

# 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:

**LANCE LEVIN, PRESIDENT**

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p 310.839.3333 x 220

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**SHAUN KRASOWSKI,  
EXECUTIVE VICE PRESIDENT**

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# LANCELOT

Commercial Industrial Brokerage

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

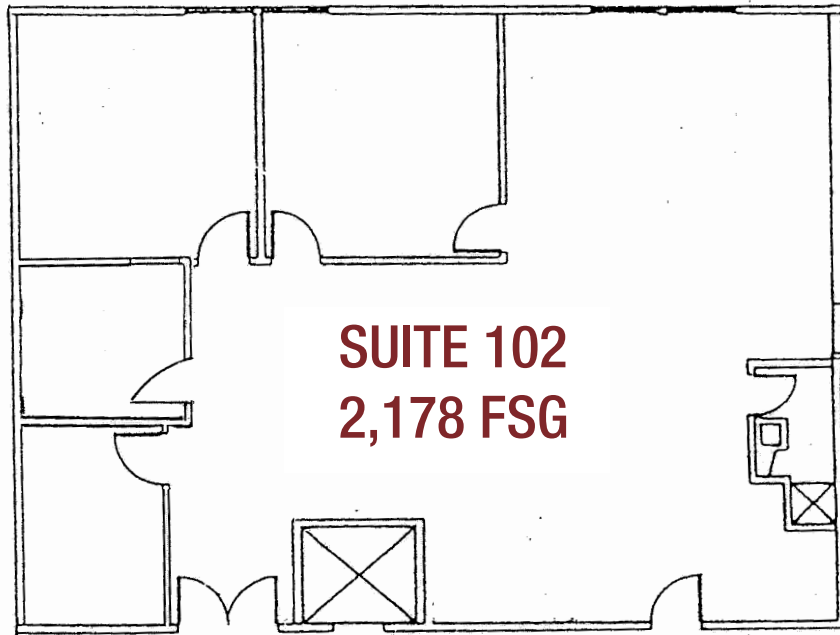
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**SUITE 102**  
**2,178 FSG**



## 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.

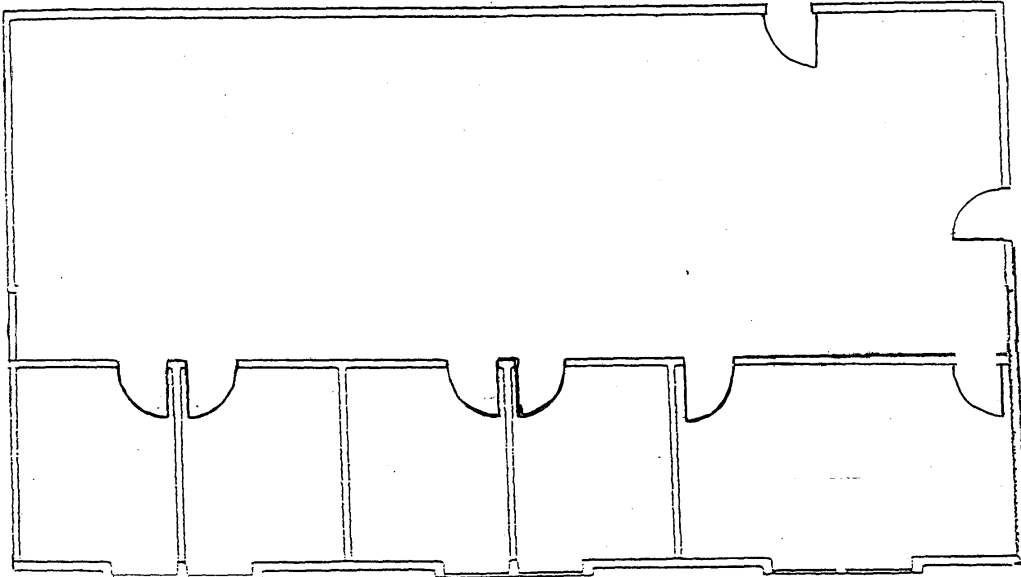
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**SUITE 109  
2,216 FSG**



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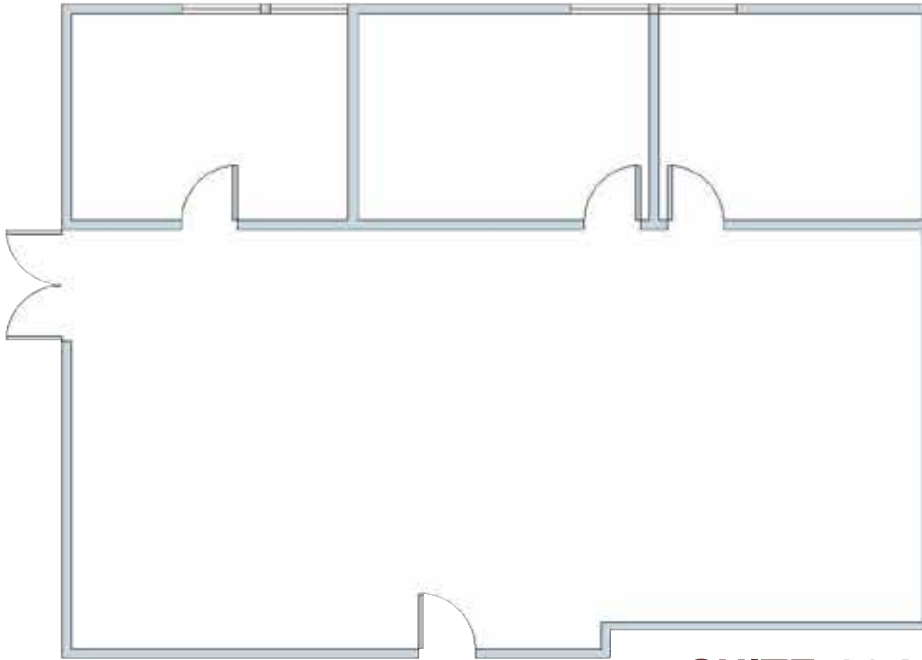
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**SUITE 134**  
**1,529 FSG**

