

FOR LEASE

DISTRIBUTION BUILDING ON MAJOR LA CIENEGA BOULEVARD WITH GREAT IDENTITY

3485 La Cienega Blvd., Los Angeles, CA 90016



310.839.3333
Lancelotcommercial.com



**REAR GATED
YARD INCLUDED**

Lease Price : \$2.15 NNN
Term : 3-5 Years
Total Available : 32,013 SF

» FEATURES

- Expandable to 42,000 SF with the potential to lease 85,000 SF on 125,000 SF of land - Call for more information
- Commercial zoning for a variety of uses including retail with the potential to include 3479 S. La Cienega - a retail storefront with dedicate parking
- Approximately 2,000 SF of creative office space with natural light and a private entrance on the side
- Easy Access for 52' trucks in the back of the building including rear gated yard and a ground level loading ramp
- 3 Dock high-loading positions

CONTACT:

LANCE LEVIN, PRESIDENT
lance@lancelotcommercial.com
BRE# 01128388
p 310.839.3333 x 220
f 310.839.3382

**SHAUN KRASOWSKI,
EXECUTIVE VICE PRESIDENT**
shaun@lancelotcommercial.com
BRE# 02045557
p 310.839.3333 x 400
f 310.388.6001



LANCELOT

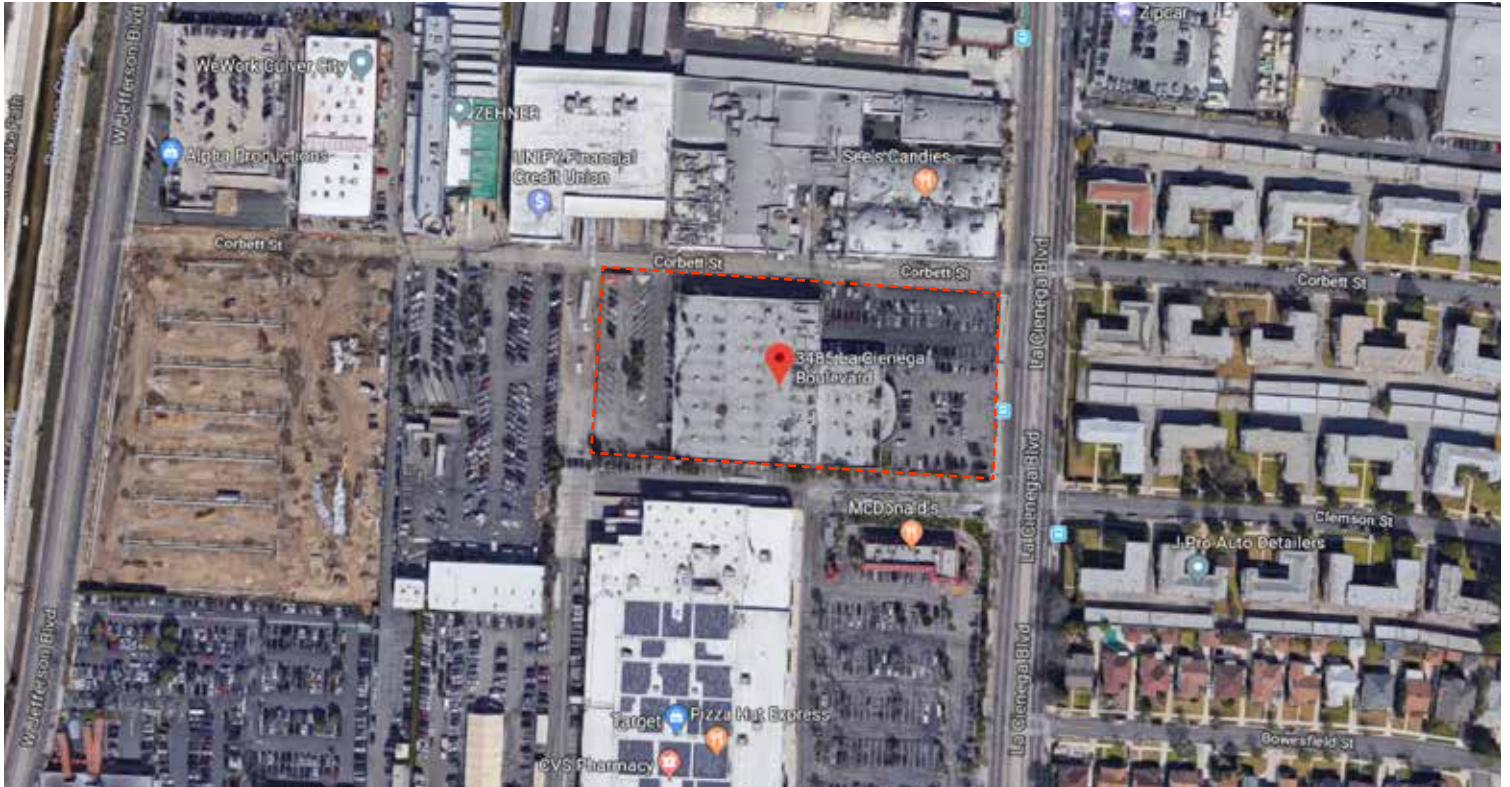
Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

FOR LEASE

DISTRIBUTION BUILDING ON MAJOR LA CIENEGA BOULEVARD WITH GREAT IDENTITY

3485 La Cienega Blvd., Los Angeles, CA 90016



LOCATION FEATURES

- 3 blocks to 10 freeway on/off ramp at La Cienega Boulevard or Fairfax Avenue
- Space is adjacent to the Hayden Track
- Property is contiguous to new Nike office building and close to WeWorks.
- Contiguous to McDonald's, Sees Candy, and Target



310.839.3333

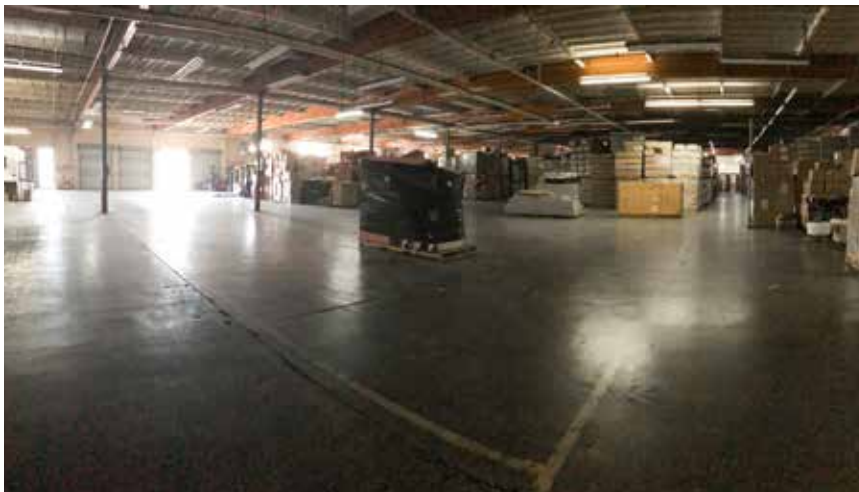
FOR LEASE

DISTRIBUTION BUILDING ON MAJOR
LA CIENEGA BOULEVARD WITH GREAT IDENTITY

3485 La Cienega Blvd., Los Angeles, CA 90016



310.839.3333



LANCELOT

Commercial Industrial Brokerage

LANCELOTCOMMERCIAL.COM