

# 5301 BEETHOVEN STREET

LOS ANGELES, CA 90066



A DIVISION OF



**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 134: ± 1,529 SF

Suite 230 ± 2,985 SF

(Can be Demised to  
Two ± 1,492 SF Suites)

Suite 255: ± 2,055 SF

(Furniture included)

Suite 265/295: ± 5,433 SF

(Suite 265: ± 3,784, Suite 295: ±1,649)

\*can be leased together or separately

## RENT

\$2.35/ SF, FSG

\$1.95/ SF, FSG

\$2.35/ SF, FSG

\$2.35/ SF, FSG

## OCCUPANCY

Available Now

Available Now

Available Now

Available Now

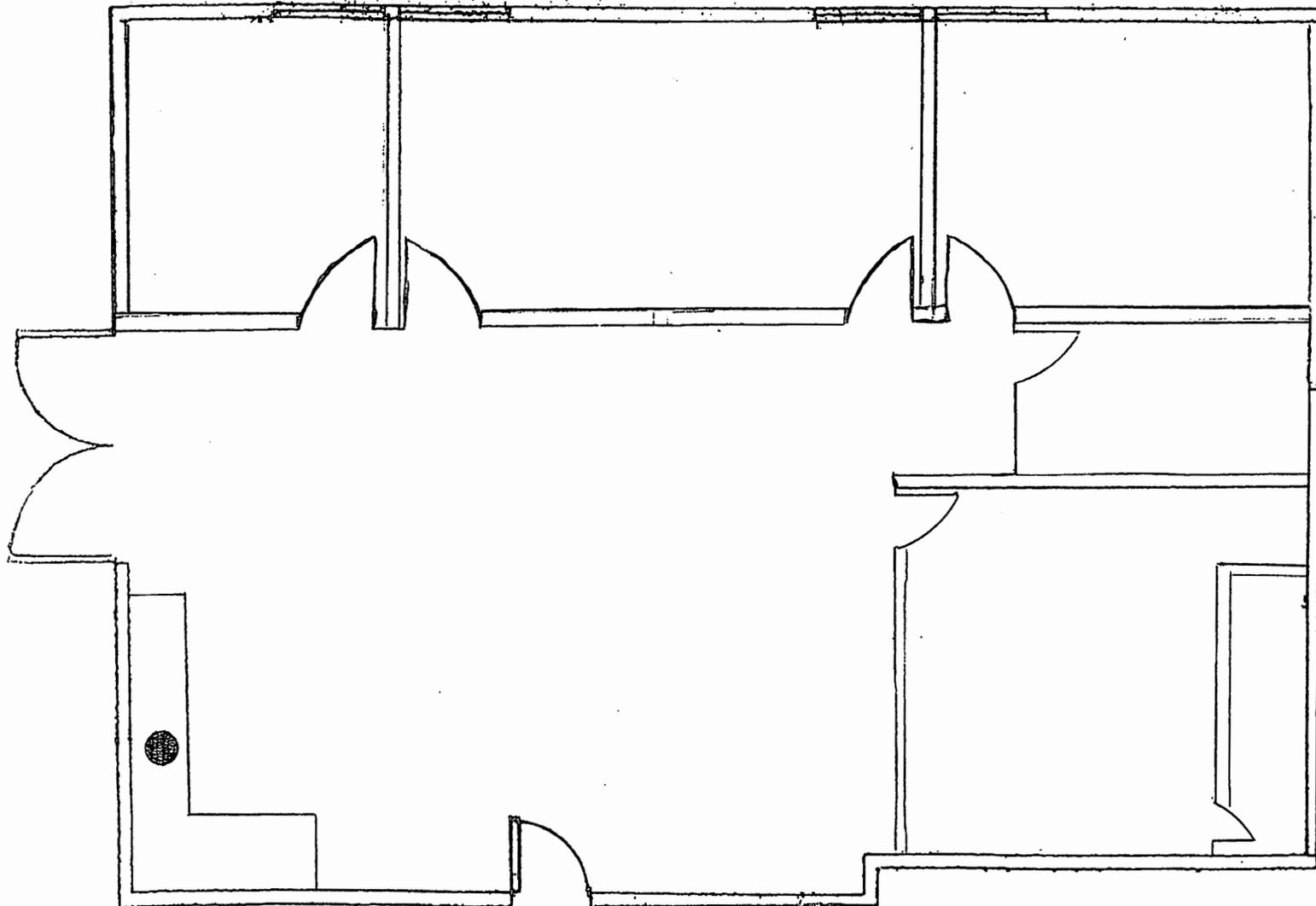






# FLOOR PLAN

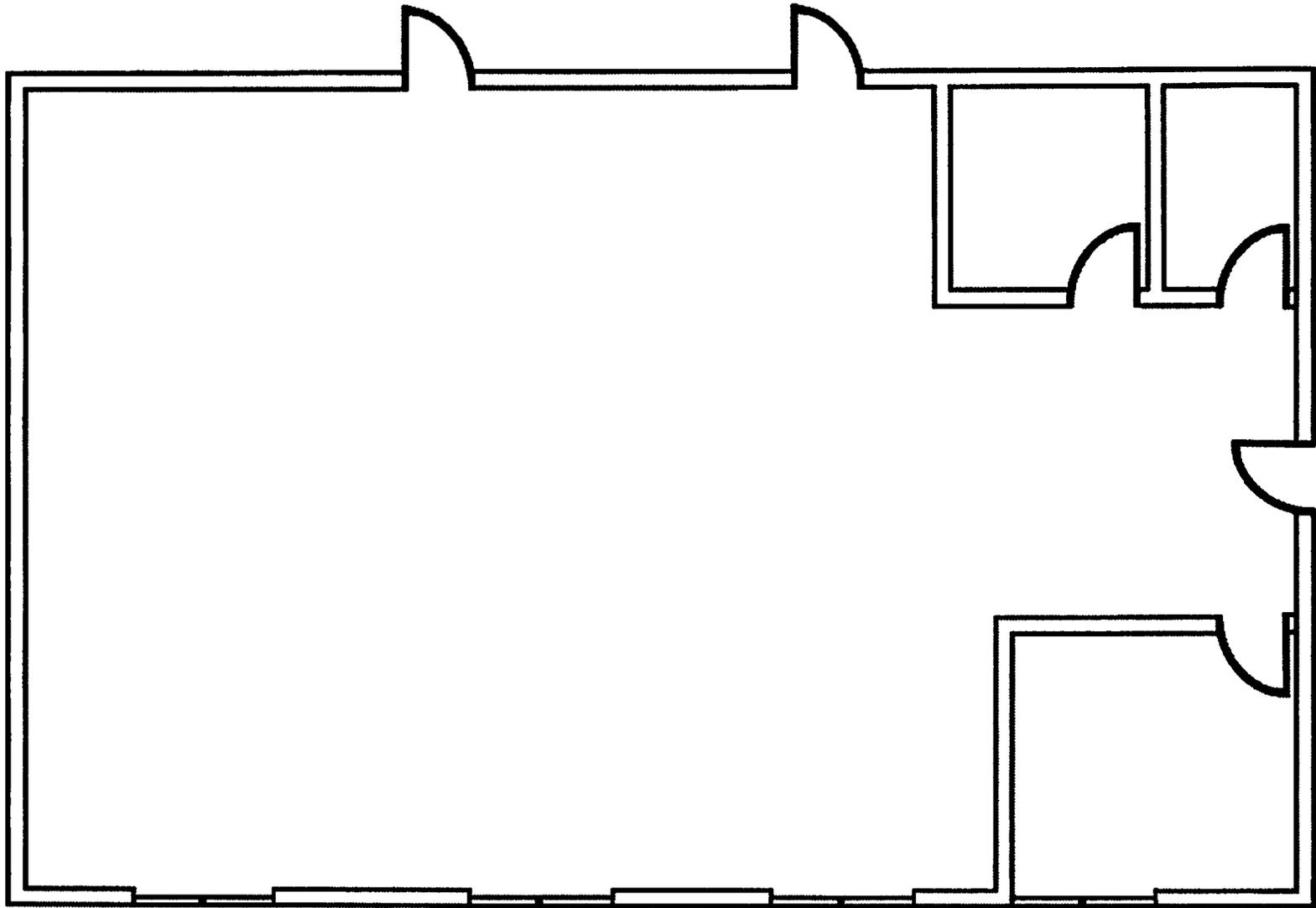
**SUITE 134**  
± 1,529 SF



# FLOOR PLAN

SUITE 230

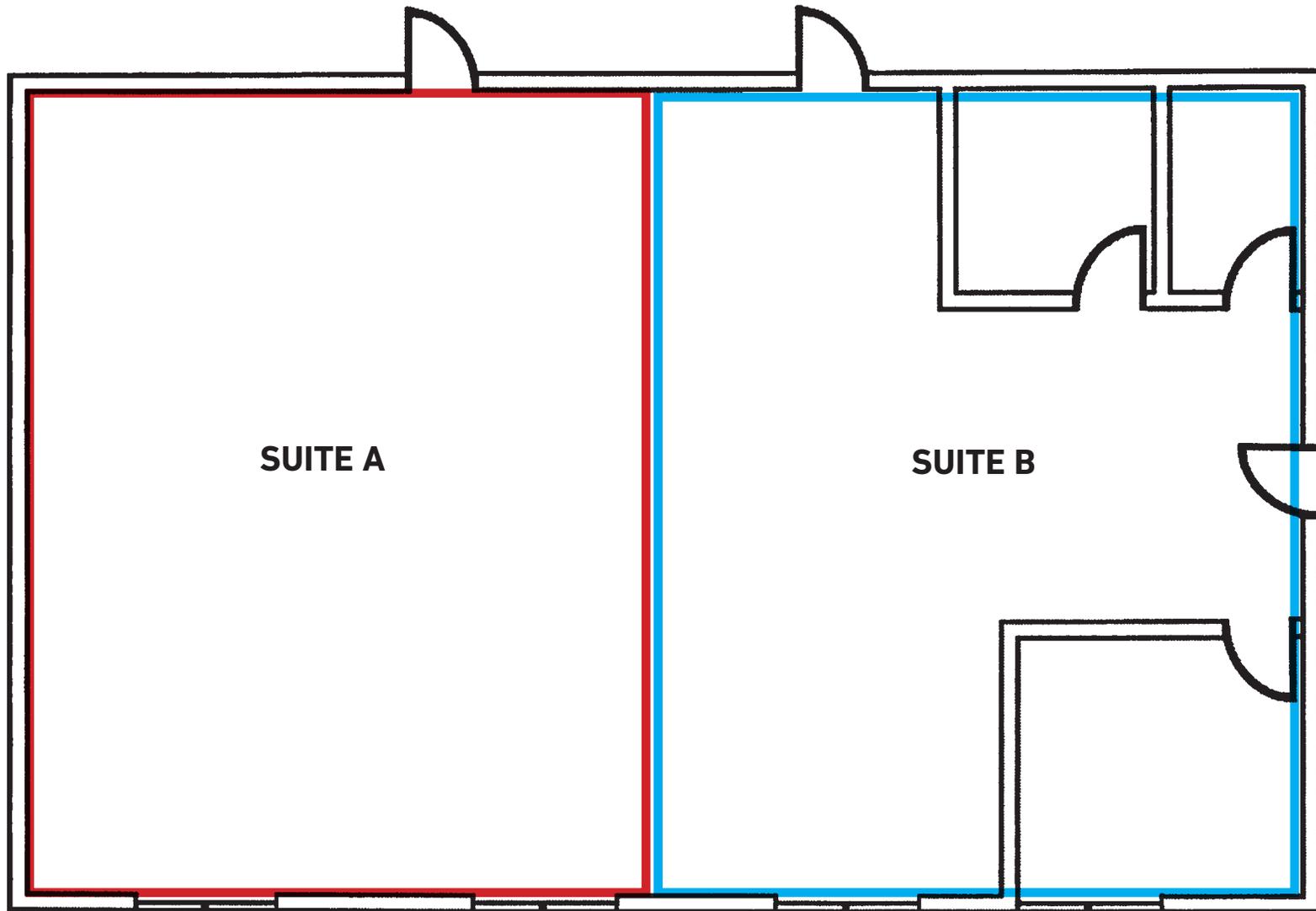
± 2,985 SF



# FLOOR PLAN

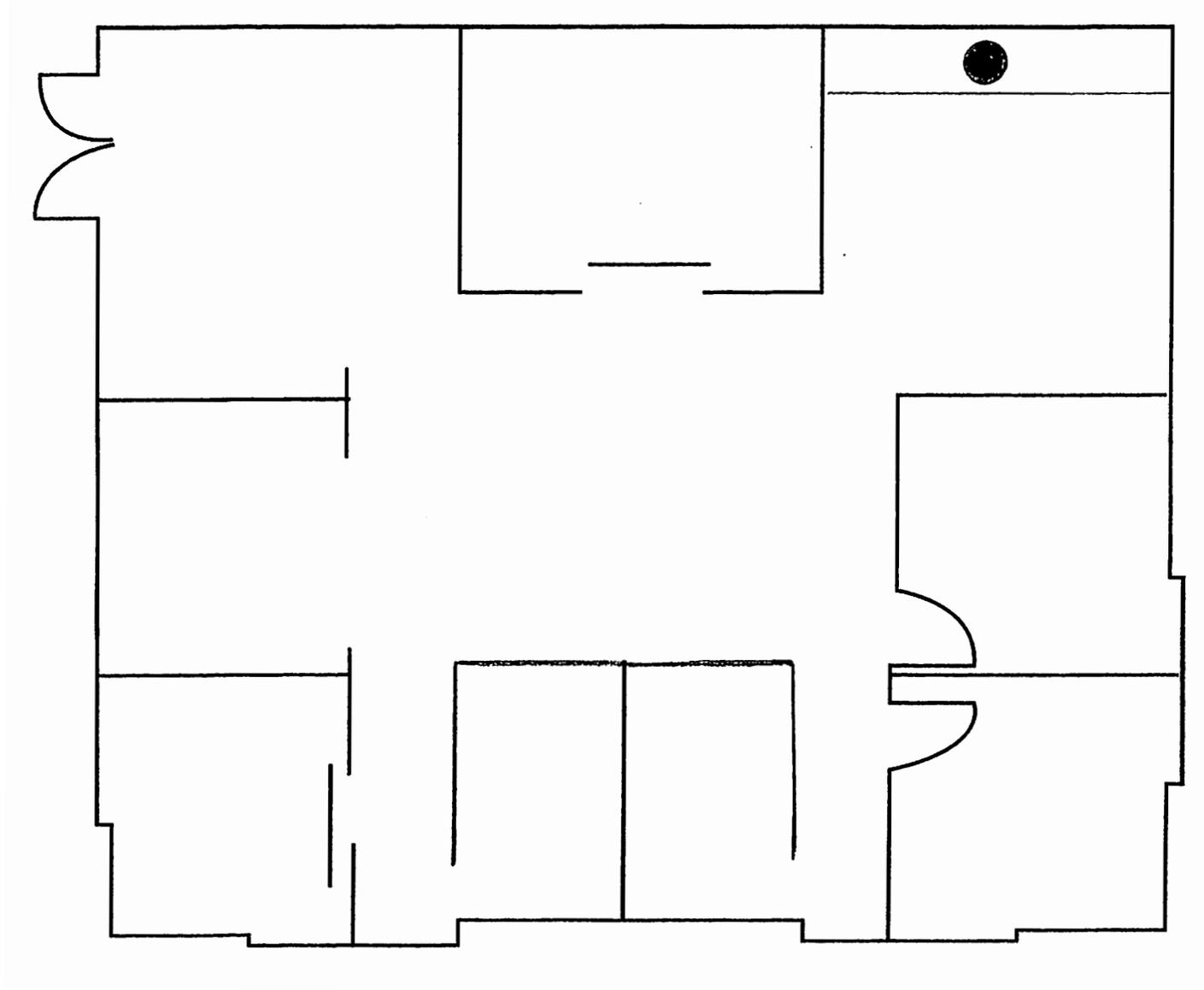
**SUITE 230**

Divisible to two ± 1,492 SF Suites



# FLOOR PLAN

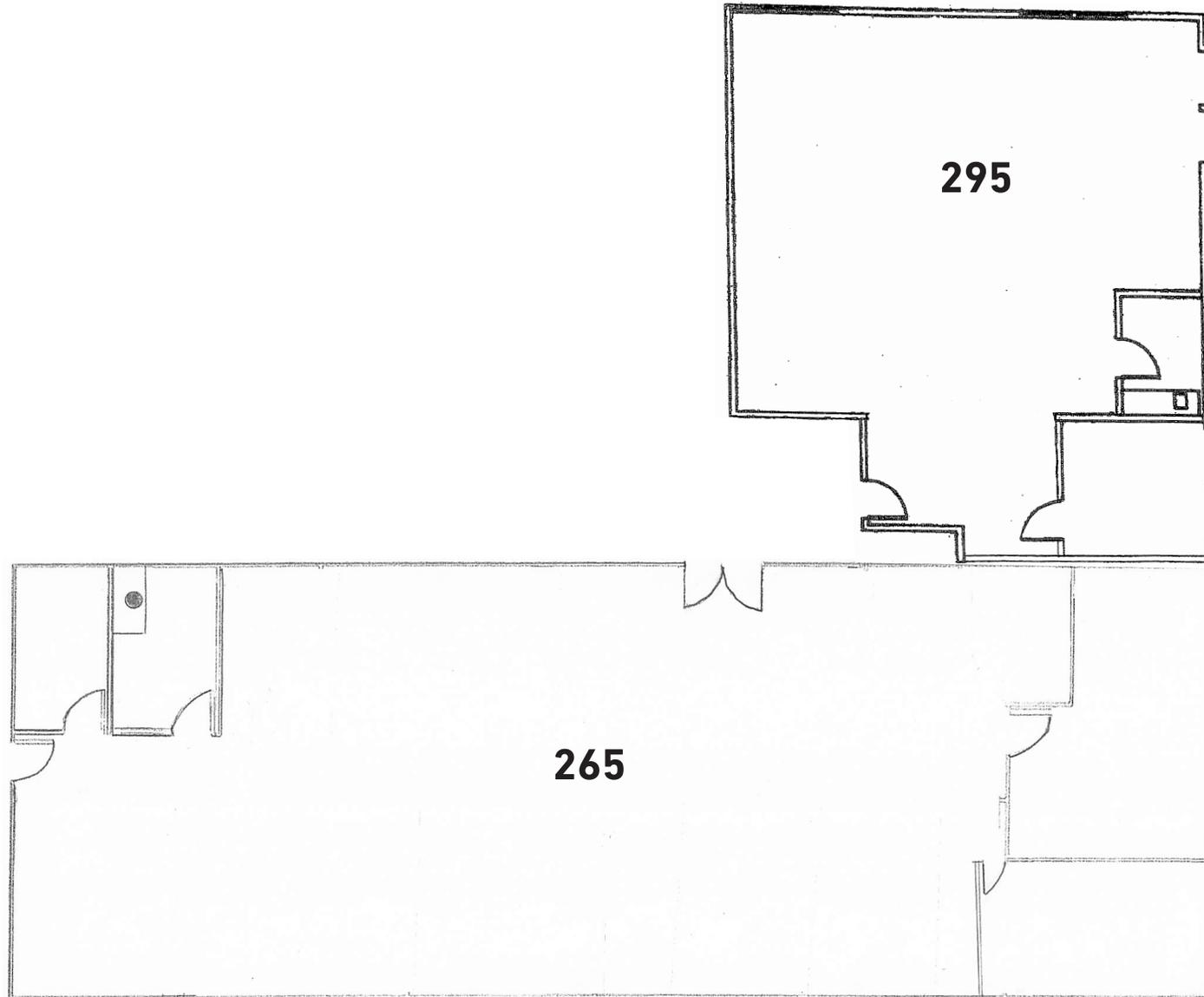
**SUITE 255**  
± 2,055 SF



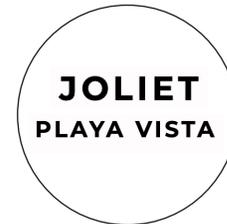
# FLOOR PLAN

## 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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