

FOR LEASE

CONTIGUOUS CREATIVE SUITES AVAILABLE

8952/8954 Ellis Ave, Los Angeles, CA 90034



310.839.3333
Lancelotcommercial.com



combined 8952 B & 8954 Ellis
Max Contig. : 4,725 SF
Lease Price : \$3.10
NNN : \$.36

8952 B ELLIS

Avail. SF : 1,625 SF
Parking : 3 Spaces/\$150*

8954 ELLIS

Avail. SF : 3,100 SF
Parking : 4 Spaces/\$150*

Architecturally-designed creative office space with warehouse. Features ground-floor drive in, private parking and easy access to 10 Freeway.

- Warehouse with HVAC and polished concrete floors
- Lots of natural light and private offices
- Bathroom including shower
- Full kitchen build in both units
- 24' Minimum ceiling height with skylights

* Call broker regarding parking
an additional 10-13 spaces can
be available rate is \$200/month/space

CONTACT:

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LANCELOT

Commercial Industrial Brokerage

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

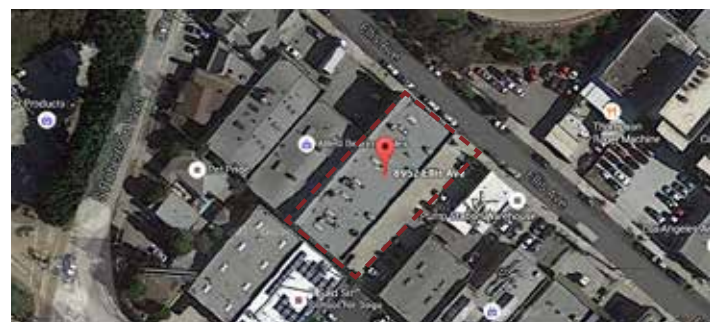
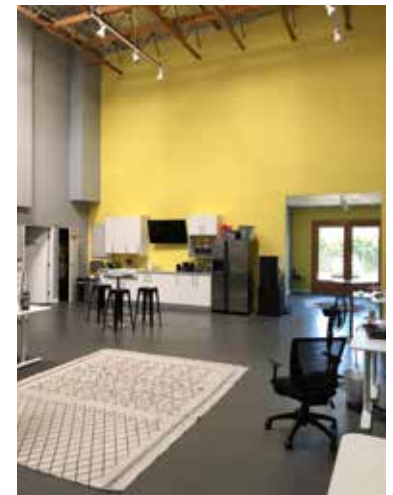
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- Ground floor loading access
- Private, gated parking lot*
- Easy access to on/off ramp at Robertson Blvd on 10 Freeway

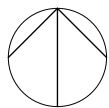
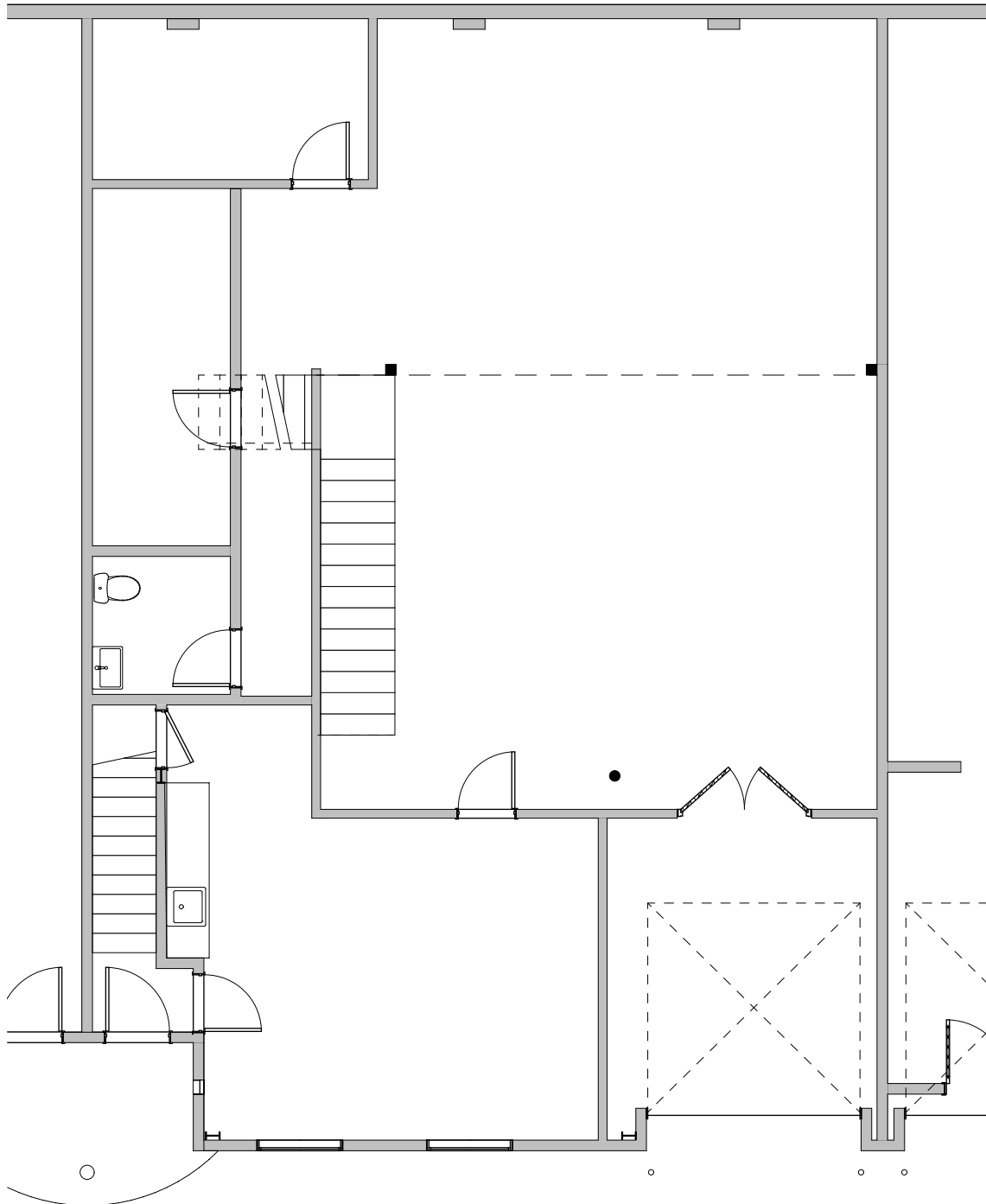
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GROUND FLOOR
8954 ELLIS AVE.

NOT TO SCALE
FIELD VERIFY ALL CONDITIONS

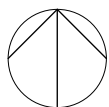
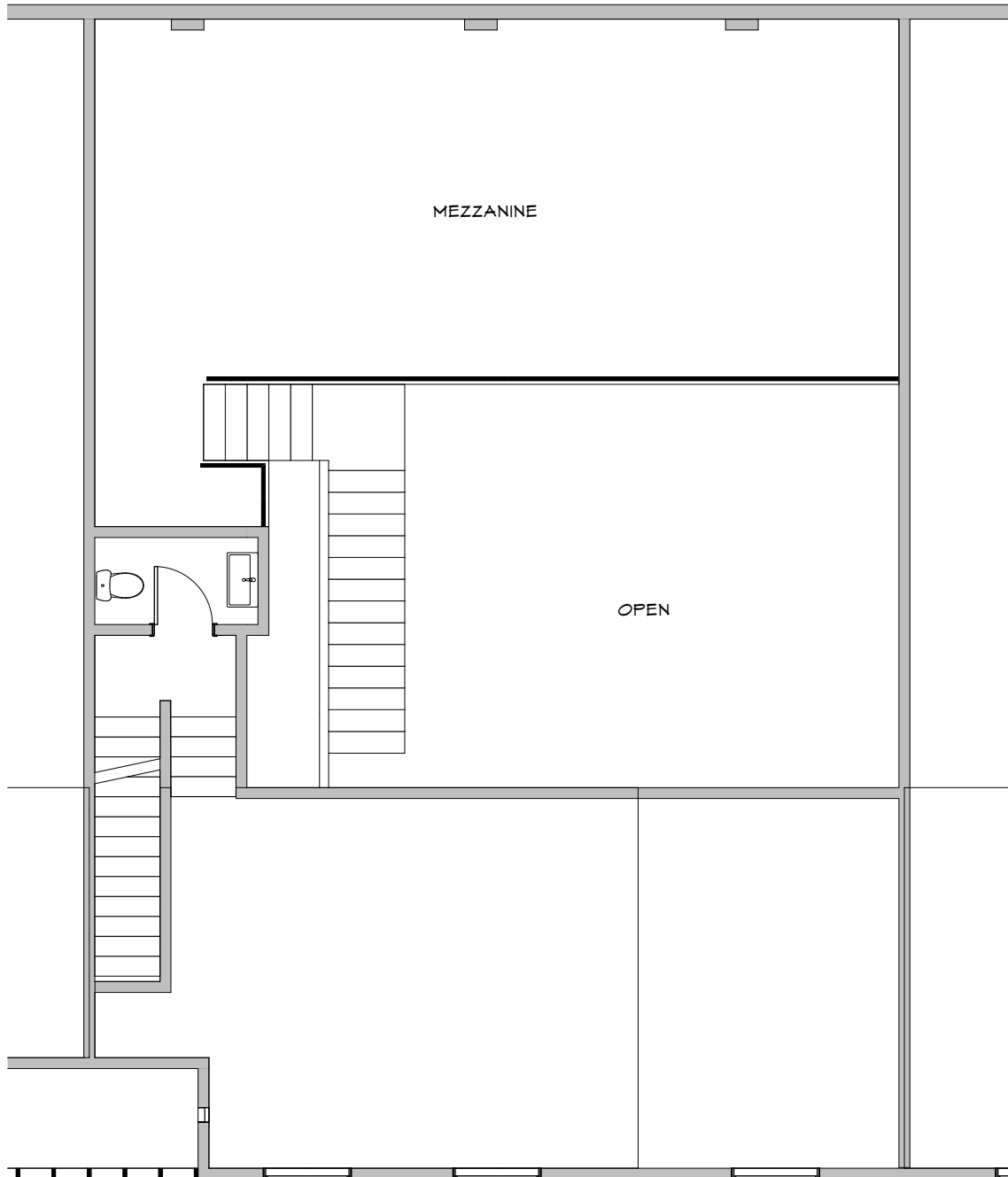
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SECOND FLOOR
8954 ELLIS AVE.

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