

# 12530 - 12540 BEATRICE ST

## PLAYA VISTA

± 35,332 SF FOR LEASE



# PROPERTY INFORMATION



*\*Photo is for reference purposes only - space under construction*



## PREMISES

12530 - 12540: ± 35,332 SF  
Divisible to 10,900 SF + 24,432 SF

## RENT

\$3.10/SF, NNN

## TERM

5 - 10 Years

## PARKING

2/1,000 @ \$150/space

## FEATURES

- Currently being remodeled
- Prime Playa Vista Creative Office/Flex
- Walking distance to The Runway
- 2400 AMPS
- New Roof
- HVAC
- Surrounded by High-Profile Tenants
- 19.5' Clear Height

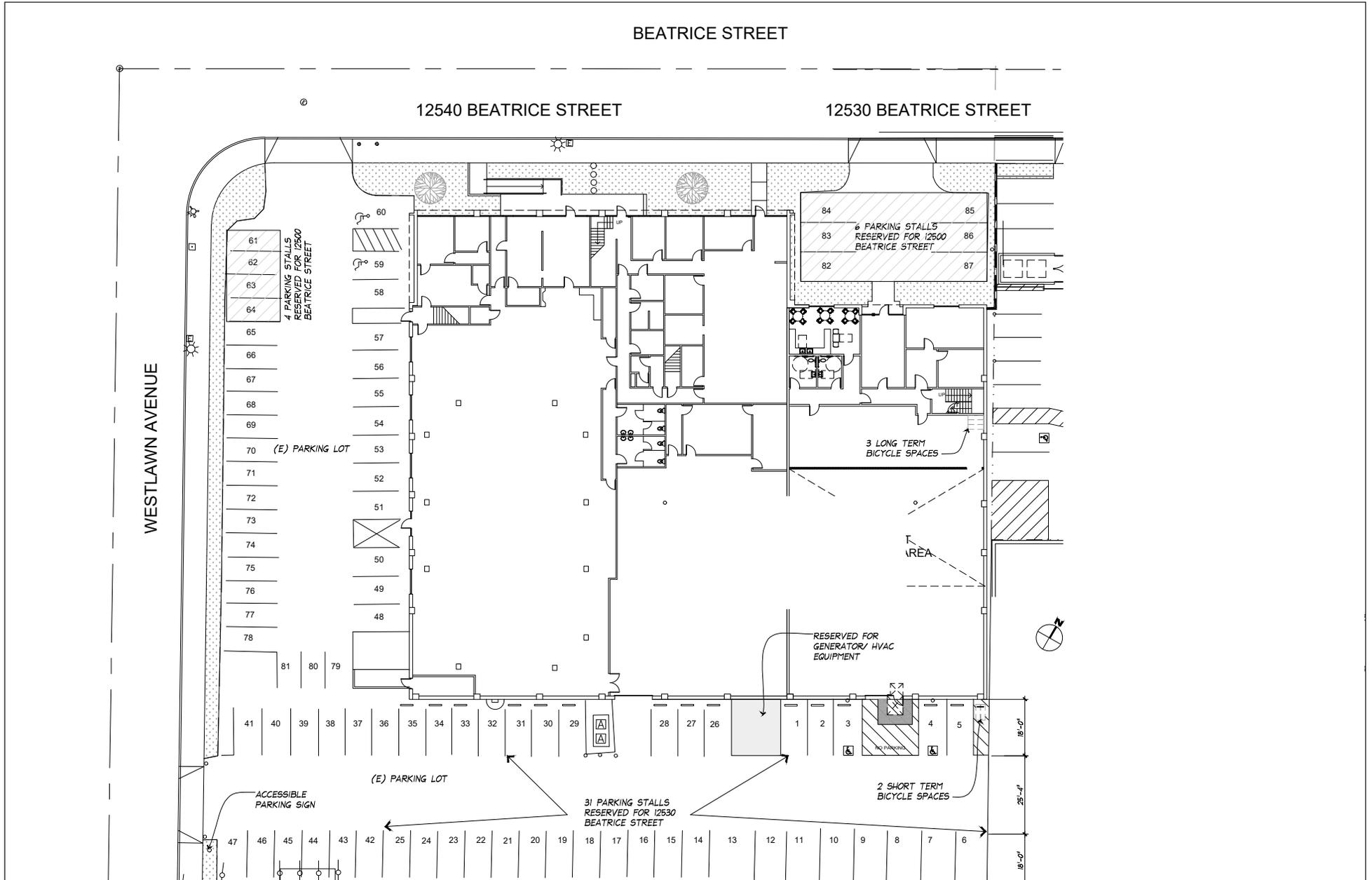
# FORMER PERFORMANCE CAPTURE STUDIO (MO CAP)

## AMENITIES

- Power: 3 - 800 AMP 240/120 v 3 Phase 4W
- HVAC: A quiet system designed for performance capture studio with a “NC 21” noise containment level
- Stage Size: 60’ x 30’ Capture volume with a 4’ High x 30’ long command center and VIP viewing area
- Green Room
- Conference Room
- Attached Kitchen

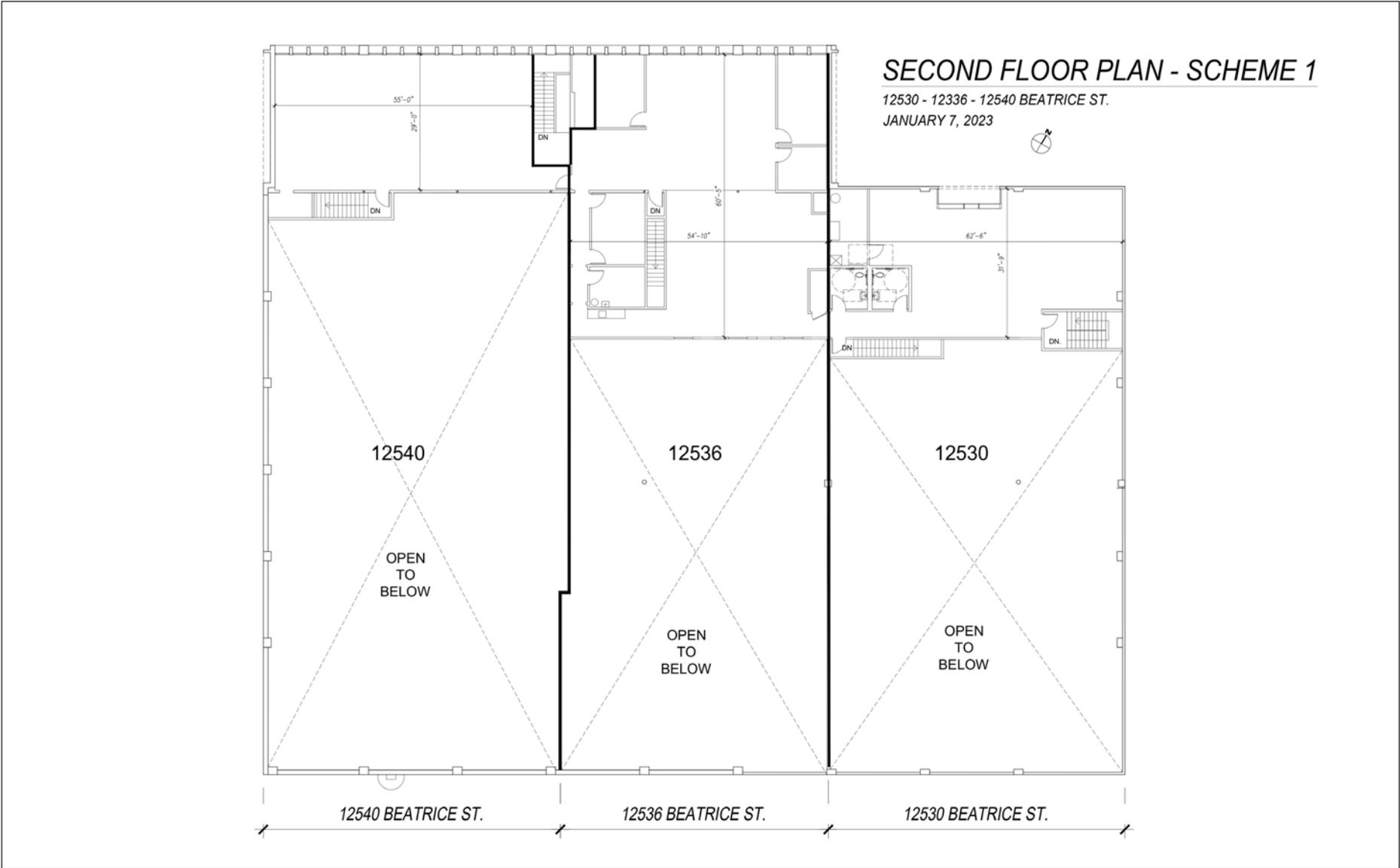


# SITE PLAN

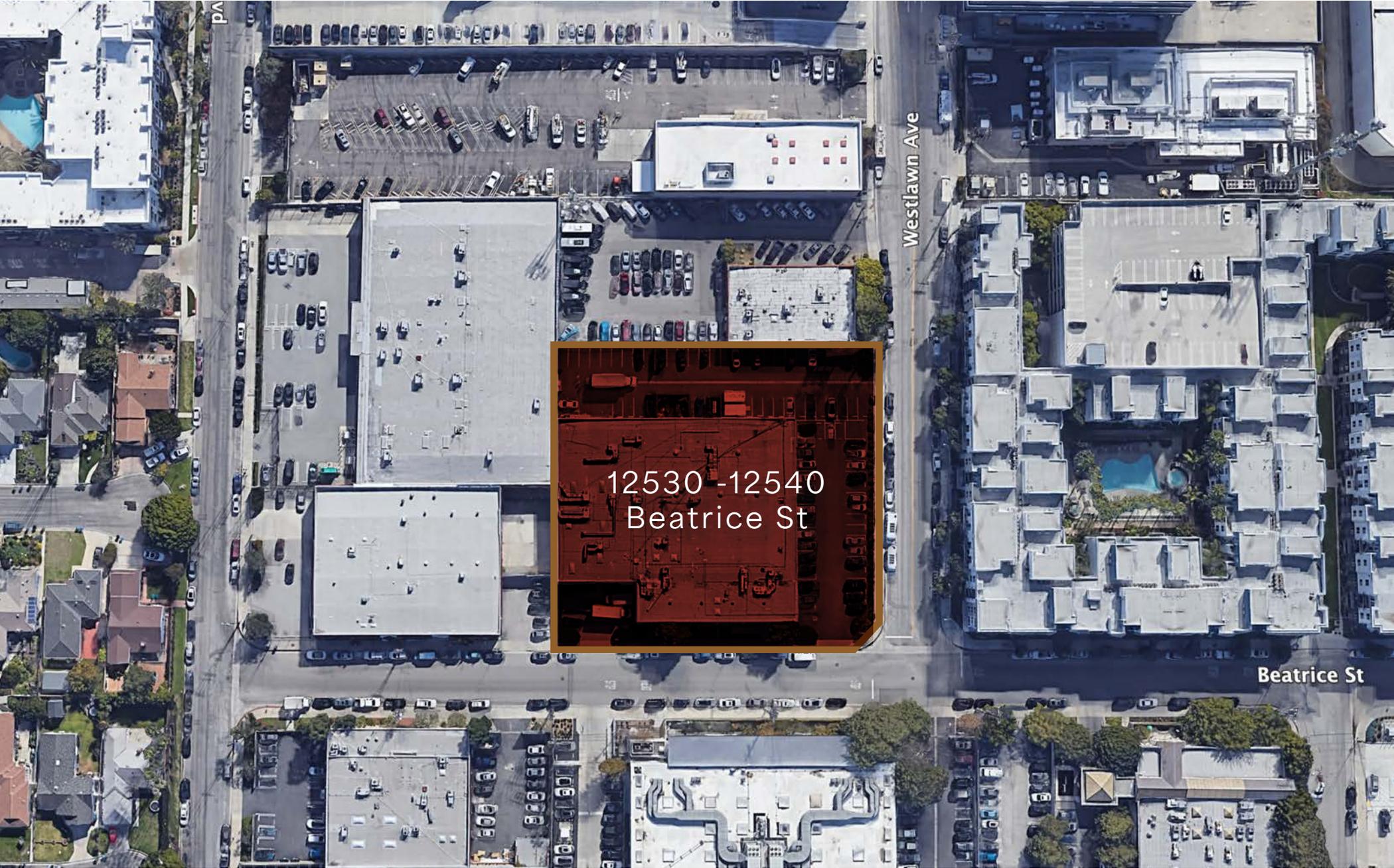




# SECOND FLOOR PLAN

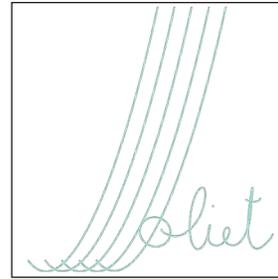


# AERIAL VIEW



12530 -12540  
Beatrice St

# NEARBY AMENITIES



# CONTACTS



## Douglas R Marshall, SIOR

310.899.2745  
dmarshall@leewestla.com  
AGT DRE 00869275

## Ian Ameche, SIOR

310.899.2748  
iameche@leewestla.com  
AGT DRE 01976053

## Alex Rivera

310.899.2742  
arivera@leewestla.com  
AGT DRE 01328712



Lee & Associates Los Angeles West, Inc.  
1508 17th Street, Santa Monica, CA 90404  
www.leewestla.com | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.