

OFFICE / MEDICAL
FOR LEASE

10951 PICO

LOS ANGELES, CA 90064



A DIVISION OF



PREMISES: Suite 203 ± 925 SF

RENT: \$2.50/SF, FSG

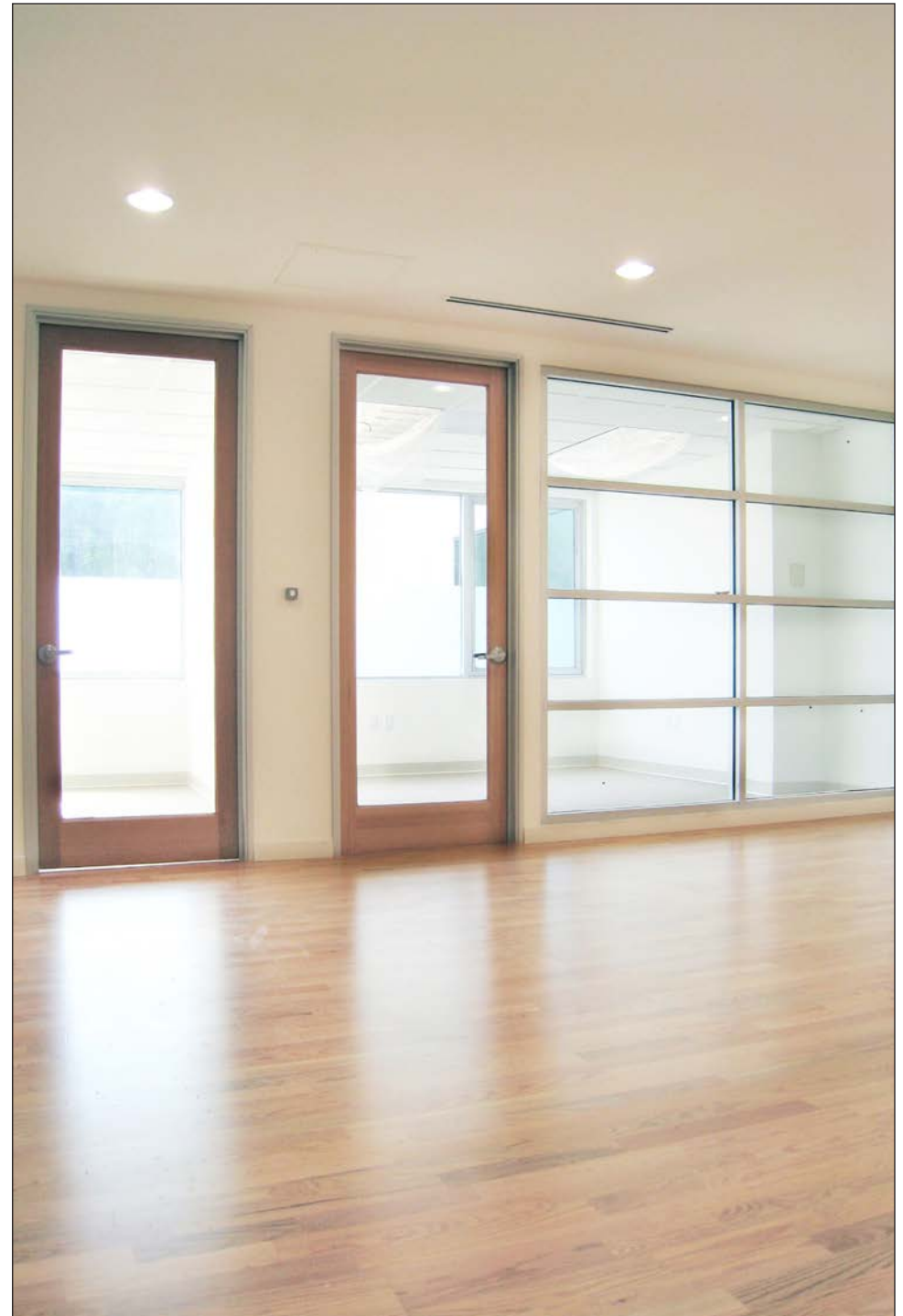
OCCUPANCY: Immediate

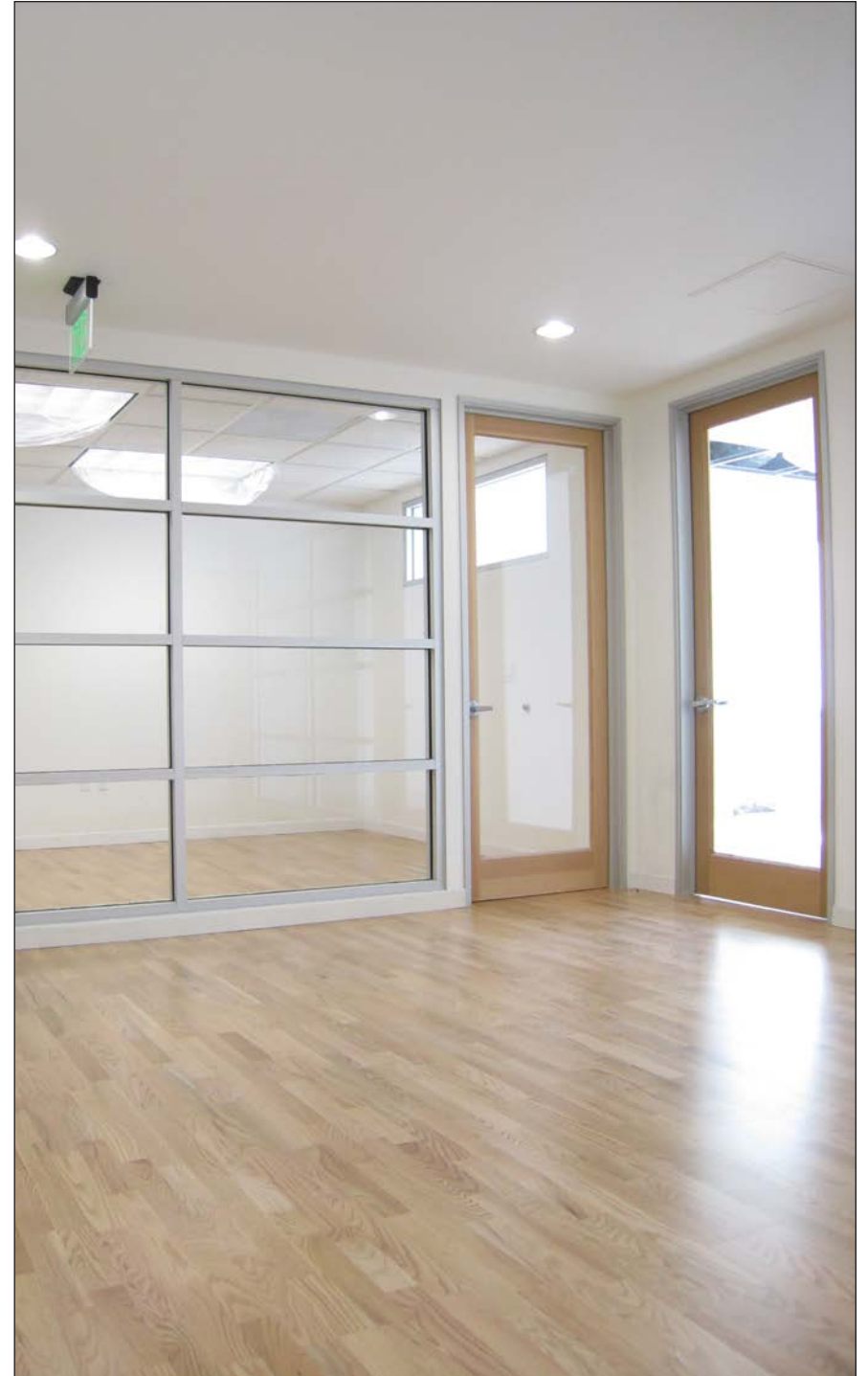
TERM: 3 - 5 Years

PARKING: 2 Spaces (\$150/Space/Month)

This Space Checks all the Boxes:

- 1998 Rents
- Great Natural Light
- Expansive Ceilings
- Glass Offices, Conference Room, Open Work Space and Kitchenette
- Operable Windows
- Private En Suite Bathrooms
- Walking Distance to Over 20 Restaurants
- Within ½ Mile of the Expo Station
- A Block from UCLA's Life Science and Computing Institute
- Onsite, Above Grade Parking
- HVAC Features: I-Wave Technology and MERV 13 filters

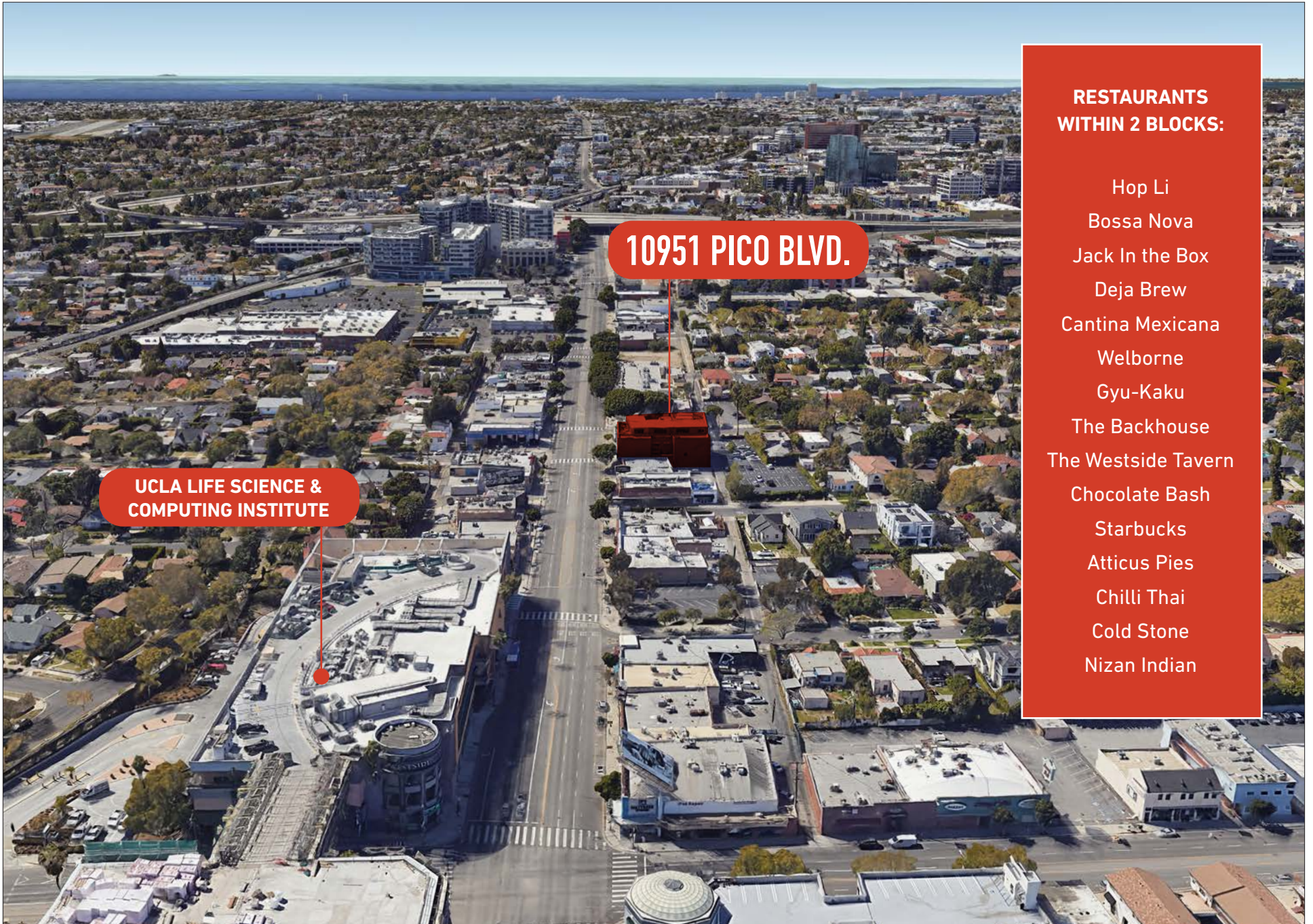




FLOOR PLAN SUITE 203



AREA OVERVIEW



10951 PICO BLVD.

UCLA LIFE SCIENCE & COMPUTING INSTITUTE

- RESTAURANTS
WITHIN 2 BLOCKS:**
- Hop Li
 - Bossa Nova
 - Jack In the Box
 - Deja Brew
 - Cantina Mexicana
 - Welborne
 - Gyu-Kaku
 - The Backhouse
 - The Westside Tavern
 - Chocolate Bash
 - Starbucks
 - Atticus Pies
 - Chilli Thai
 - Cold Stone
 - Nizan Indian

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