

# 11751

MISSISSIPPI AVENUE, LOS ANGELES CA 90025

CREATIVE / FLEX BUILDING FOR SALE | LEASE

OWNER USER / INVESTMENT



# THE OFFERING



Lee & Associates, Los Angeles West, Inc. is pleased to present the opportunity to acquire the real property and all improvements thereon located at 11751 Mississippi Avenue, Los Angeles, CA 90025 (the "Property"). This property consists of a multi-unit, approximately +/-10,094 SF of creative/flex building on +/-15,682 SF of land including the surface parking lot which has 14 parking spaces. The property was originally constructed in the late 1940's and has most recently been occupied as creative office and flex space. The key features of the Property are the combination mid-century elements with factory style elements, creating a tremendous sense of volume throughout.

11751 Mississippi Avenue is conveniently located between Riot Games headquarters and the Olympic Corridor minutes from freeway access and walking distance to the Bundy Expo Line station. The Property creates an opportunity for both owner-users and investors to acquire a premier property for occupancy, partial occupancy or for a straightforward investment with fully updated units. The proximity to premier West Los Angeles and Sawtelle amenities, restaurants and nightlife, and multiple light rail stops, makes this a long-term value add opportunity for an investor or owner-user.

**PREMISES** ± 10,094 SF

**LOT SIZE** ± 15,682 SF (0.36 AC)

**PRICE** \$6,750,000 (\$668.71/SF)

\* Rent Roll Available with Signed NDA

**RENT** Unit 100 - 945 SF - \$2.50/NNN

Unit 120 - 1,136 SF - \$2.50/NNN

Unit 170 - 3,668 SF - \$2.50/NNN

**ZONING** M2-2

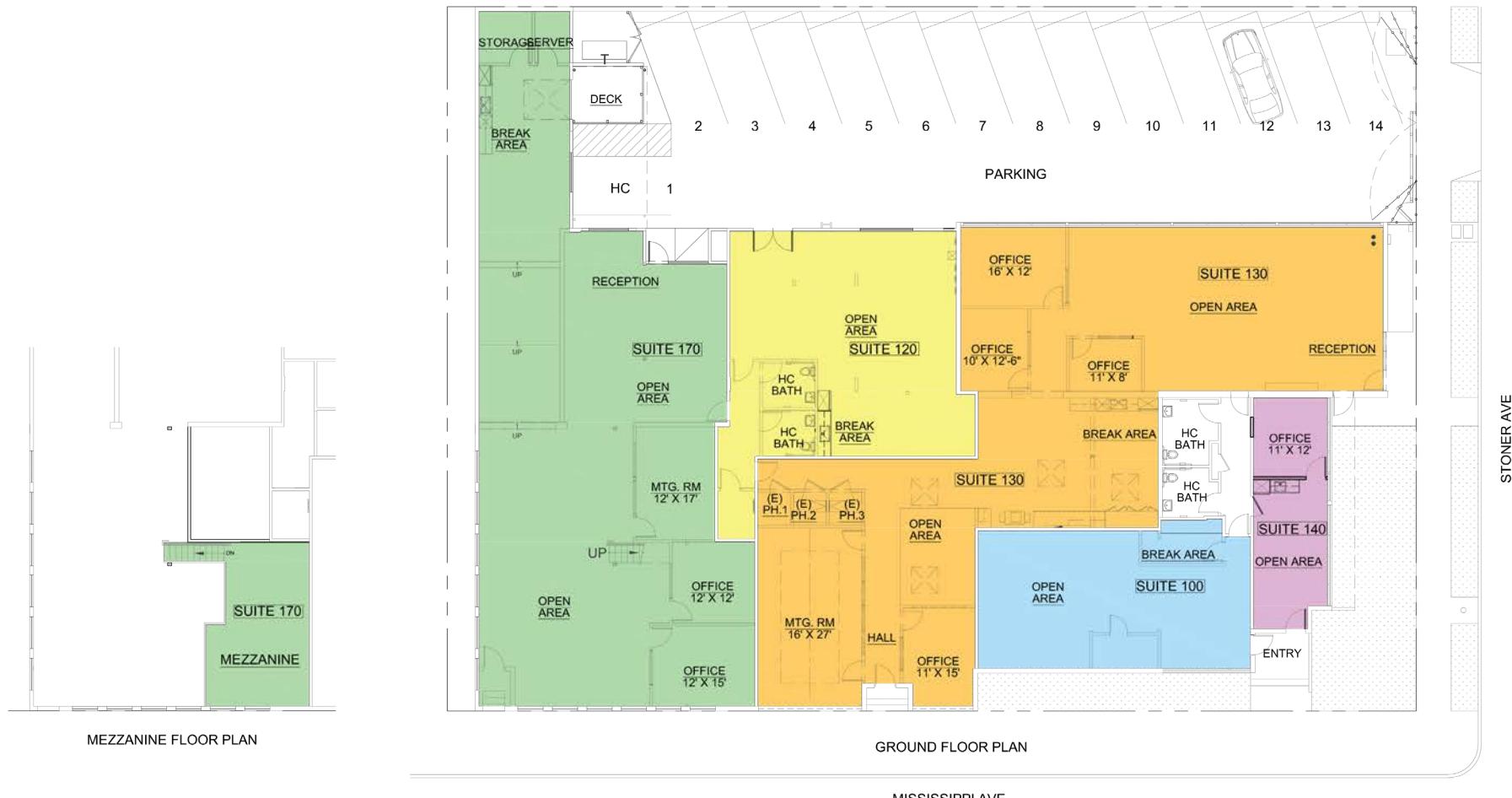
**PARKING** (14) in Private Secure Onsite Lot

**FEATURES**

- Multi-Tenant Creative Office / Flex Building Located in the Heart of West Los Angeles
- 5,322 SF Can be Delivered Vacant
- In Place Cash Flow
- Exposed Wood Beam Ceilings
- Polished Concrete Floors
- Offices and Open Work Space
- Ample Natural Light
- Private Back Unit Creative Space
- Private Outdoor Patio Space
- Close to a Variety of World Class Eateries Along Sawtelle Boulevard
- Easy Access to 10 and 405 Freeways
- Walking Distance to Metro Expo Line



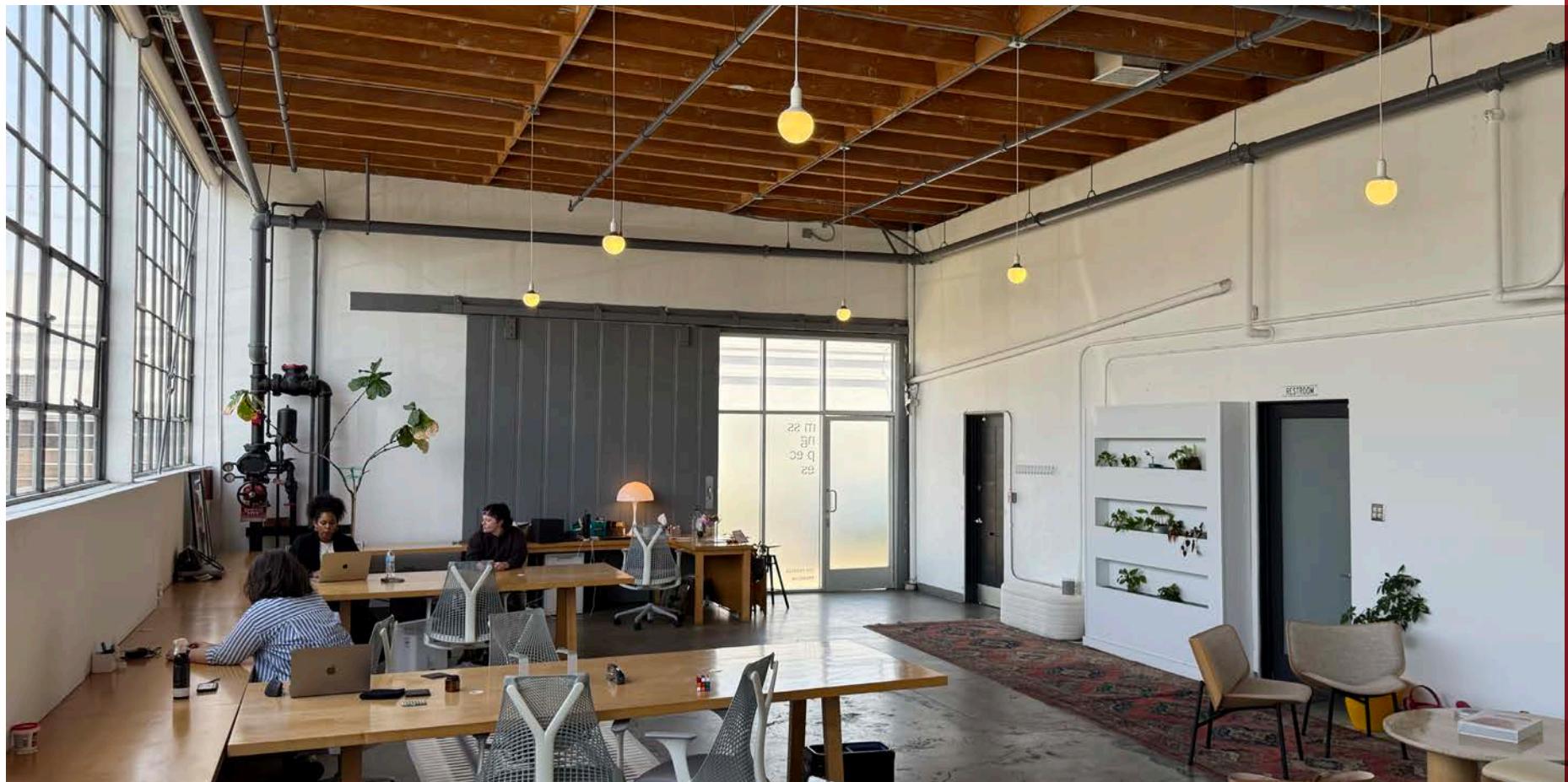
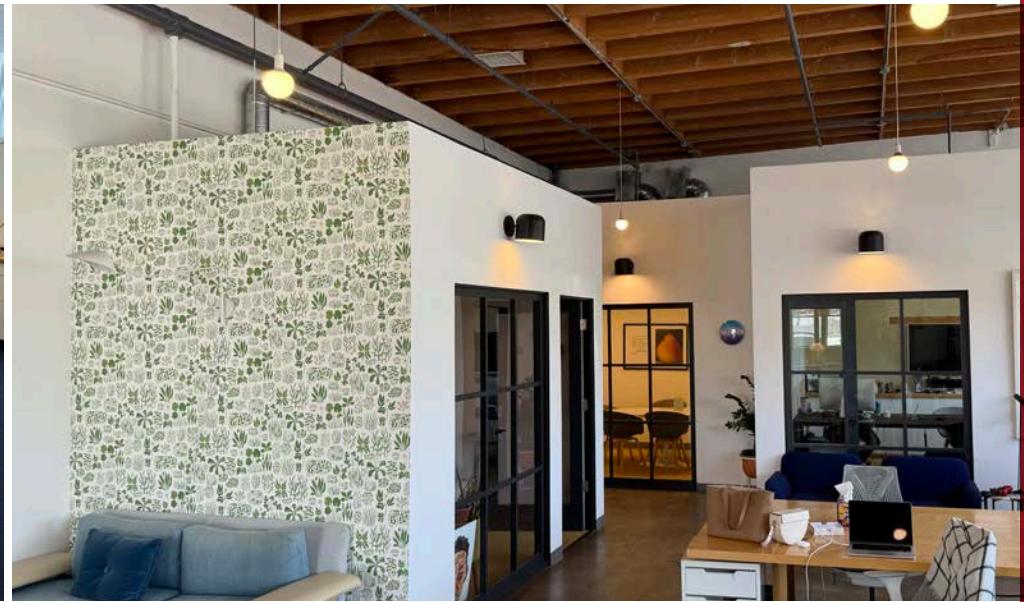
# SITE PLAN



# EXTERIOR



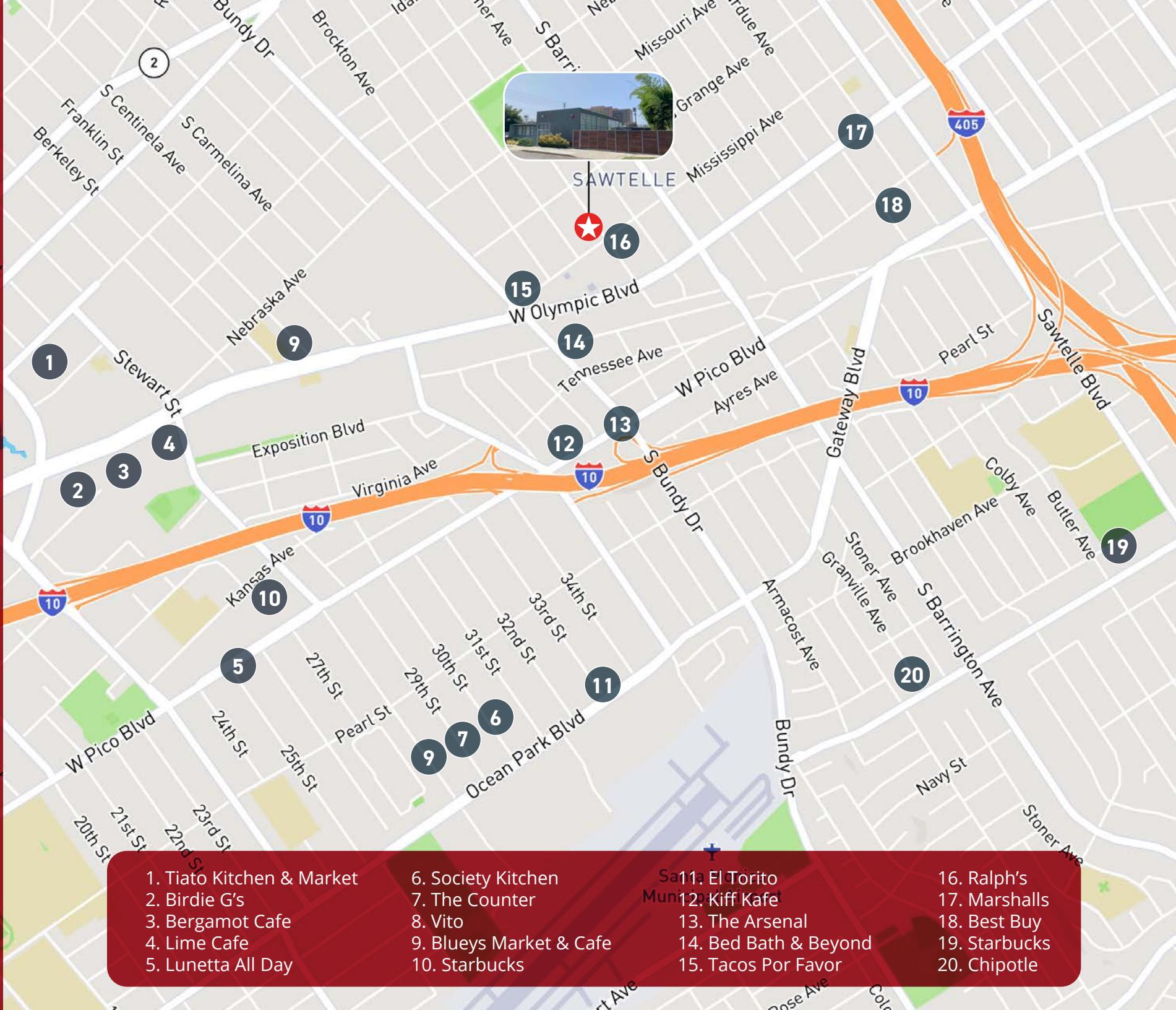
# INTERIOR



# INTERIOR



# NEARBY AMENITIES



# DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and should not be construed as containing all or a portion of the information which prospective buyers may require to evaluate a purchase of the Property. The information contained herein is believed to come from reliable sources, but has not been verified for accuracy, and all buyers are encouraged to verify any information contained herein through their own diligence. No representation or warranty of any kind is being made in this Memorandum, but rather is being presented "as is" without the duty to verify.

Any such estimates based on forward-looking assumptions as they relate to the overall economy, market conditions, competitive properties or any other factors should be considered as being uncertain and may not represent the actual performance of the Property. All references to land area or building area, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.

All prospective buyers are advised to independently investigate and verify the accuracy and completeness of all information contained herein, to consult both their legal counsel and financial advisors, and carefully investigate the economics and financial risks of this transaction as well as the Property's suitability for Buyer's needs. **THERE SHOULD BE NO RELIANCE ON THE CONTENT OF THIS MEMORANDUM, AND ANY SUCH RELIANCE IS SOLELY AT BUYERS OWN RISK.**

The Ownership expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property, and may terminate discussions at any time with or without notice to you. No offers, counteroffers, and negotiations shall be binding and neither Lee & Associates, Los Angeles West, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



**Aleks Trifunovic, SIOR**

310-899-2721

atrifunovic@leewestla.com

BRK DRE 01363109

**James Wilson**

310.899.2708

jwilson@leewestla.com

AGT DRE 00883324



**Cristina Glascock**

310.899.2746

cglascock@leewestla.com

AGT DRE 02085971



A DIVISION OF  
**LEE & ASSOCIATES**

1508 17th Street, Santa Monica, CA

| 310.899.2700

[WWW.LEEWESTLA.COM](http://WWW.LEEWESTLA.COM) | DRE 01222000

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