



[www.leewestla.com](http://www.leewestla.com) | dre 01222000

## CREATIVE OFFICE FOR LEASE

4201 Redwood Avenue, Los Angeles, CA 90066



- PREMISES** | 10,930 SF
- RENT** | \$2.50 SF NNN (\$0.22/SF)
- OCCUPANCY** | Immediate
- TERM** | 3+ Years
- PARKING** | 15 Parking Spaces (\$100/Car/Month)
- ZONING** | CM(GM)
- FEATURES**
  - Open Creative/Flex Space
  - Exposed Ceilings
  - Skylights
  - Outdoor Patio Areas
  - 2 Conference Rooms, Kitchen, Restrooms, Storage Areas
  - 100% HVAC
  - Ideal for Designers, Architects, Tech, Private Training Studios
  - Great Location with Easy Access to the 90 and 405 Freeways
  - Walk Score of 84 with Many Amenities in Walking Distance

**CONTACT**

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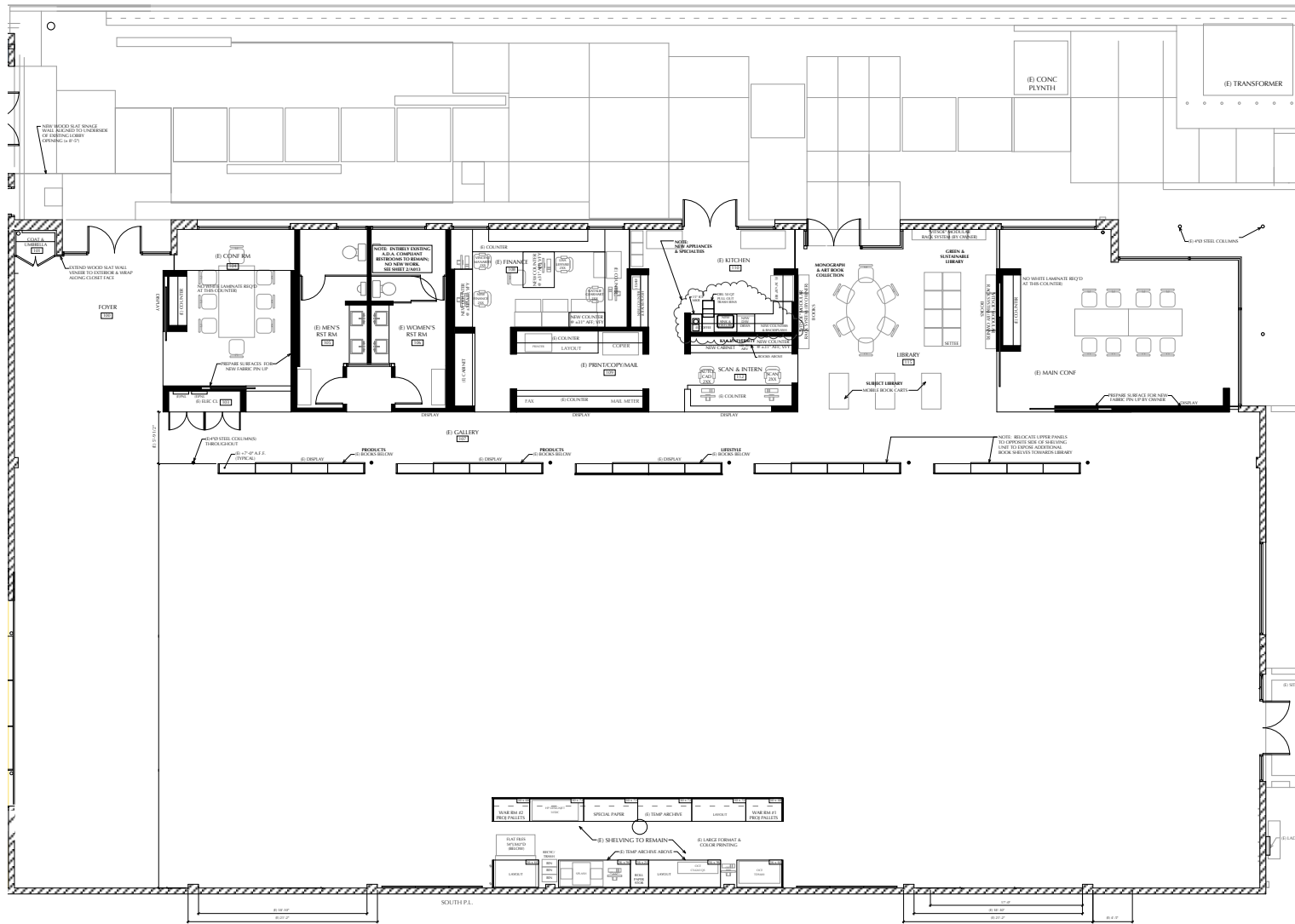
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# FLOOR PLAN



# MAJOR TENANTS





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