

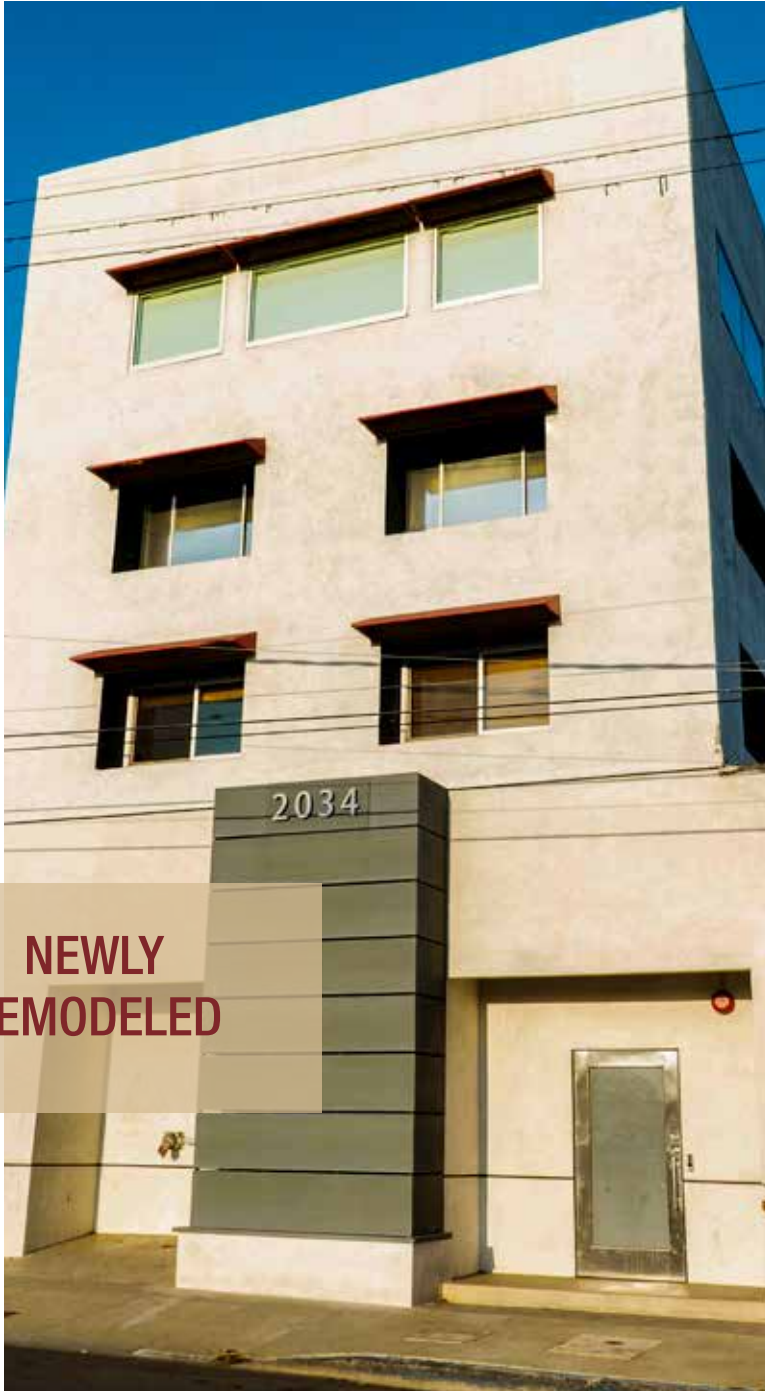
# FOR LEASE

## CREATIVE OFFICES WITH PROMINENT IDENTITY

2034 Cotner Avenue, Los Angeles, CA 90025



**310.839.3333**  
**Lancelotcommercial.com**



Easy Access and Tremendous Parking  
Freestanding Highly visible building with direct 405 Freeway North and South Bound exposure with Potential for signage rights at additional cost.

### **BUILDING FEATURES :**

- Elevator served building with concrete floors and tons of natural light
- Grand reception area
- Expansive panoramic views - from Century City to the Ocean, South Bay to Brentwood. All four sides of building with windows.
- Executive style offices with polished concrete floors, exposed ceilings and glass partitioned offices.
- Eight hundred square foot conference room with dynamic views.

Rental Rate : \$3.50 - \$4.85 NNN  
Available SF : Approx. 12,000 SF  
Divisible : 4,200 SF  
Parking : Up to 6/1000 parking (85 cars)  
          : - \$185 per stall

### **CONTACT:**

**LANCE LEVIN, PRESIDENT**  
lance@lancelotcommercial.com  
BRE# 01128388  
p 310.839.3333 x 200  
f 310.839.3382



**LANCELOT**

Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18 Los Angeles, CA 90025

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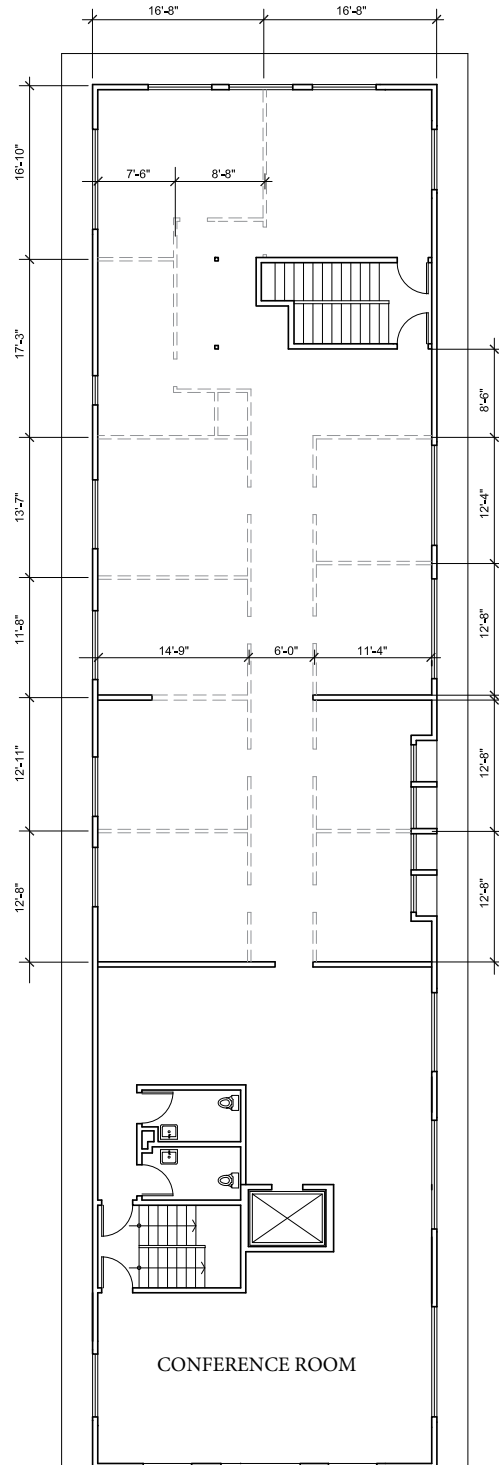
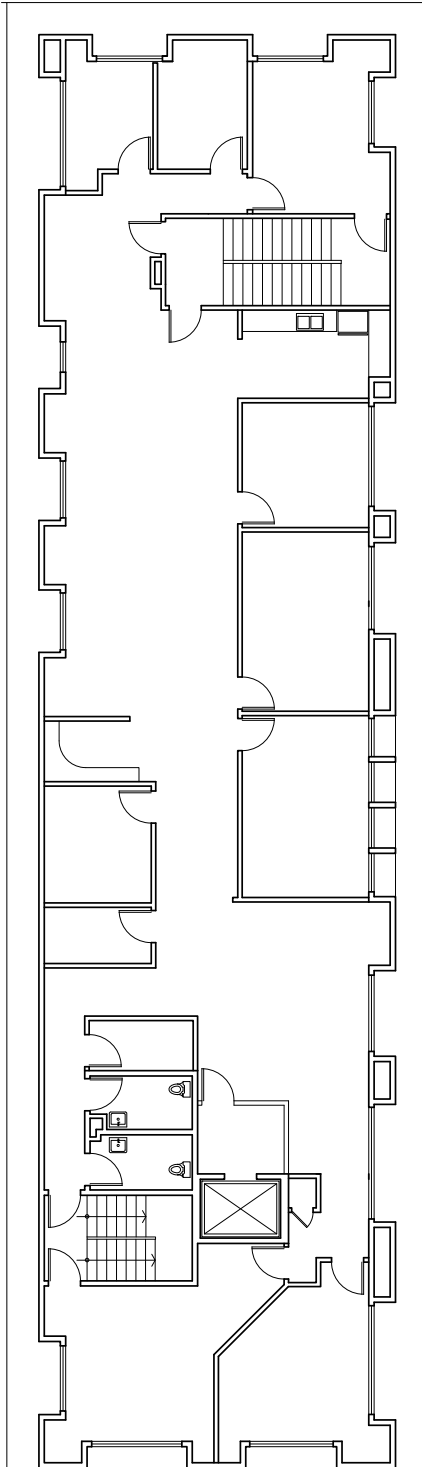
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## 3RD FLOOR



## 4TH FLOOR

--- LOCATIONS OF PROPOSED GLASS PARTITION WALLS FOR OFFICES