

# FOR LEASE

APPROX. 70,000 SF DIVISIBLE  
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



LANCELOT  
Commercial Industrial Brokerage



## AVAILABLE SPACE

- 75,000 SF Combined Space: \$3.17 Gross
- 18,000 SF Retail with 60 Car Parking: \$4.65 Gross
- 12,500 SF Office / 12,500 SF Storage: \$2.35 Gross
- 32,000 SF Warehouse with 18' Clearance, High Loading Dock + Gate Yard: \$2.85 Gross

## PROPERTY HIGHLIGHTS

- Multi-use Property in Prime Metro Los Angeles Location
- Creative Flex Space with Private Side Entrance
- Suitable for Retail, Assembly, Manufacturing, Distribution + More
- Lobby Entry, Open Office Space With Cubicles + Conference Room
- Street-Face Retail Storefront
- One block to Metro stop at La Cienega & Jefferson intersection

### 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**  
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**+/- 18,000 SF  
Retail Space**



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**Vibrant + inviting high  
visibility showroom  
with front parking lot**



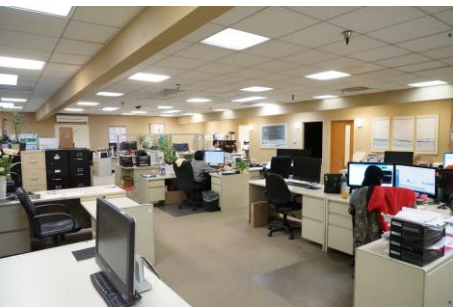
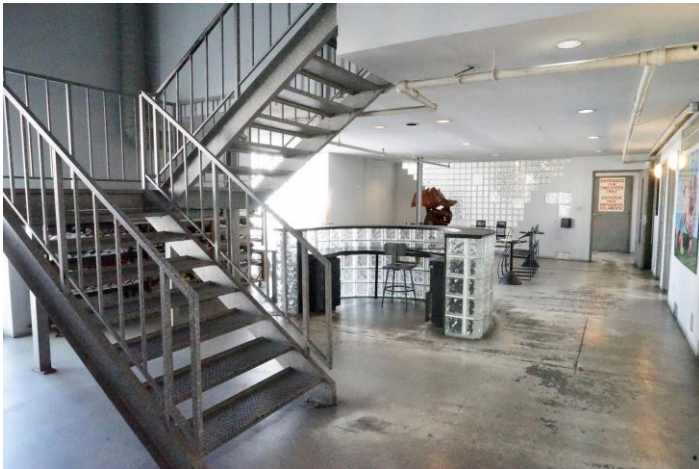
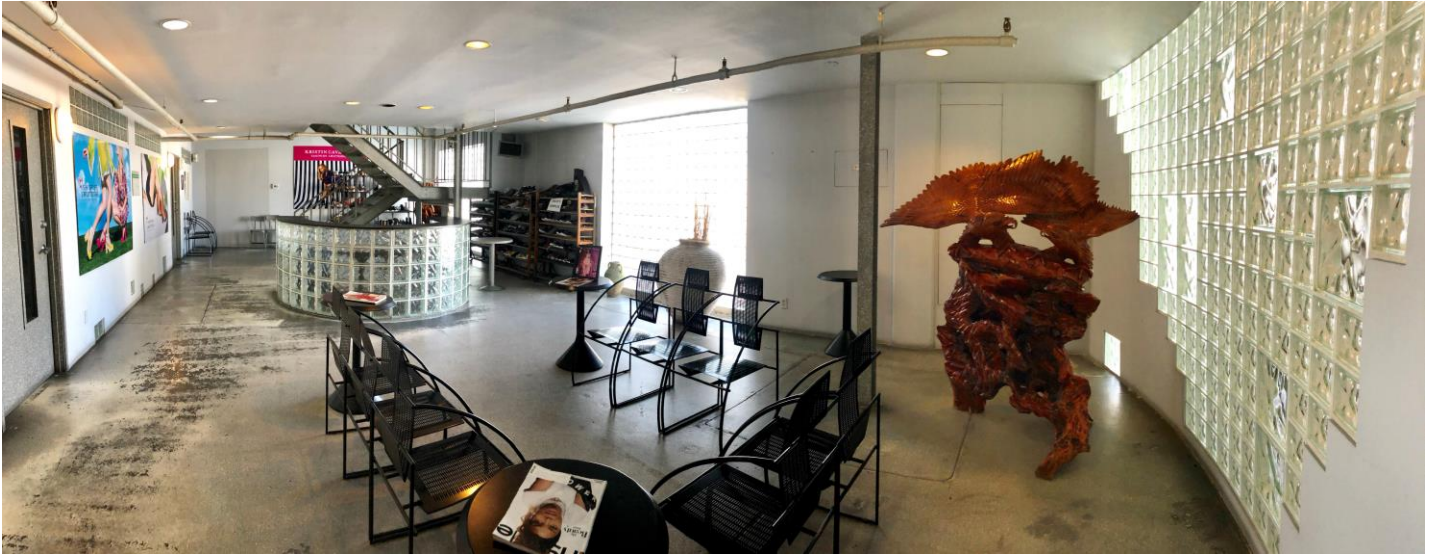
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**+/-12,500 SF  
Office Space**



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**Reception, Bullpen  
With Cubicles +  
Conference Room**



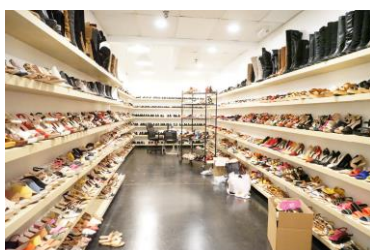
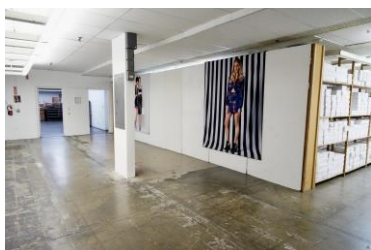
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**+/-12,500 SF Storage Space  
Ideal for Supporting Various  
Retail + Industrial Uses**



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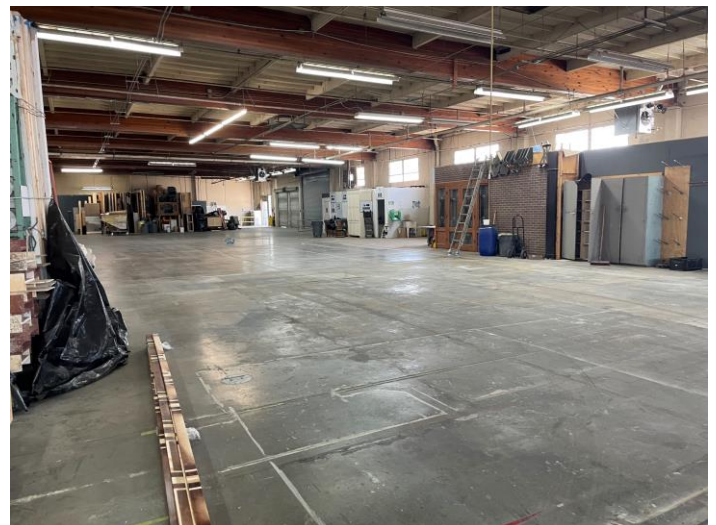
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**+/-32,000 SF  
Warehouse Space**



**LANCELOT**  
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**Suitable For  
Assembly,  
Manufacturing +  
Distribution**



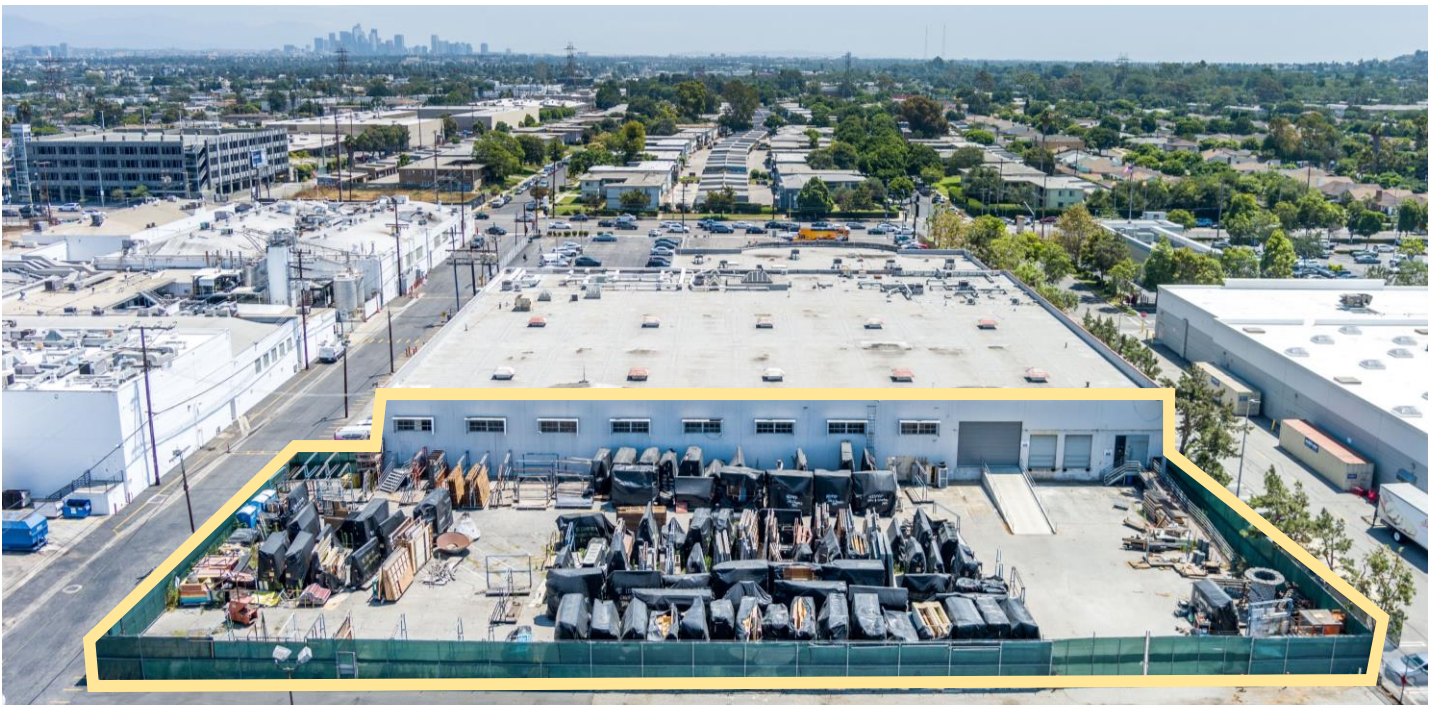
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**Rear Gated Stockyard With Ramp + 2 High Loading Docks**



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



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## LOCATION HIGHLIGHTS

- Nearby Cumulus Development includes ARQ + Vox Apartments, Whole Foods Market, 50,000 SF Additional Retail + Restaurant Space, 300+ retail Parking, + 1-Acre Community Green Space
- Less Than a Block From Signalized Intersection at Jefferson + La Cienega with 130,000 cars per day
- Adjacent Metro Expo Line with 64K daily riders
- 10 minutes to Beverly Hills, Santa Monica, West LA, Marina del Rey + Playa Vista
- 20 minutes to DTLA, LAX
- Close to 10 and 405 FWY



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