GROUND FLOOR RETAIL / 2ND FLOOR OFFICE / FITNESS SPACE

3485 S. LA CIENEGA BLVD, LOS ANGELES

JOIN SKYZONE IN SOON TO BE REMODELED PROPERTY



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

2ND FLOOR OPEN CONCEPT OFFICE
3485 S. LA CIENEGA BLVD, LOS ANGELES

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ADDRESS	3485 S. LA CIENEGA BLVD, LOS ANGELES, CA 90016
RENTAL RATE	$4.65 PSF/MO + $0.15 NNN
SPACE AVAILABLE	±12,000 2ND FLOOR OFFICE / GYM
PARKING	±60 PARKING STALLS IN DEDICATED FRONT LOT

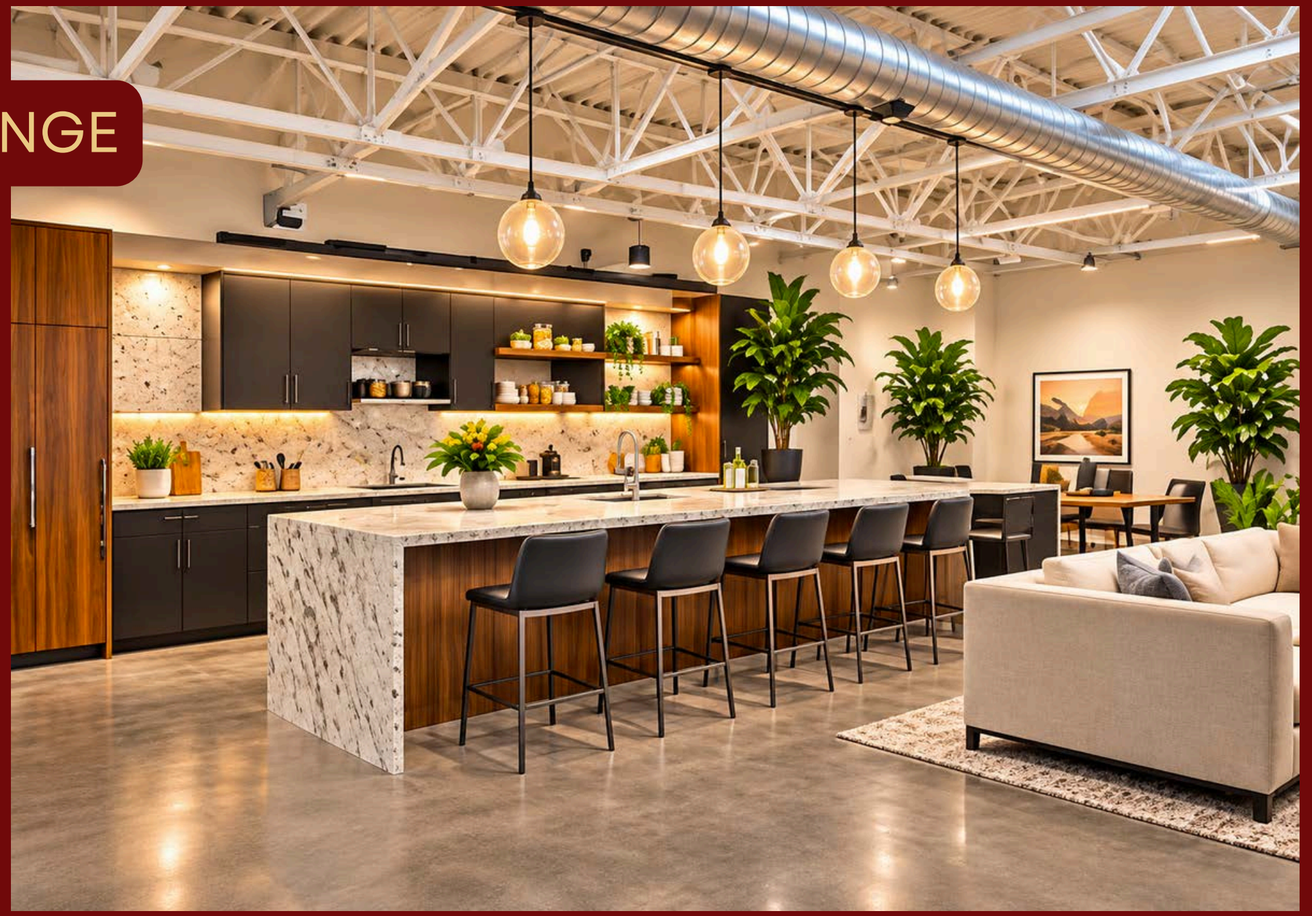


LANCE LEVIN
PRESIDENT
310.839.3333

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PROPOSED 2-STORY RETAIL & LOUNGE





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PROPOSED
OPEN VIEW CONFERENCE ROOM
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PROPOSED
OPEN VIEW CONFERENCE ROOM
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PROPOSED
2ND FLOOR GYM OVERLOOKING ROOFTOP COURTS


PROPOSED
2ND FLOOR INDOOR / OUTDOOR CAFE


PROPOSED
LOCKERS & AMENITES
LANCELOT
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LOCATION OVERVIEW
3485 S. LA CIENEGA BLVD, LOS ANGELES

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- Nearby Cumulus development includes ARQ + Vox Apartments, Whole Foods Market, 50,000 SF additional retail + restaurant space, 300+ retail parking, and 1-acre community green space
- Less than a block from the 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 the 10 and 405 FWY

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AERIAL OVERVIEW

3485 S. LA CIENEGA BLVD, LOS ANGELES

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OVER 750 TRANSACTIONS CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

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