

FOR LEASE

+/-800 SF SUITE WITH PRIVATE ENTRANCE

8950 Ellis Avenue, Los Angeles, CA 90034



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-800 SF
Rental Rate : \$3.10 PSF + \$0.39 PSF NNN Fee
Parking : Available onsite for an additional fee

PROPERTY HIGHLIGHTS

- +/-800 Professional Suite With a Private Entrance
- Open Floor Plan With One Executive Office, Private Restroom + Kitchenette
- Interior Features Hardwood Floors, Excellent Natural Light + Attractive City Views

LANCE LEVIN, PRESIDENT

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



**** Available July 1, 2024****

**Square Footage Approximate –
Tenant to Independently Verify*



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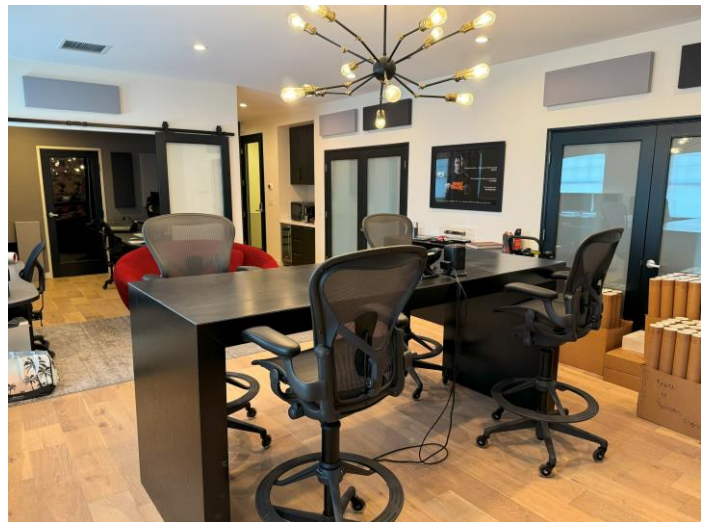
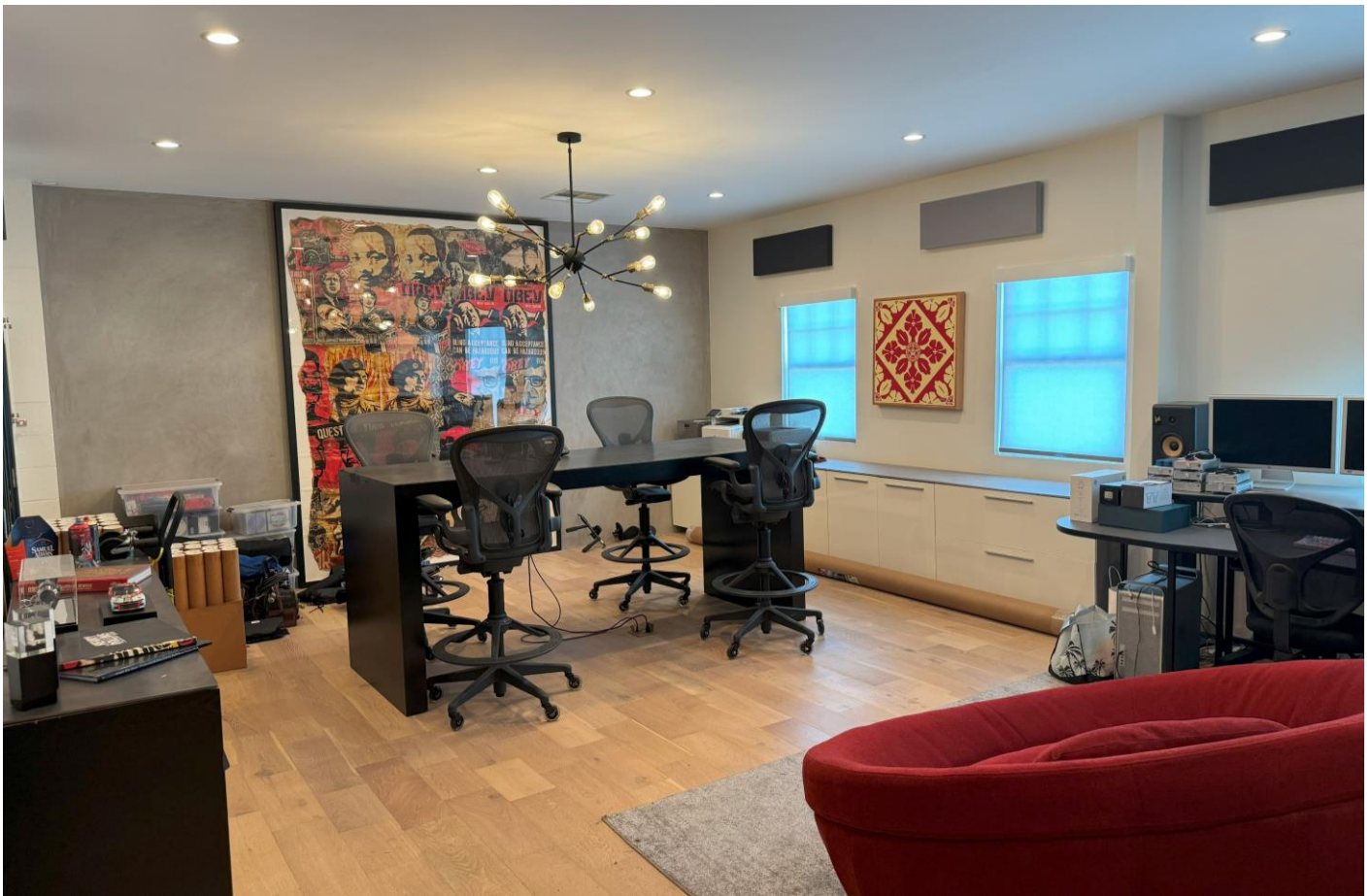
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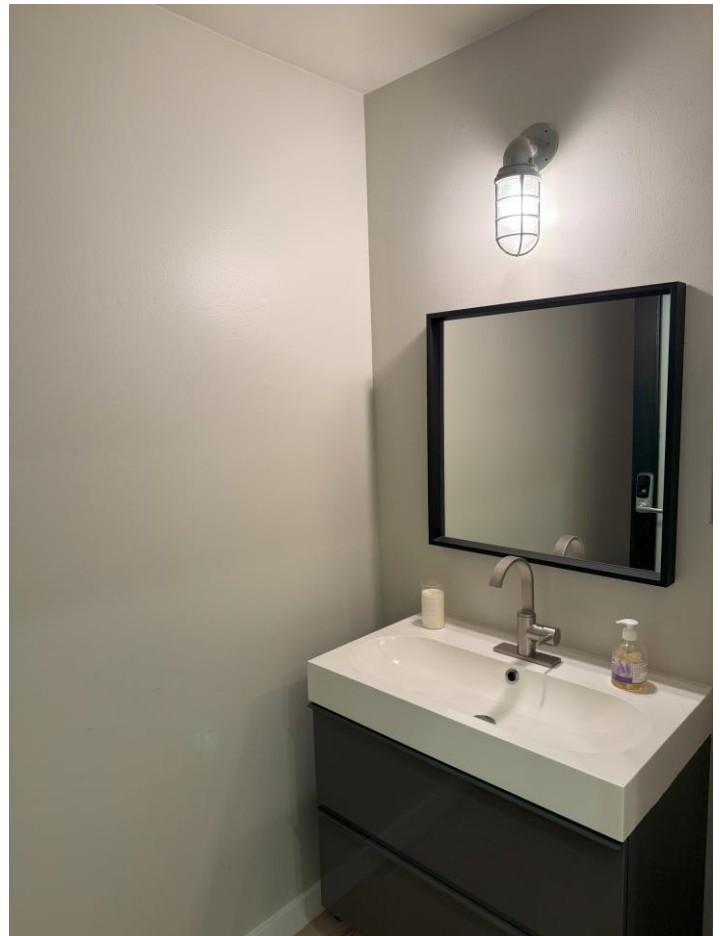


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KITCHENETTE

PRIVATE RESTROOM



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GATED ONSITE PARKING LOT



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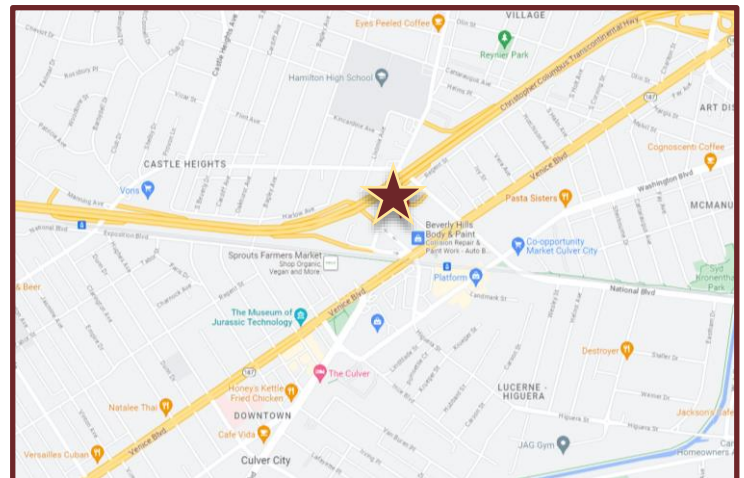


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LOCATION HIGHLIGHTS

- Less Than a Block From The 10 Freeway Access
- Walking distance to Several Popular Restaurants , Starbucks, Light Rail + Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minutes Drive to Santa Monica + Beverly Hills
- 25 Minutes Drive to Downtown LA + LAX



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