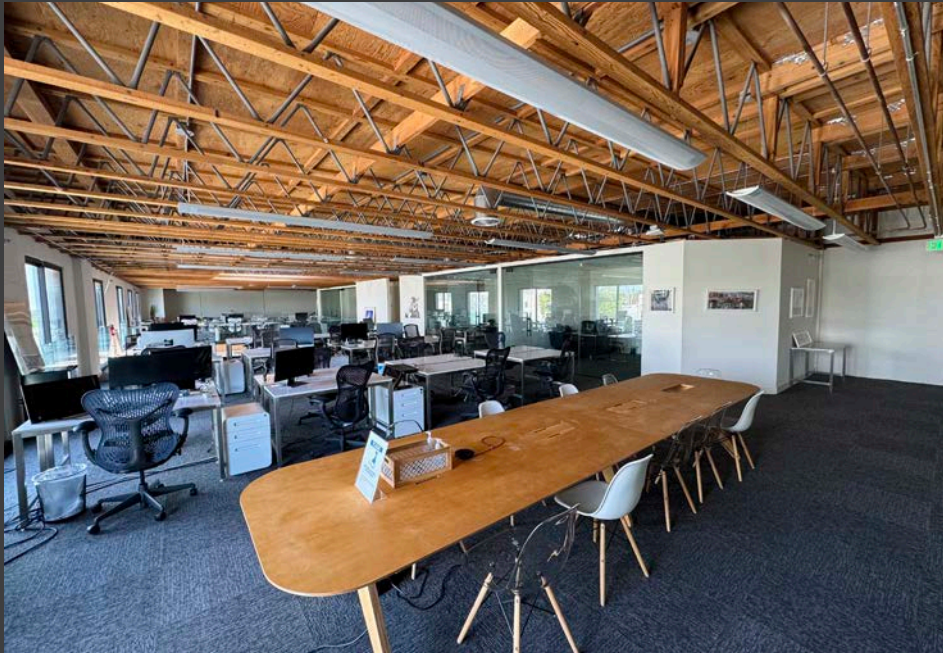
APN 4230-004-032

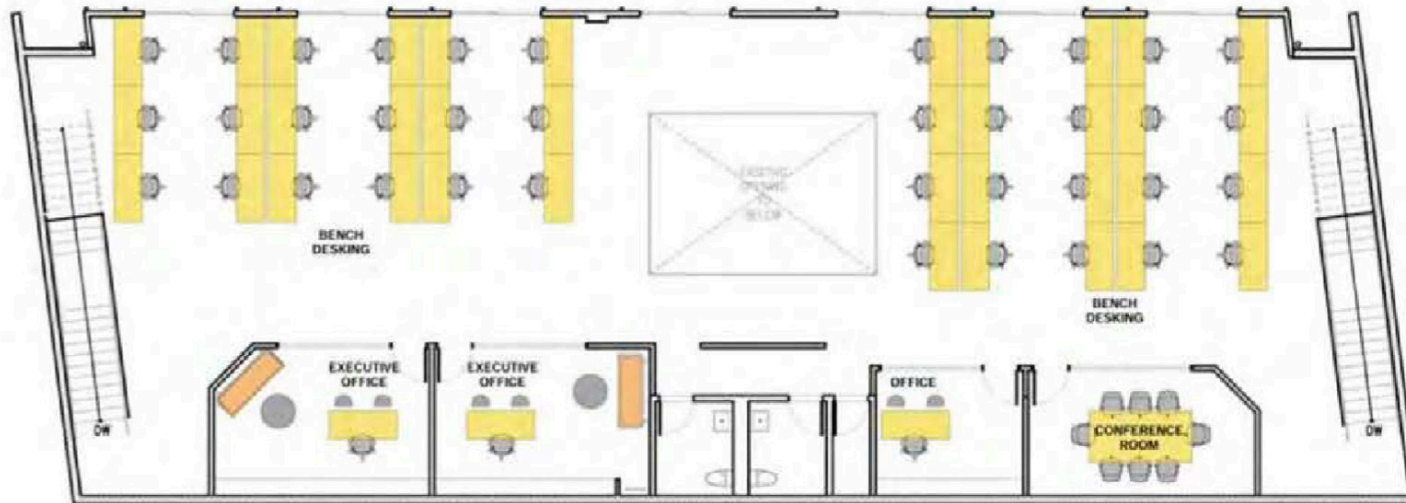
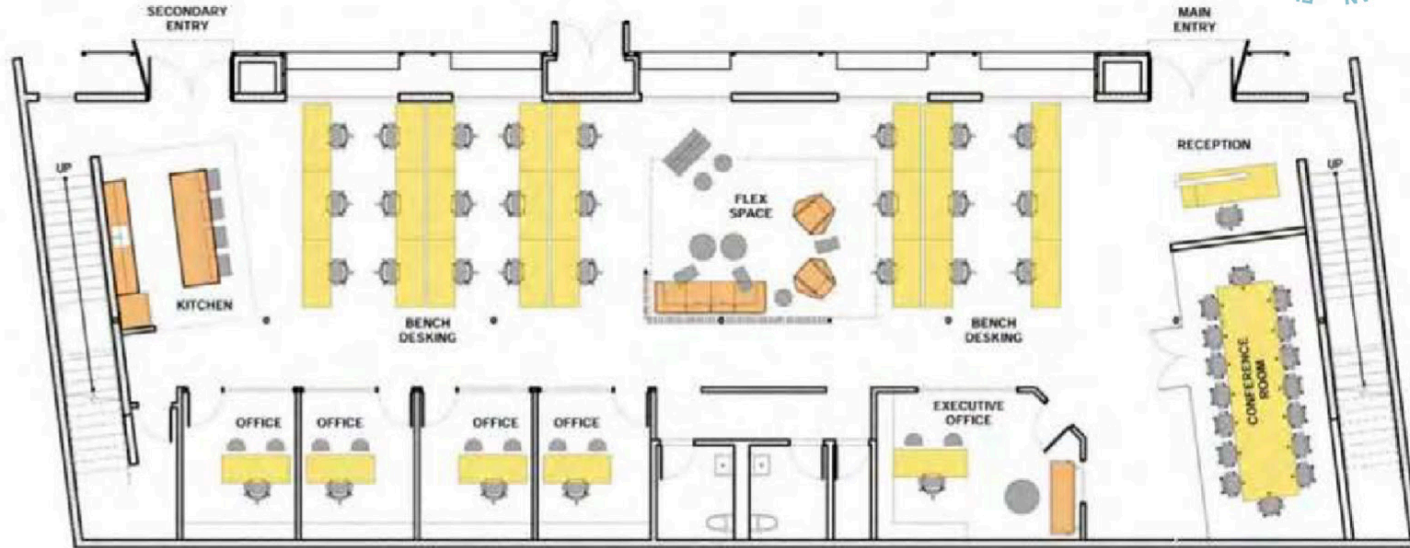
FEATURES

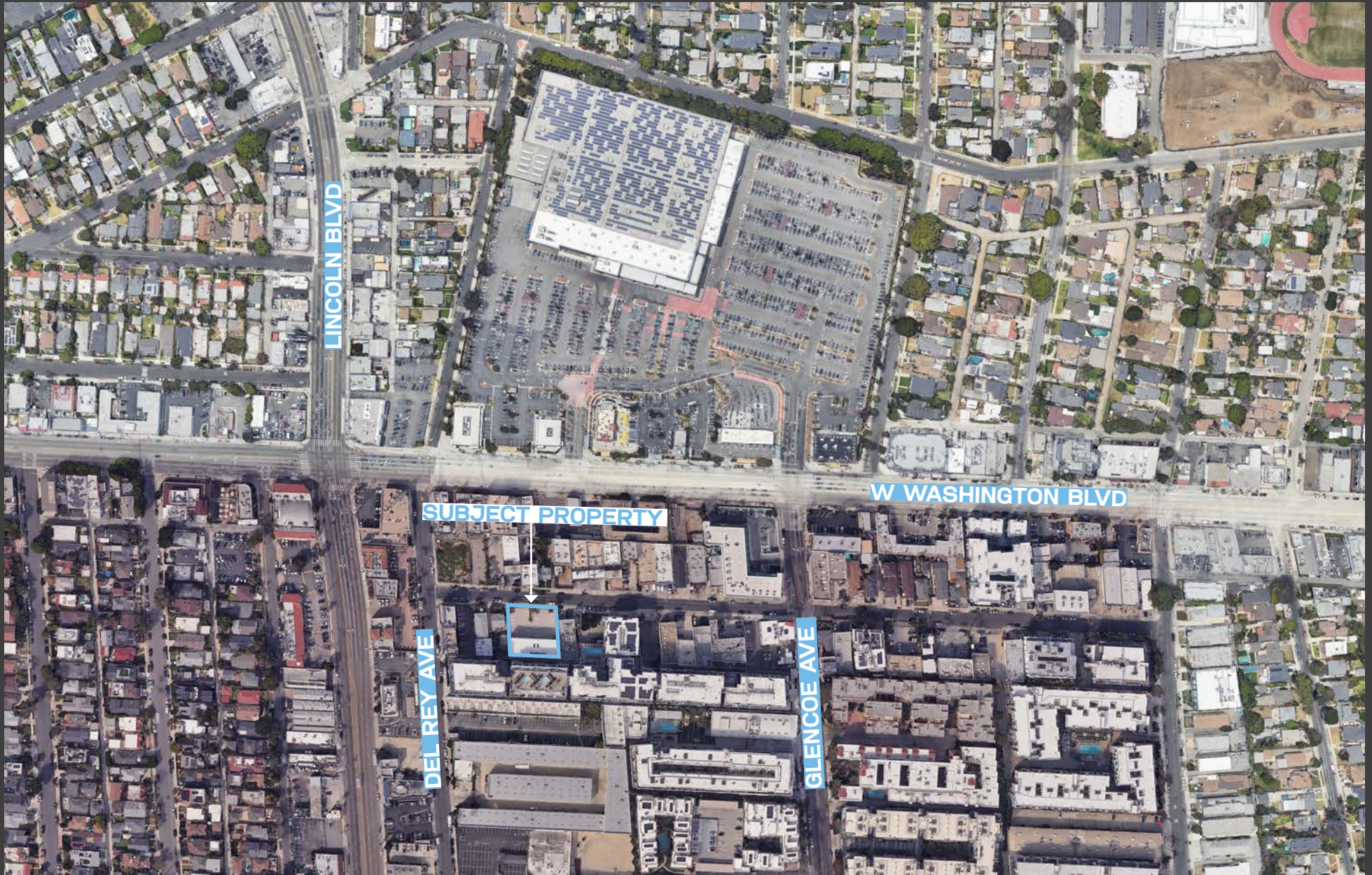
- Three large executive offices, 5 private offices, 2 conference rooms, server room, bullpen space for 65+ workstations, kitchen, lounge, and restrooms
- Stand-alone two-story low-rise creative office conversion
- Direct access to Lincoln Blvd, Washington Blvd, Venice Blvd and the Marina (90) FWY
- Highly walkable within minutes of Maxella Glencoe Mall and Abbot Kinney Blvd

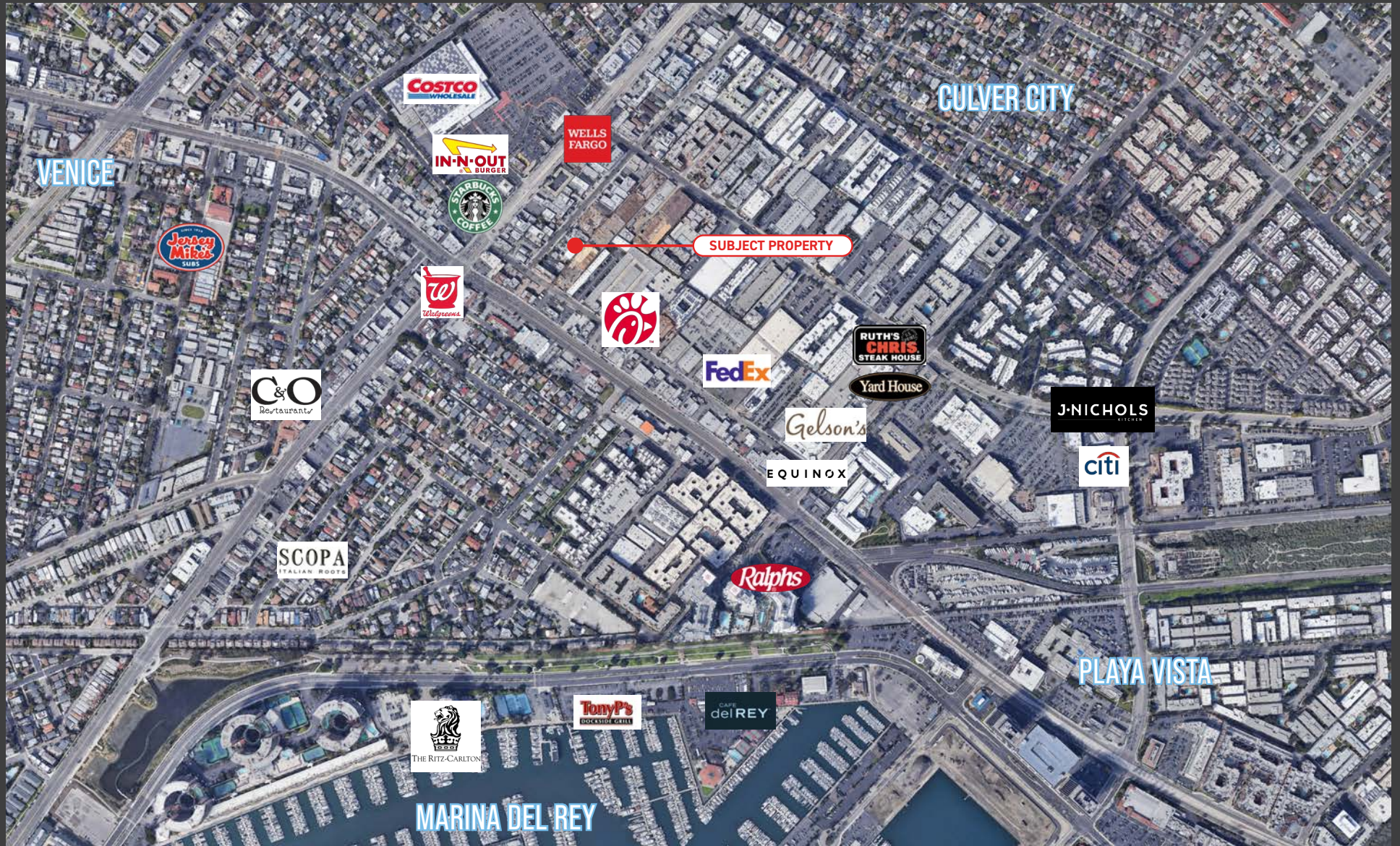
1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

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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