

FOR LEASE

BEST OFFICE VALUE ON THE MARKET

5301 Beethoven Street, Marina Del Rey, CA 90066



310.839.3333
Lancelotcommercial.com



GREAT FOR MANY USES

including entertainment,
consulting, accounting,
sales, and more.

Suite 109 : 2,216 SF
Suite 134 : 1,529 SF
Lease Price : \$2.65 PSF FSG
Suite 102 : Min Divisible 800 SF : Max Contiguous 1,300 SF
Lease Price : \$2.45 PSF FSG

FEATURES:

- Close to Culver City and LAX
- Corporate neighbors include Home Depot, Frank Gehry, Stamps.com, Deutche, TWBA/Chiat/Day
- Landlord pays base air conditioning, utilities, janitorial
- Free reserved parking with 3 parking stalls for every 1,000 SF leased
- Clean, functional offices
- Two blocks from Playa Vista
- One mile to 405 Freeway on/off ramp at Jefferson Blvd.

CONTACT:

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LANCELOT

Commercial Industrial Brokerage

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

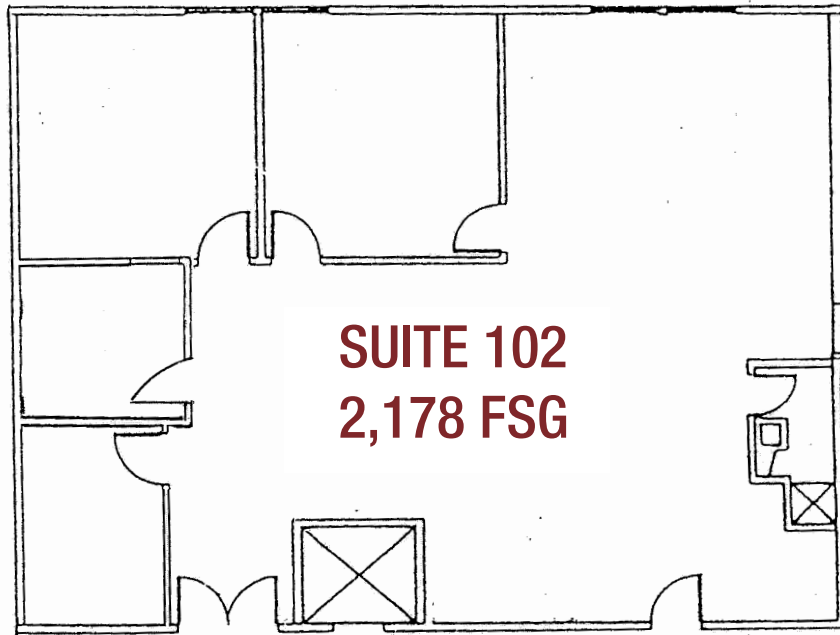
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FEATURES:

- Prominent Location off main Lobby in building with double door entry
- Operable windows and terrific natural light
- Open floor plan with 4 private office and kitchen with wet bar.
- Two separate entrances potentially divisible to 800 SF or 1,300 SF
- 3/1000 parking.

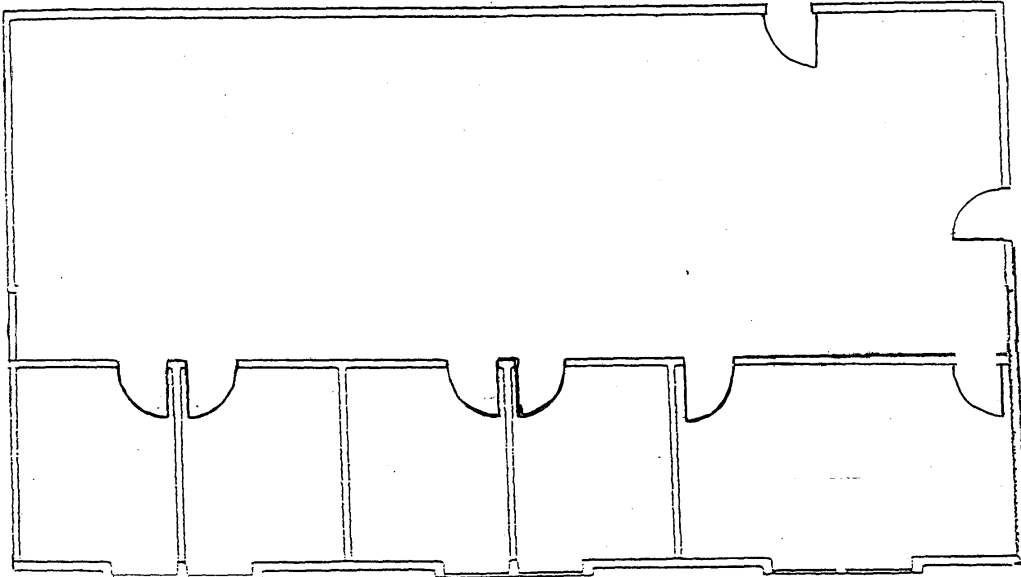
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**SUITE 109
2,216 FSG**



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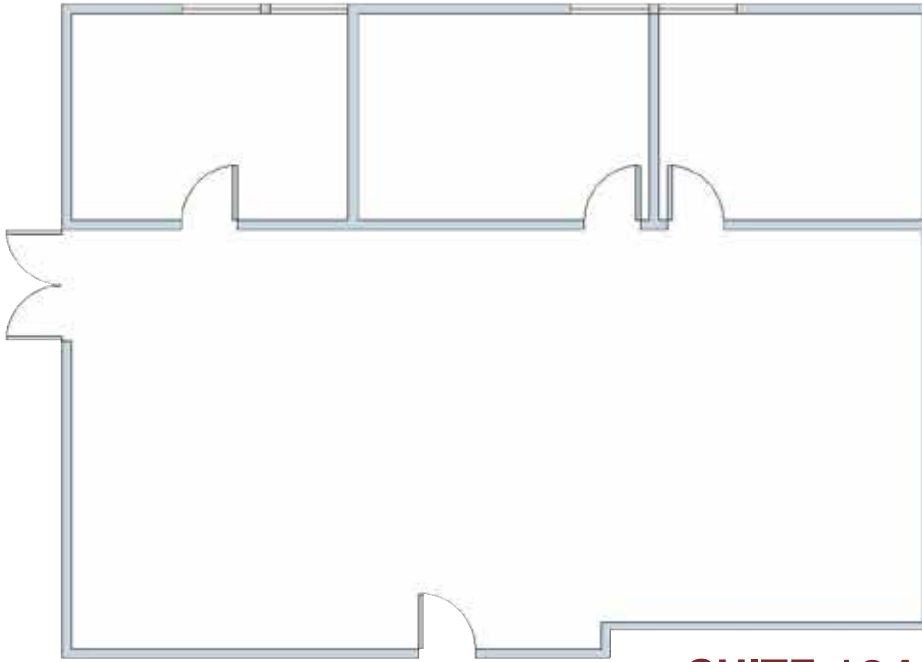
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SUITE 134
1,529 FSG

