

FOR LEASE

**APPROX. 11,432 SF WAREHOUSE
(CURRENTLY USED AS A COMMERCIAL KITCHEN)**

3380 S. Robertson Blvd, Los Angeles, CA 90035



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-11,432 SF
Rental Rate : \$3.35/Mo. + NNN
Parking : +/- 40-Car Parking in Onsite Lot (Potential to Gate Lot)

PROPERTY HIGHLIGHTS

- Entire Building Available July 1, 2023
- +/-11,432 SF Bldg Situated on +/-22,534 Lot
- Food Use Grandfathered In Place
- Includes Drains, Coolers, Freezers, Washable Walls + More!
- Ideal Location for Ghost Kitchen, Catering Hub, Experimental Lab, and a Variety of Other Food-Related Uses
- Former Machine Shop, With Significant Electrical Power Base + Industrial Use Zoning

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Tenant to Independently Verify*



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**NNN Fees Approx. \$0.45 PSF
Get In Touch For Additional CAM Expense Details**

****ASK ABOUT LEASING THE ENTIRE BUILDING****

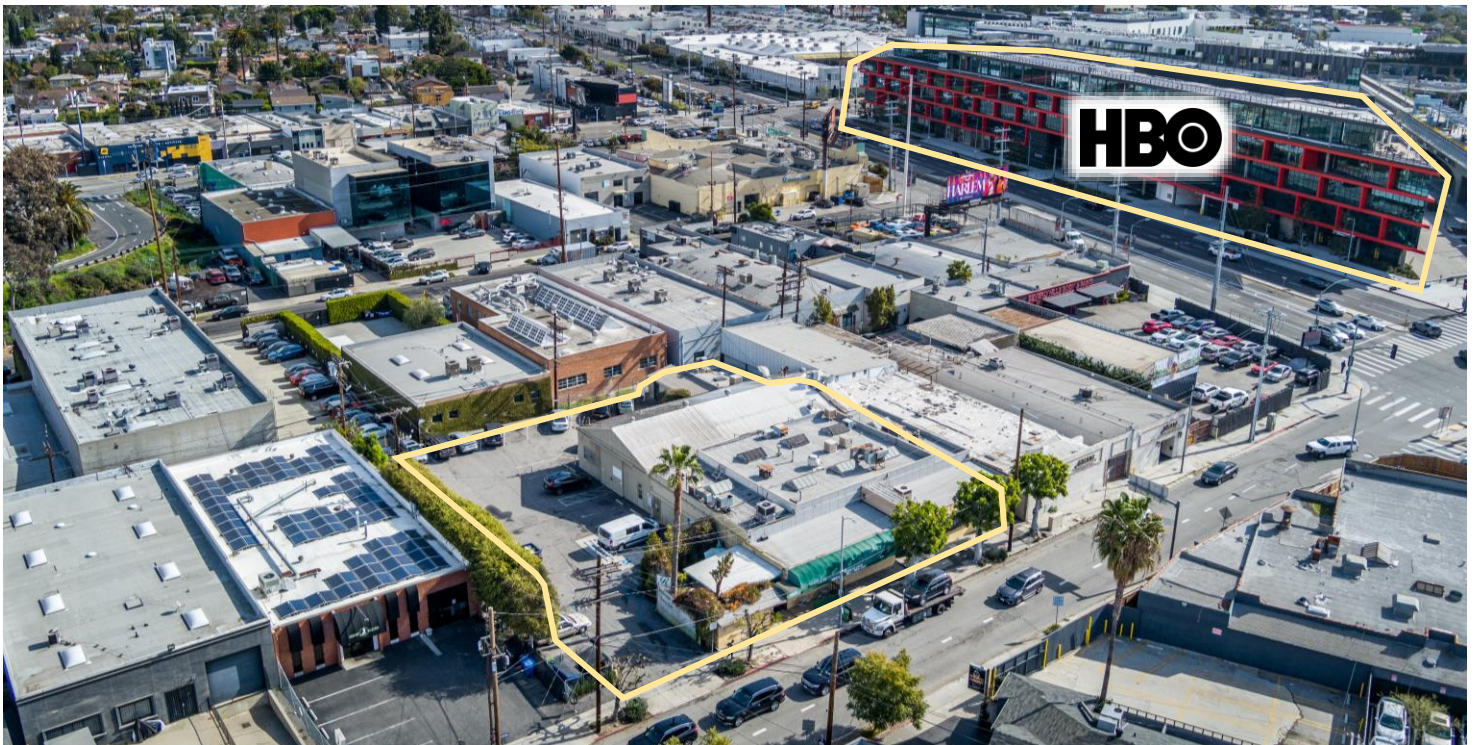
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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

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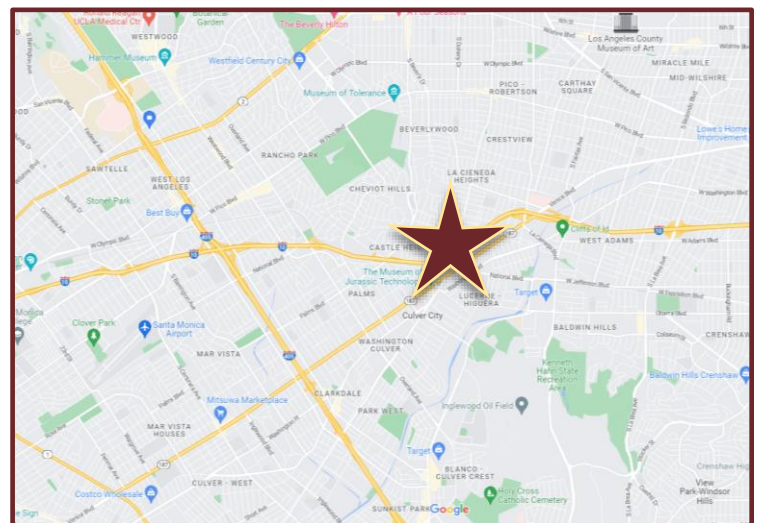


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LOCATION HIGHLIGHTS

- Half Block From 10 Freeway Access
- A Short Walk to Downtown Culver City, the Metro Station at National + Washington, The Platform + Ivy Station Shopping Malls, Starbucks, and Popular Area Restaurants Including Etta, Margot, Father's Office, Citizen Public Market
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX



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