

WESTSIDE OFFICE BUILDING

2229 BARRY AVENUE

PRIME WESTSIDE
LOCATION



±15,990 SF
(divisible to
6,980 SF)
remodeled
2-story office
building with
ground level
secure parking

Remodeled in 2019 With Striking Modern Interior
Neighboring Warehouse Also Available at 2228 Barry Ave



LANCELOT
COMMERCIAL

LANCELOTCOMMERCIAL.COM | LANCE@LANCELOTCOMMERCIAL.COM | 310.839.3333 | @LANCELOTCOMMERCIAL | DRE#01128388

WESTSIDE OFFICE BUILDING

2229 BARRY AVENUE

PRIME WESTSIDE
LOCATION



BUILDING FEATURES

- ±15,990 SF (divisible to 6,980 SF) Freestanding 2-Story Office Building
- Built in 2004 & Completely Renovated in 2019
- Bullpen Area With Polished Concrete
- 22' Interior Ceiling Height, Skylights + LED Bay Lighting
- Private Offices + Cubicles, 2 Conference Rooms + Large Kitchen
- Secure Parking In Ground Level Garage

****±11,965 SF Neighboring Warehouse Also Available at 2228 Barry Avenue****

RENTAL RATE
SPACE AVAILABLE
PARKING

2229 BARRY AVENUE, LOS ANGELES, CA 90064
\$1.80 PSF MG
±15,990 SF (DIVISIBLE TO 6,980 SF)
18 STRIPED PARKING SPACES IN SECURE GARAGE



LANCE LEVIN
PRESIDENT
310.839.3333



LOCATION OVERVIEW

2229 BARRY AVE

PRIME WESTSIDE
LOCATION



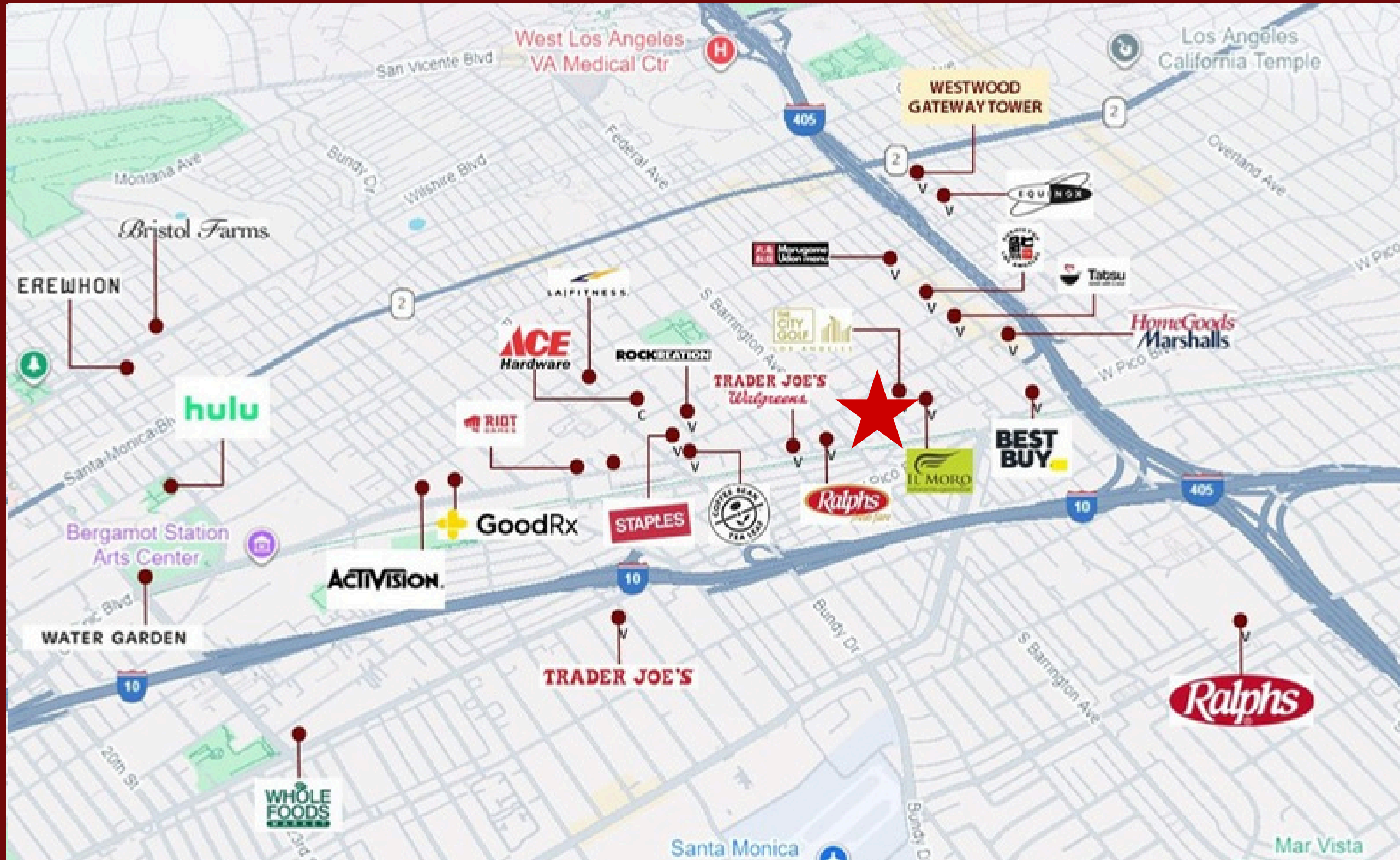
- 5 Blocks to the 405 Frwy On/Off Ramp at Pontius/Tennessee
- 5 Blocks to the 10 Frwy On/Off Ramp at Bundy Dr
- 5 Blocks to Metro Station at Bundy Dr + Exposition Blvd



LANCELOT
COMMERCIAL

NEIGHBORING TENANTS

PRIME WESTSIDE
LOCATION



- Walking Distance to Fine Dining at Il Moro and Scores of Ramen + Sushi Hotspots in Japan Town Along Sawtelle Blvd, Including Tatsu Ramen, Sushi Stop, Marugame Udon + More!
- Close to LA Fitness, Rockreation (Climbing), City Golf, Several CrossFit Gyms + Pilates Studios
- Adjacent to Ralphs Fresh Fare + Trader Joe's
- Neighboring Corporate Tenants: Riot Games, Activision, GoodRx, Hulu, Roku + More!



LANCELOT
COMMERCIAL



GROUND FLOOR BULLPEN AREA



MEZZANINE LEVEL



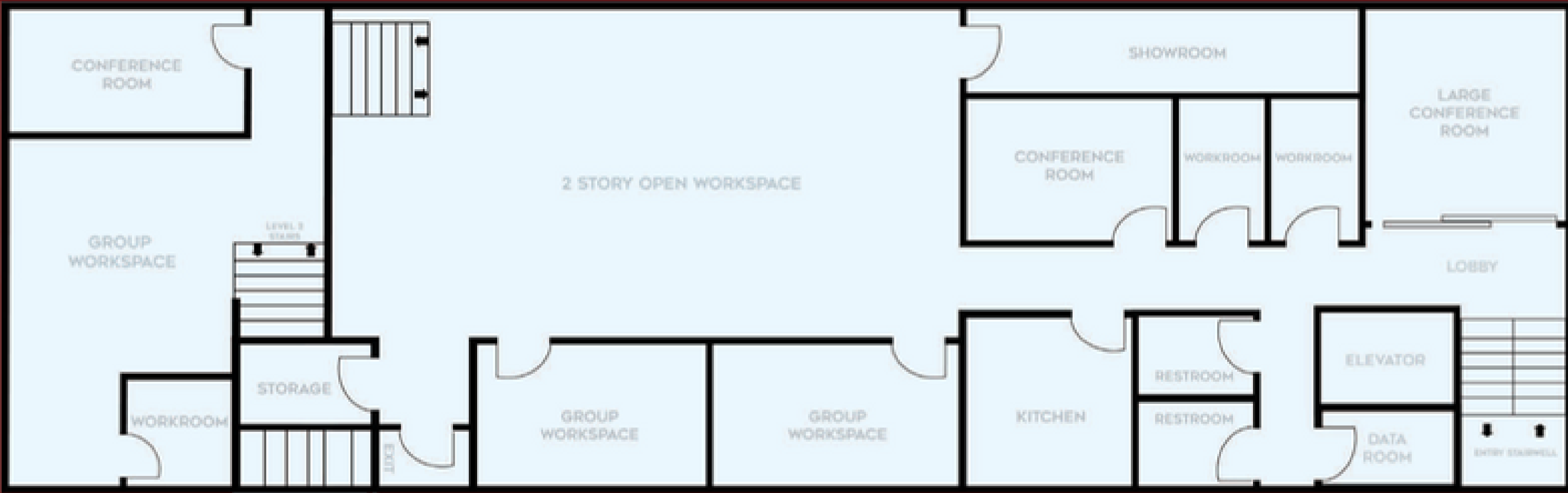
EXTERIOR FRONT



EXTERIOR REAR

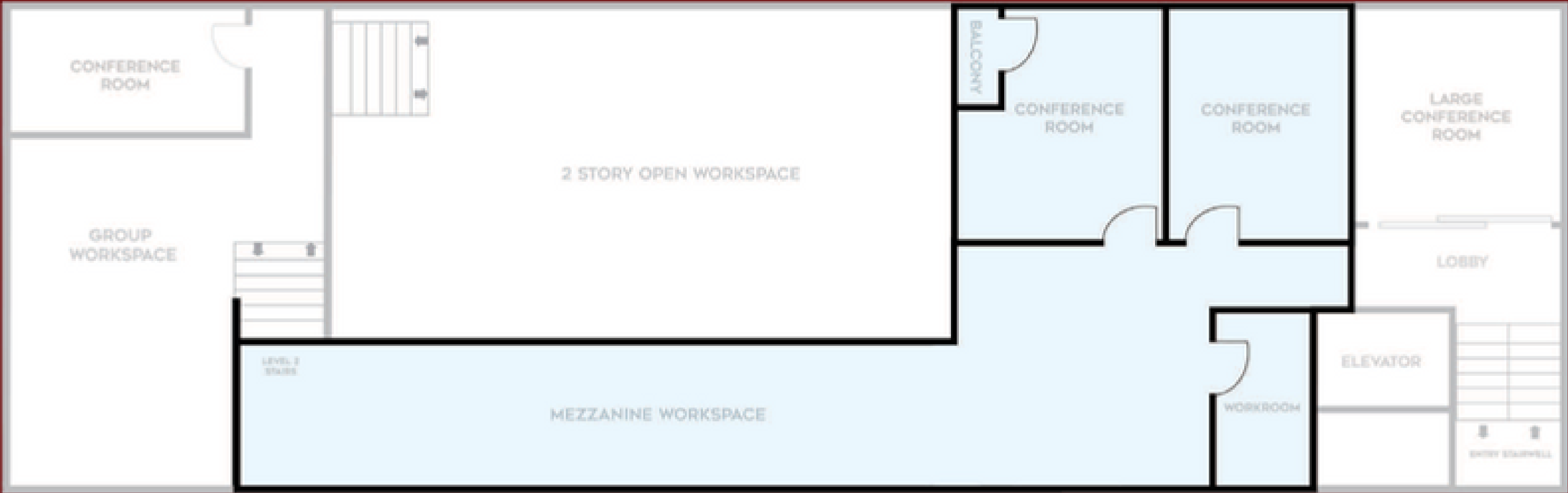
SECURE PARKING





1ST FLOOR PLAN





2ND FLOOR PLAN



OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

LANCE@LANCELOTCOMMERCIAL.COM | +1 (310) 713 3337

LANCELOTCOMMERCIAL.COM | @LANCELOTCOMMERCIAL

DRE#01128388

