

5301 BEETHOVEN STREET

LOS ANGELES, CA 90066



A DIVISION OF

**LEE &
ASSOCIATES**

FOR LEASE



FEATURES

- Offices With Open Floor Plans
- Ample Parking
- Central Location
- Close Proximity to an Abundance of Shopping and Dining
- One Mile from the 405 Freeway
- Free 3/1000 Parking
- Term 3+ Years

PREMISES

Suite 200: $\pm$ 2,420 SF

Suite 265/295: $\pm$ 5,433 SF

(Suite 265: $\pm$ 3,784, Suite 295: $\pm$ 1,649)

*can be leased together or separately

RENT

\$2.35/ SF, FSG

\$2.35/ SF, FSG

OCCUPANCY

Available Now

Available Now

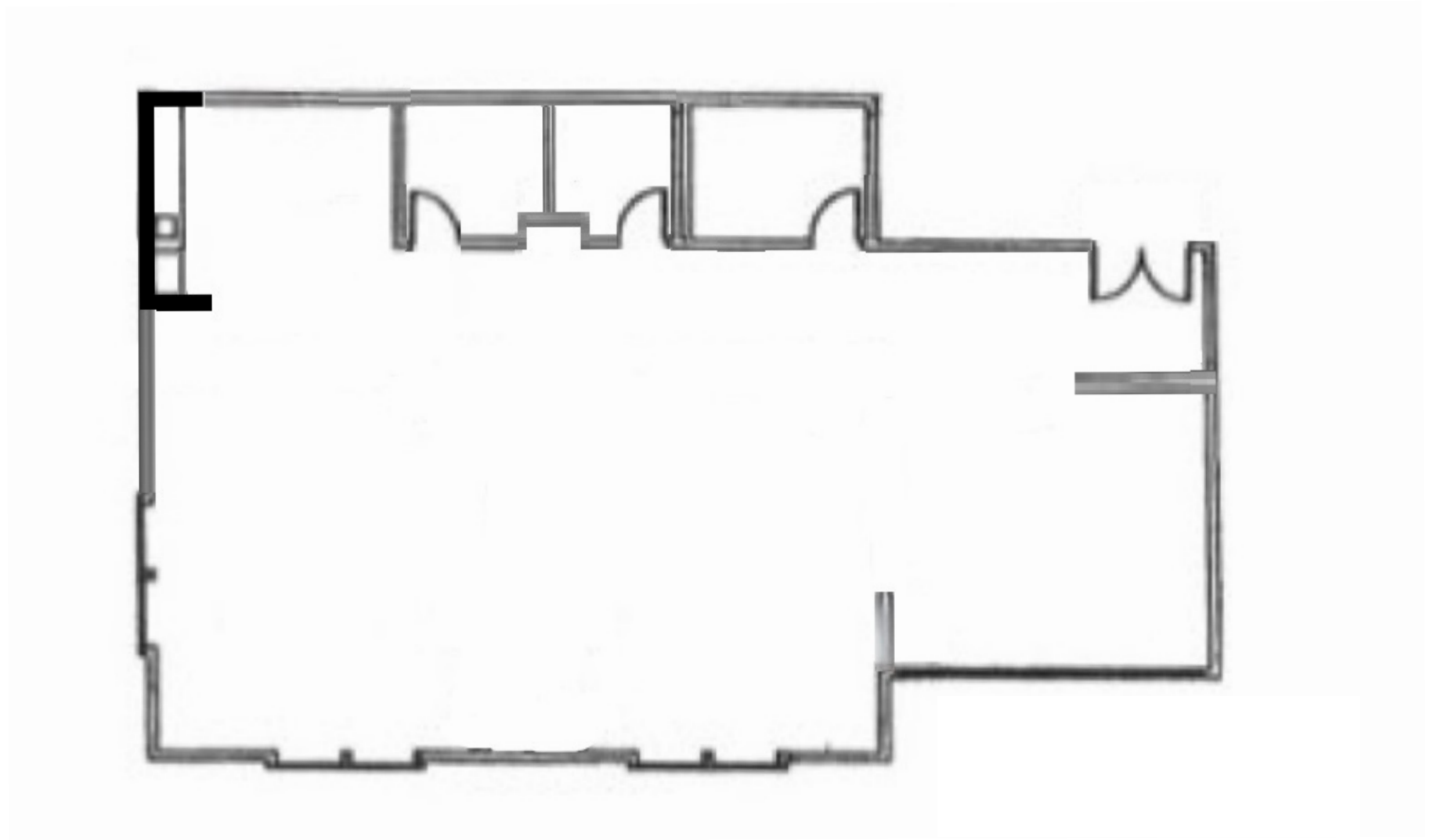






FLOOR PLAN

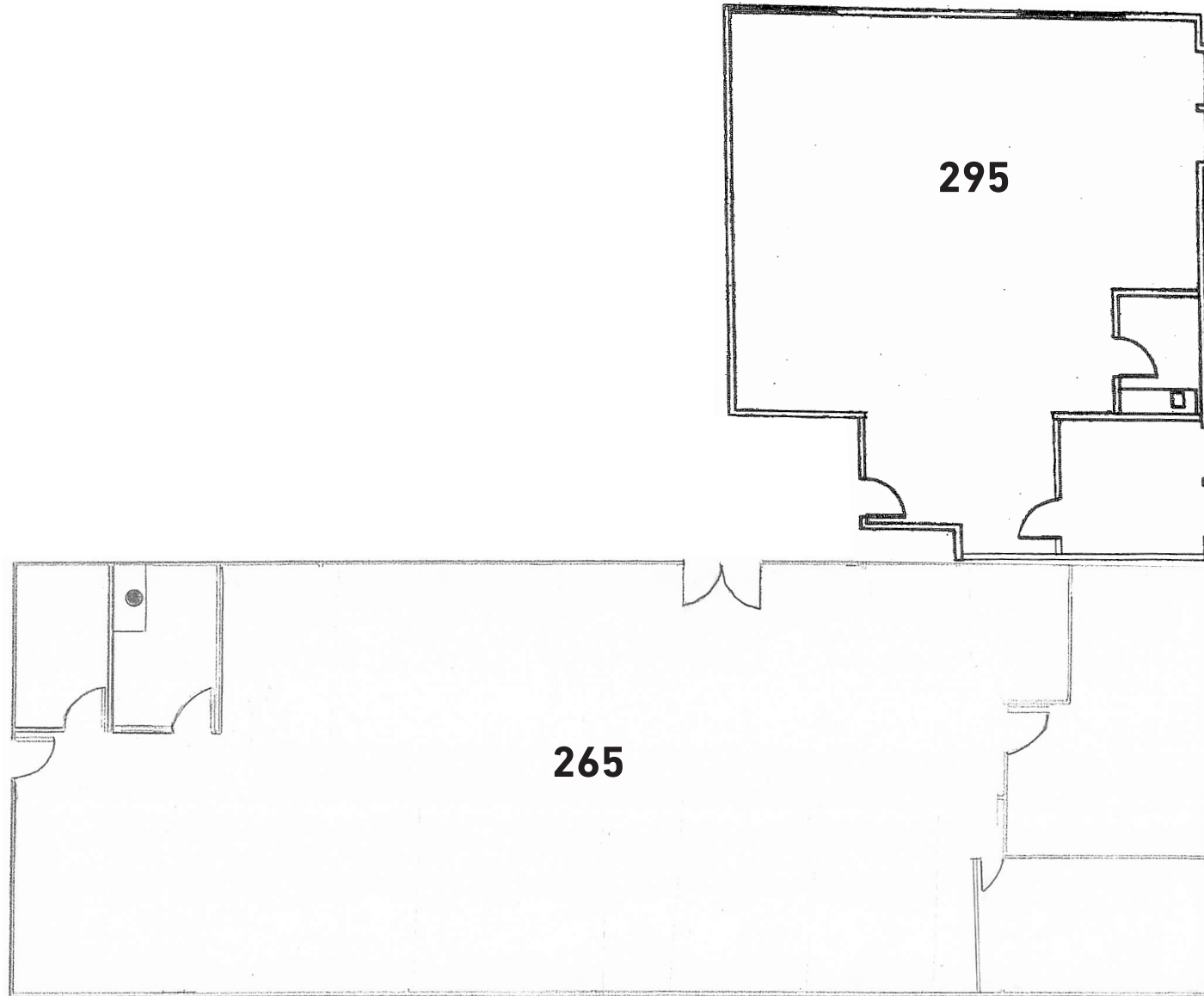
SUITE 200
± 2,420 SF



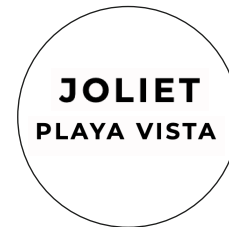
FLOOR PLAN

SUITE 265 & 295

*Suite 265 (3,784 SF) and Suite 295 (1,649 SF) can be leased together or separately.



AREA AMENITIES



NOTABLE TENANTS IN THE AREA



CONTACTS

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