

FOR LEASE

24' CLEARANCE WAREHOUSE SPACE WITH CENTRAL AIR-CONDITIONING

8952 Ellis Avenue, Los Angeles, CA 90034



LANCELOT
Commercial Industrial Brokerage



Space Available : +/- 1,625 SF
Rental Rate : \$3.10 PSF NNN | \$0.39 CAMS
Parking : Parking \$150 Per Space

PROPERTY HIGHLIGHTS

- 24' Clearance Warehouse With Central Air-Conditioning
- Floor-To-Ceiling Infinity Cove Great For Photography
- Abundant Windows And Skylights Providing Excellent Natural Light
- Reception Area
- Two Private Offices
- Kitchenette
- Dedicated Bathroom

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*



310.839.3333
LANCELOT
Commercial Industrial Brokerage

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

FOR LEASE

**24' CLEARANCE WAREHOUSE SPACE
WITH CENTRAL AIR-CONDITIONING**

8952 Ellis Avenue, Los Angeles, CA 90034



310.839.3333



LANCELOT
Commercial Industrial Brokerage

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

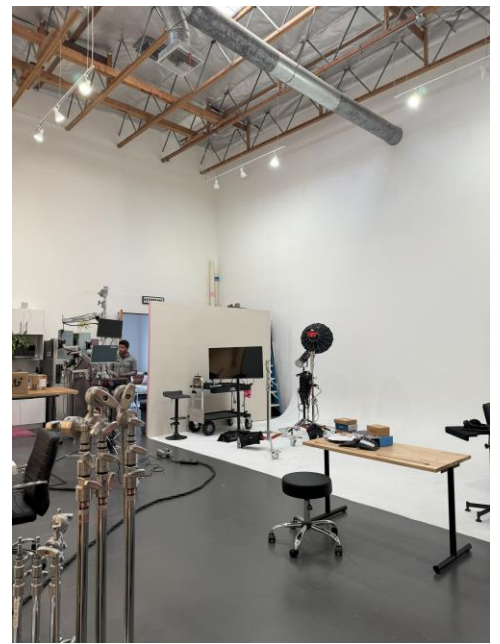
FOR LEASE

**24' CLEARANCE WAREHOUSE SPACE
WITH CENTRAL AIR-CONDITIONING**

8952 Ellis Avenue, Los Angeles, CA 90034



310.839.3333



LANCELOT
Commercial Industrial Brokerage

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

FOR LEASE

**24' CLEARANCE WAREHOUSE SPACE
WITH CENTRAL AIR-CONDITIONING**

8952 Ellis Avenue, Los Angeles, CA 90034

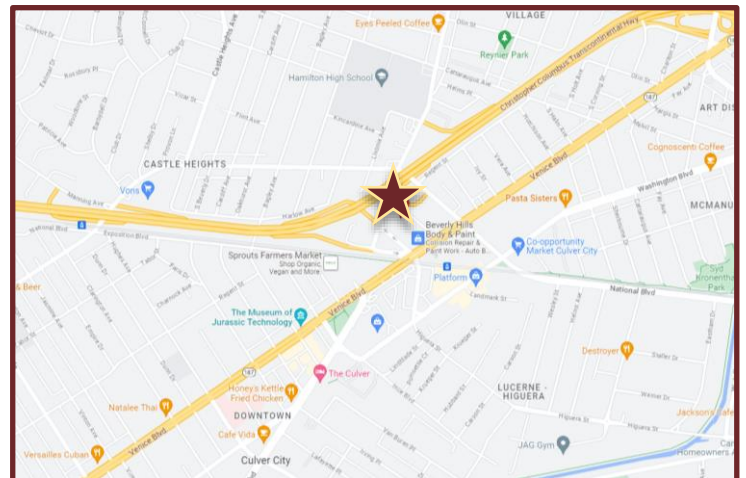


310.839.3333



LOCATION HIGHLIGHTS

- Less Than a Block From The 10 Freeway Access At Robertson + National
- 5-Minute Walk to Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10-Minute Drive to Santa Monica + Beverly Hills
- 25-Minute Drive to Downtown LA + LAX



LANCELOT
Commercial Industrial Brokerage