

FOR LEASE

RETAIL + CREATIVE OFFICE SPACE WITH ADDITIONAL STORAGE

3485 S. La Cienega Blvd, Los Angeles, CA



LANCELOT
Commercial Industrial Brokerage



AVAILABLE SPACE

18,000 SF Retail with 60 Car Parking: \$4.65 + \$0.15 NNN

12,500 SF Office: Lease Rate Negotiable

PROPERTY HIGHLIGHTS

- Retail + Office Space Available on Bustling La Cienega Boulevard in Prime Los Angeles
- Street-Facing Retail Store Front
- Office Space With Lobby, Open Bullpen Aea, Cubicles + Conference Room
- One Block to Metro Station at the Intersection of La Cienega & Jefferson
- **WAREHOUSE SPACE LEASED TO SKYZONE (COMING IN 2025)**

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

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Vibrant, open floor plan retail showroom and front parking lot



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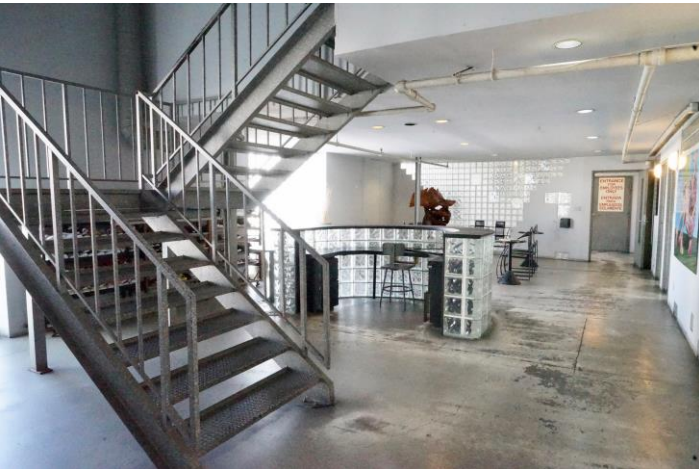
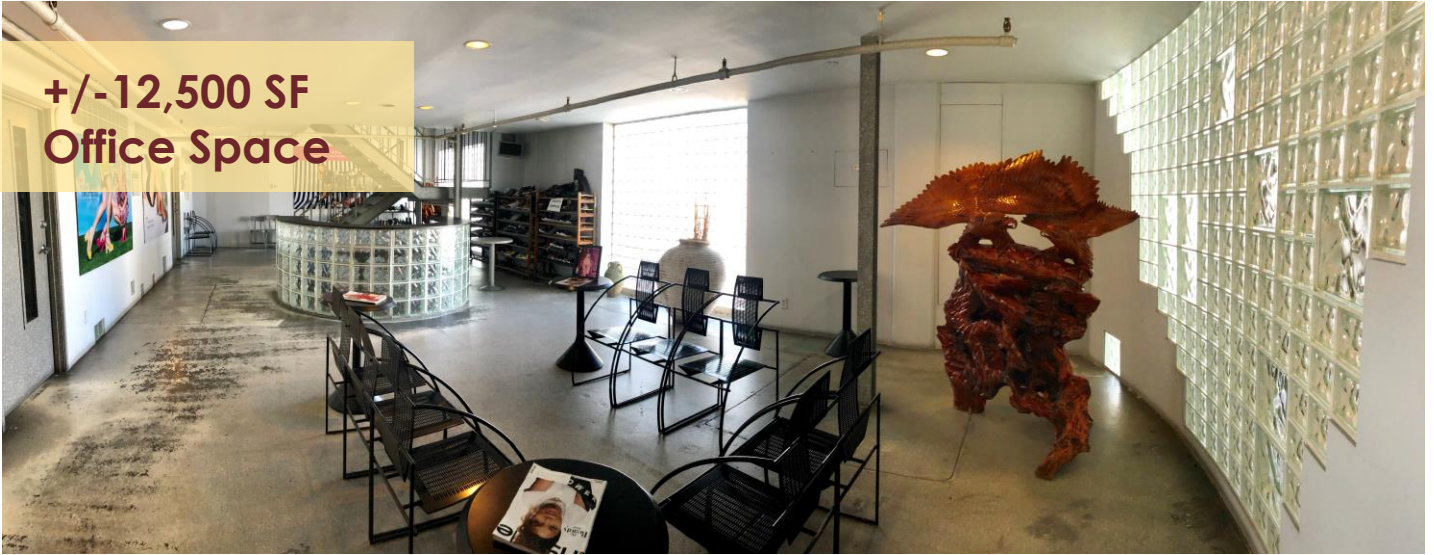
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**+/- 12,500 SF
Office Space**



Reception, Bullpen With Cubicles + Conference Room



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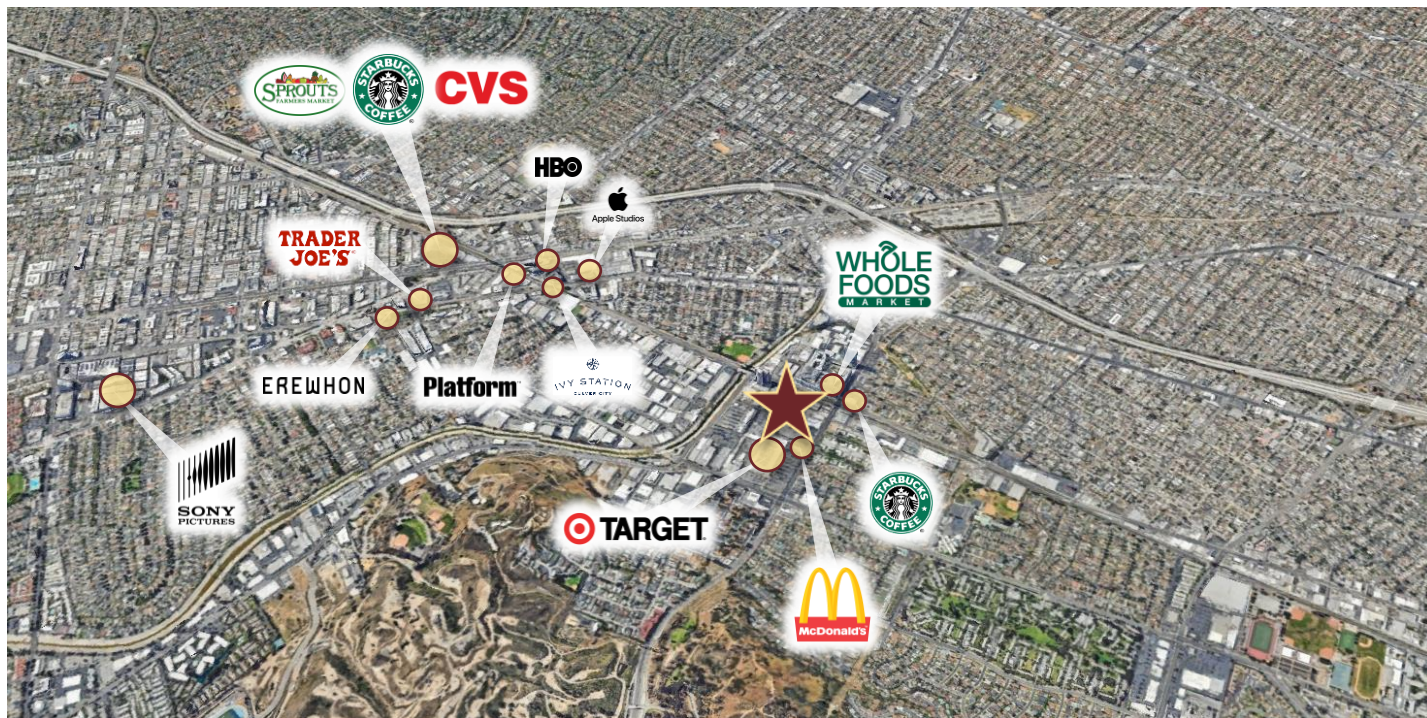
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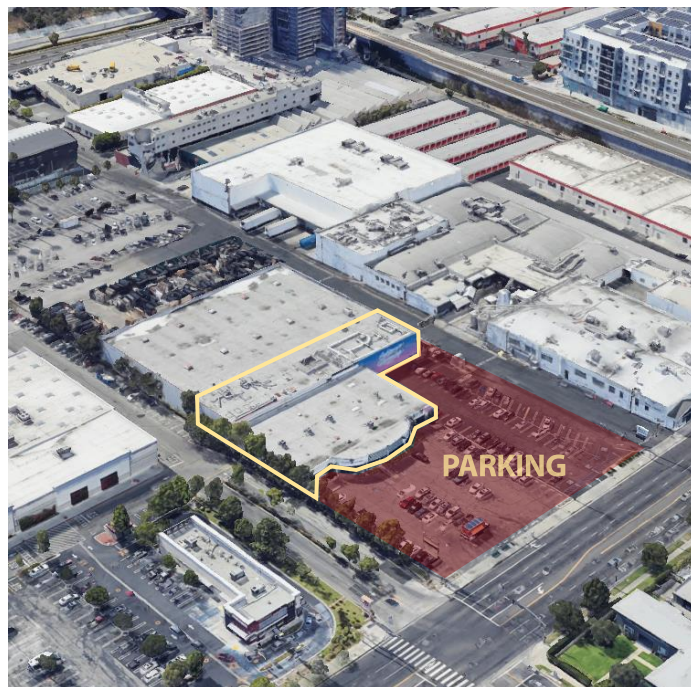


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LOCATION HIGHLIGHTS

- 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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