

CREATIVE OFFICE SUITE



A DIVISION OF
**LEE &
ASSOCIATES**

FOR LEASE



10951 PICO BOULEVARD, LOS ANGELES, CA 90064

LEEWESTLA.COM
310.899.2700
CA DRE #01222000



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ASSOCIATES**

FOR LEASE

10951 WEST PICO BOULEVARD



PREMISES

Suite 204: ± 2,100 SF

RENT

\$2.75/SF, FSG

TERM

3 - 5 Years

AVAILABLE

January 1, 2026

PARKING

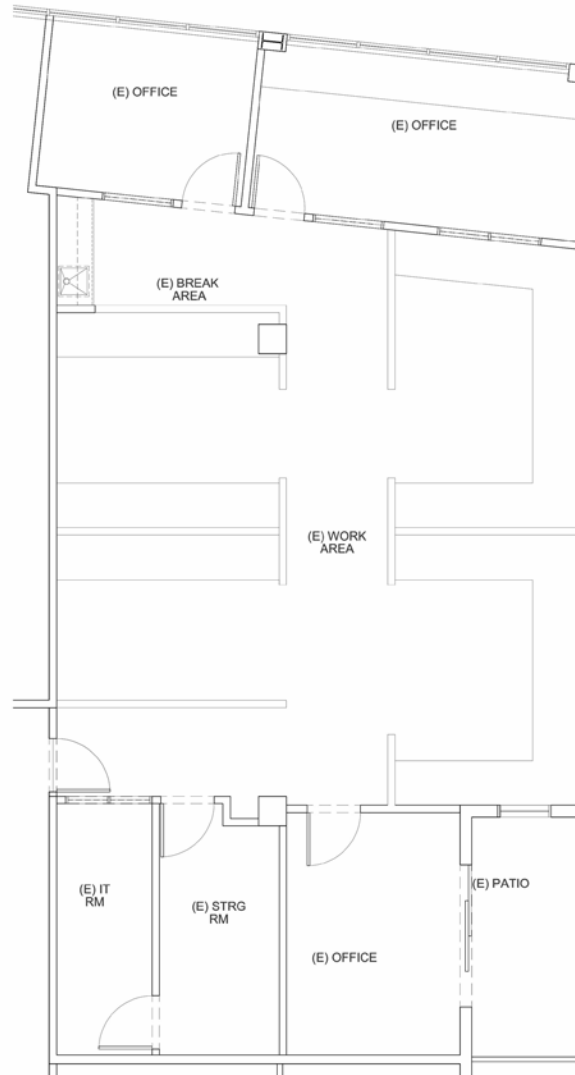
6 Parking Spaces (Mix of Tandem and Single)

FEATURES

- Drywall and Acoustical Ceiling for Better Acoustics, Sustainability, and Temperature Control
- Newly Upgraded with I-Wave Technology to Kill Viruses & MERV 13 to Remove Particulates
- Operable Windows
- Private En Suite Patio
- Down the Block from the UCLA Westside Pavillion Campus
- En Suite Kitchen
- Hard Wood Floors
- Controlled and Secure Building Access

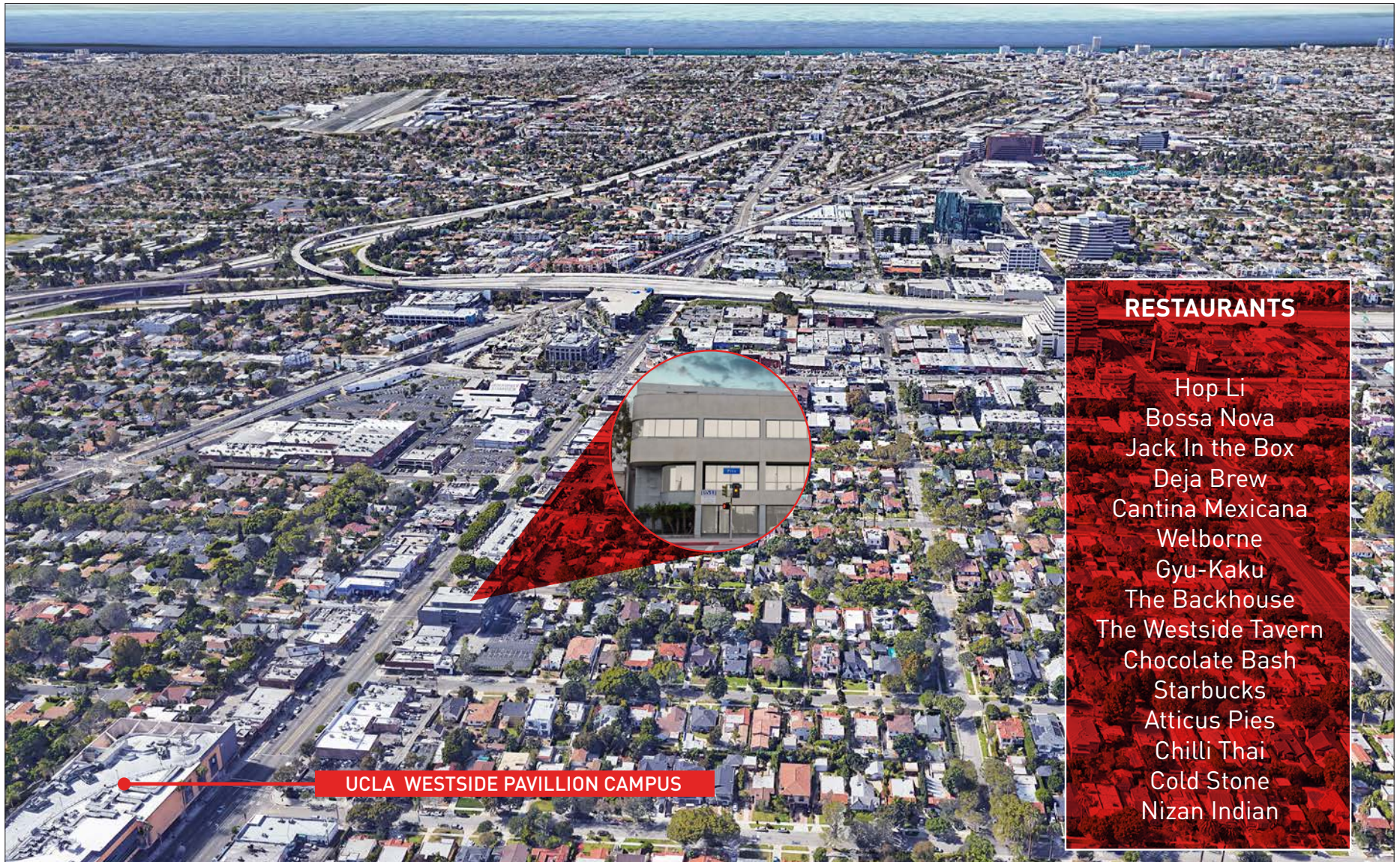


SUITE 204 FLOOR PLAN









UCLA WESTSIDE PAVILLION CAMPUS

RESTAURANTS

Hop Li
Bossa Nova
Jack In the Box
Deja Brew
Cantina Mexicana
Welborne
Gyu-Kaku
The Backhouse
The Westside Tavern
Chocolate Bash
Starbucks
Atticus Pies
Chilli Thai
Cold Stone
Nizan Indian

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