

# FOR LEASE

## ARCHITECTURALLY-DESIGNED BUILDING

8956 Ellis Ave, Los Angeles, CA 90034



**310.839.3333**  
Lancelotcommercial.com



Total available : 2,800 SF  
Lease Price : 3.10 PSF NNN  
NNN : approx .22 PSF  
Parking : 4 spaces - \$150/space\*

- Ideal creative office space for production, filming or other creative uses
- Back unit available immediately
- Two bathrooms
- Ground level loading door
- 1,500 SF of 24' Minimum ceiling height with skylights
- Finished office space overlooking production space with tremendous natural light

\* Call broker regarding parking

### CONTACT:

**LANCE LEVIN, PRESIDENT**

[lance@lancelotcommercial.com](mailto:lance@lancelotcommercial.com)

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f 310.839.3382

**SHAUN KRASOWSKI,  
EXECUTIVE VICE PRESIDENT**

[shaun@lancelotcommercial.com](mailto:shaun@lancelotcommercial.com)

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f 310.993.2381



## LANCELOT

Commercial Industrial Brokerage

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

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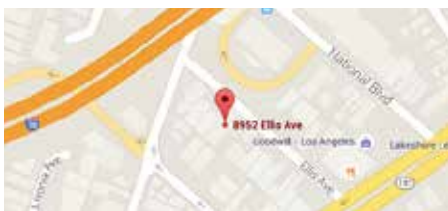
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- Two blocks to Expo Metro line that feeds Santa Monica, USC and Downtown L.A.
- Walk to countless restaurants in Downtown Culver City, the Platform and Starbucks
- 10 minute drive to Beverly Hills, West Hollywood, and Santa Monica
- Immediate neighbors include The Walking Dead, and Swift River Productions
- Corporate neighbors include Sony, Amazon, Apple, Culver Studios and many others



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