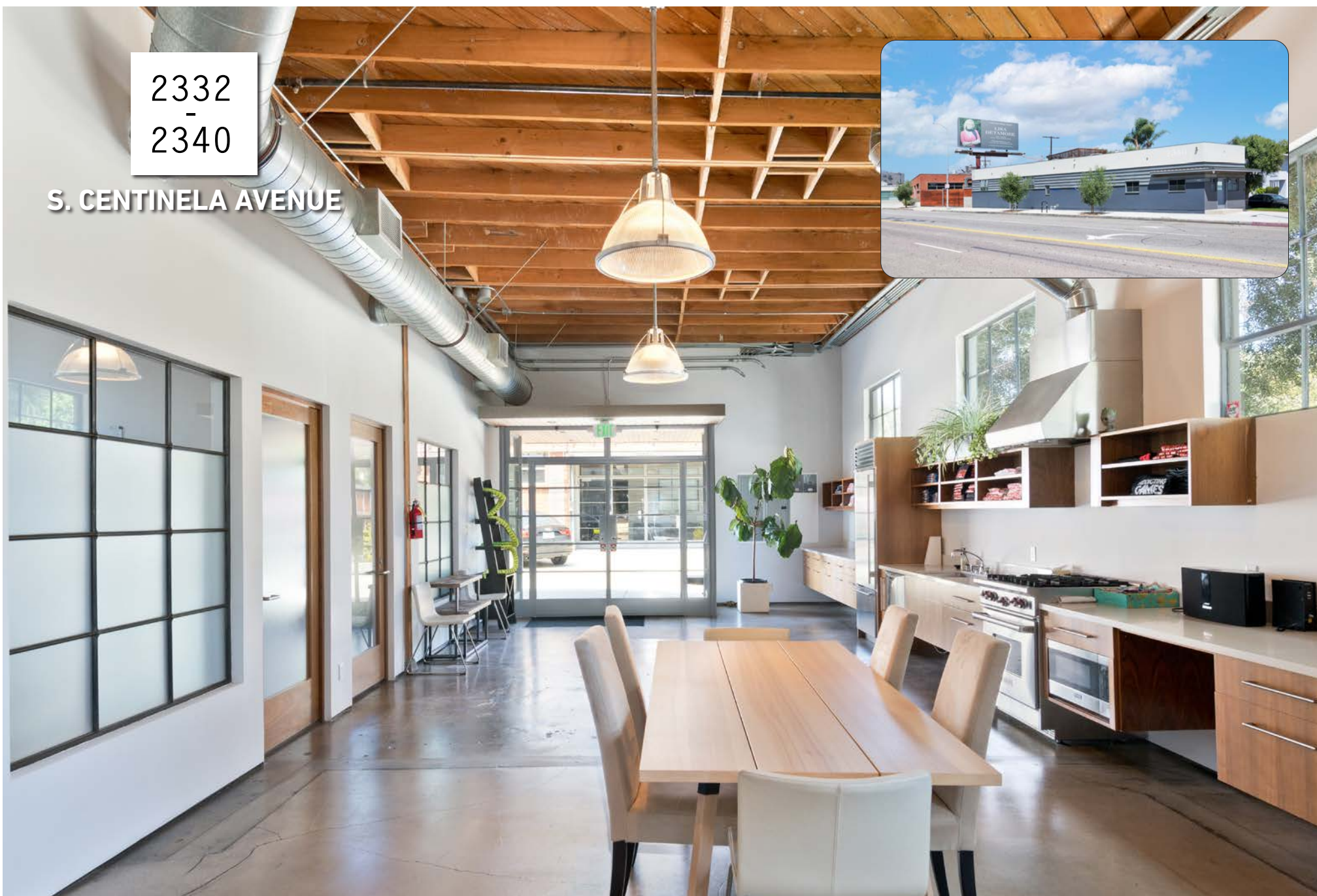


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S. CENTINELA AVENUE



A DIVISION OF
**LEE &
ASSOCIATES**

FOR LEASE
STATE OF THE ART CREATIVE OFFICE / PRODUCTION / EDITORIAL



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S. CENTINELA AVENUE

- Exceptionally Well Maintained. Custom Built Interior Finishes Suitable for any State of the Art Post Production and/or Editorial Company
- Adequate Cooling and Power Capacity in Place for Production, Rendering, and Data Transfer
- Convenient Access to West LA, Venice, and Santa Monica via the 10 FWY, Olympic Blvd, and Pico Blvd
- State of the Art Finishes Including Subzero, Wolf, and Viking Appliances
- High-height Sandblasted Wood Ceilings with Torrance Steel Windows and Polished Concrete Floors



A DIVISION OF
LEE & ASSOCIATES

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.

PREMISES

Suite A ± 2,411 SF

RENT

\$4.25/SF,NNN

OCCUPANCY

January 1, 2026

PARKING

2 Spaces
(\$180/space/month)
More available off-site
at prevailing rates

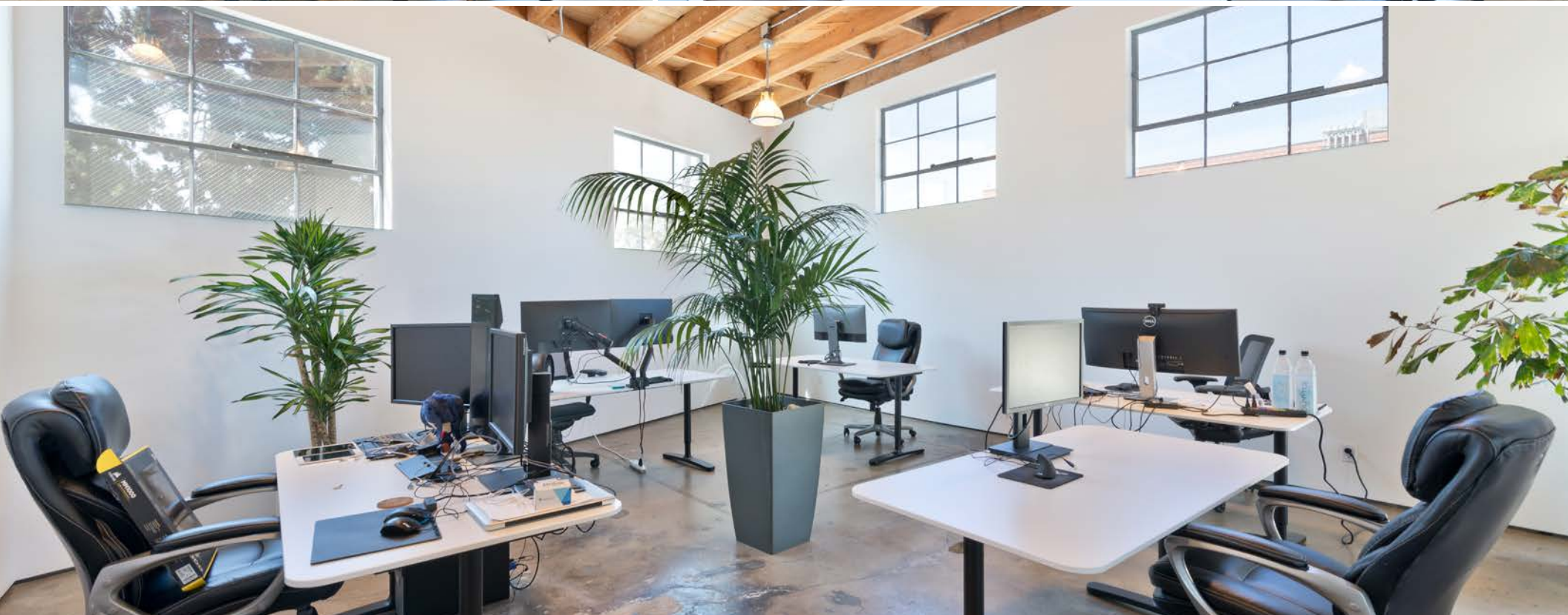
SITE OVERVIEW

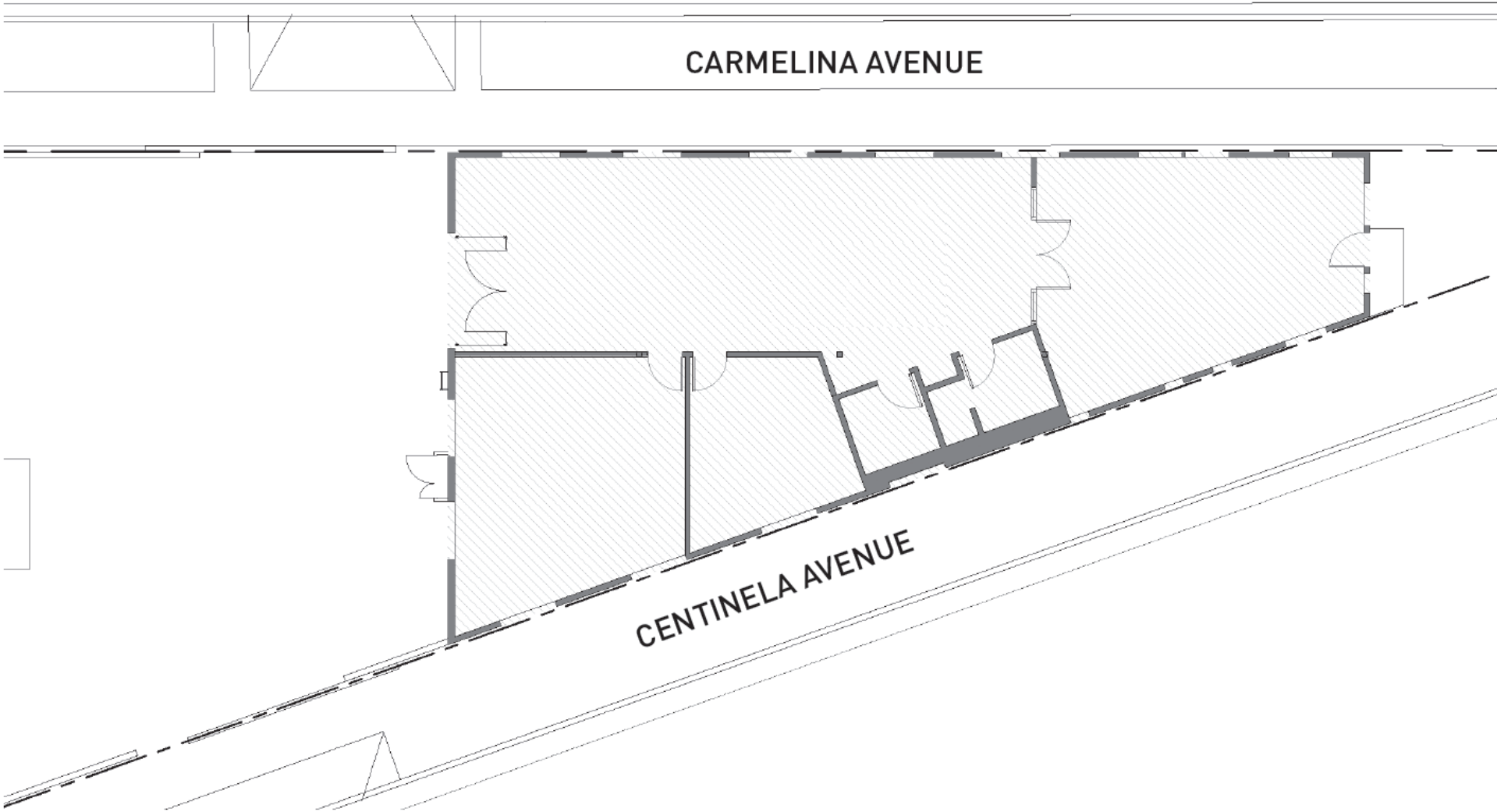
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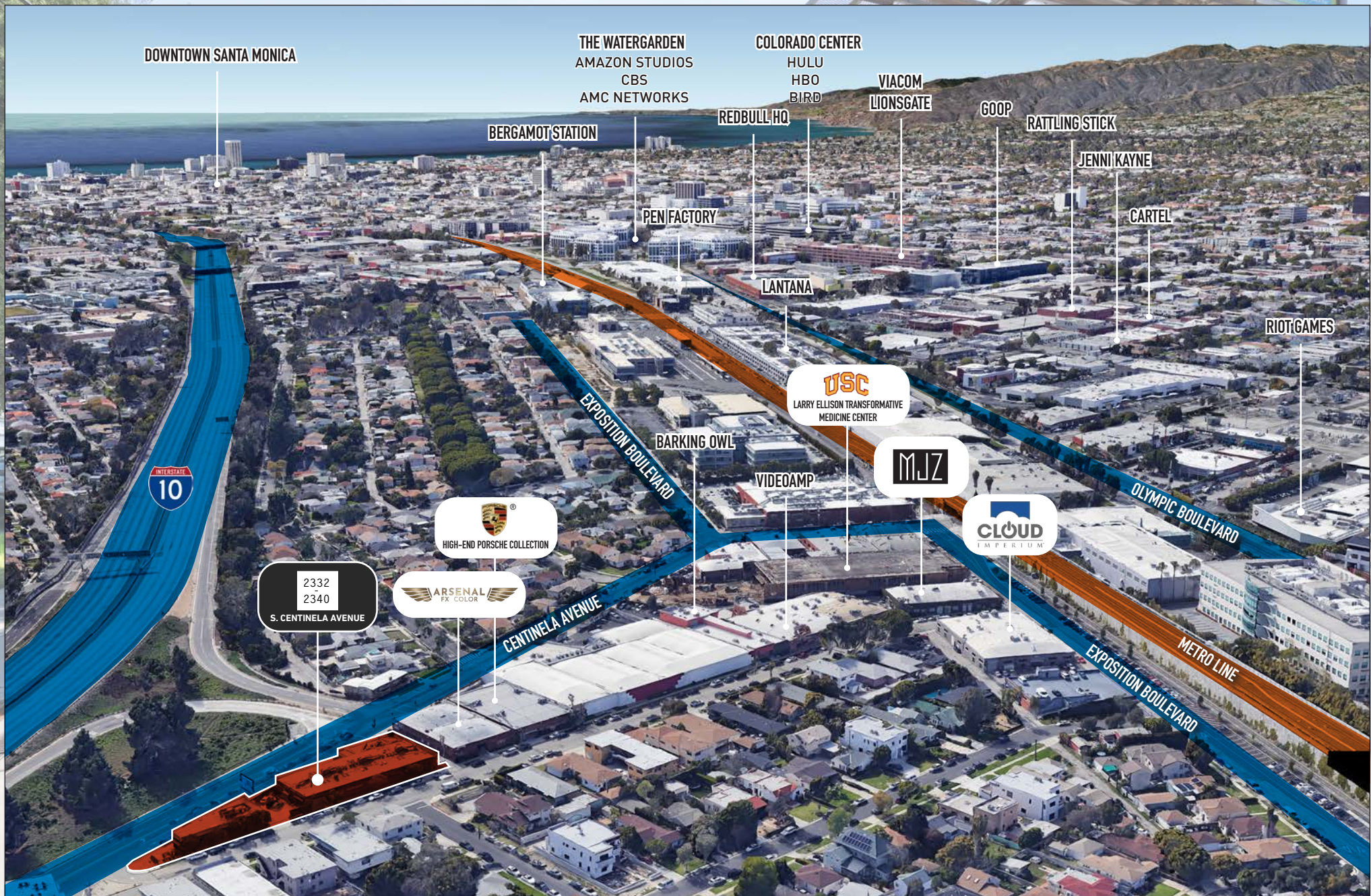








NEARBY TENANTS



$$\begin{array}{r} 2332 \\ - \\ 2340 \end{array}$$

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S. CENTINELA AVENUE

1. Tiato Kitchen & Market	6. Gilbert's El Indio	11. El Torito	16. Ralph's
2. Birdie G's	7. Starbucks	12. Kiff Kafe	17. Marshalls
3. Bergamot Cafe	8. Blueys Market & Cafe	13. The Arsenal	18. Best Buy
4. Lime Cafe	9. Viet Noodle	14. Bed Bath & Beyond	19. Starbucks
5. Lunetta All Day	10. The Upper West	15. Tacos Por Favor	20. Chipotle

- | | | | |
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CONTACTS

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