

11609 W PICO BLVD, LOS ANGELES



FULLY RENOVATED CREATIVE OFFICE / STUDIO

±4,081 SF FOR LEASE





A beautifully renovated freestanding creative studio anchored by an exposed bow-truss ceiling and polished concrete floors. A full-height sliding barn door opens the workspace directly onto a fully gated parking court, while a mezzanine overlooks the open studio floor below.

PROPERTY OVERVIEW

Size:

±4,081 SF

±3,450 SF ground + ±631 SF Mezzanine

Lease Rate:

\$3.25/SF, NNN

Term:

Negotiable

Parking:

Gated private fenced surface lot

FEATURES

- Beautiful modern renovation
- Bow truss structure with exposed ceilings
- New reflective cool roof
- Full Kitchen
- ADA Bathroom
- Fully gated surface parking
- Amenity rich neighborhood
- Ideal access to 405, 10, and expo line

11609

INTERIOR SPACE



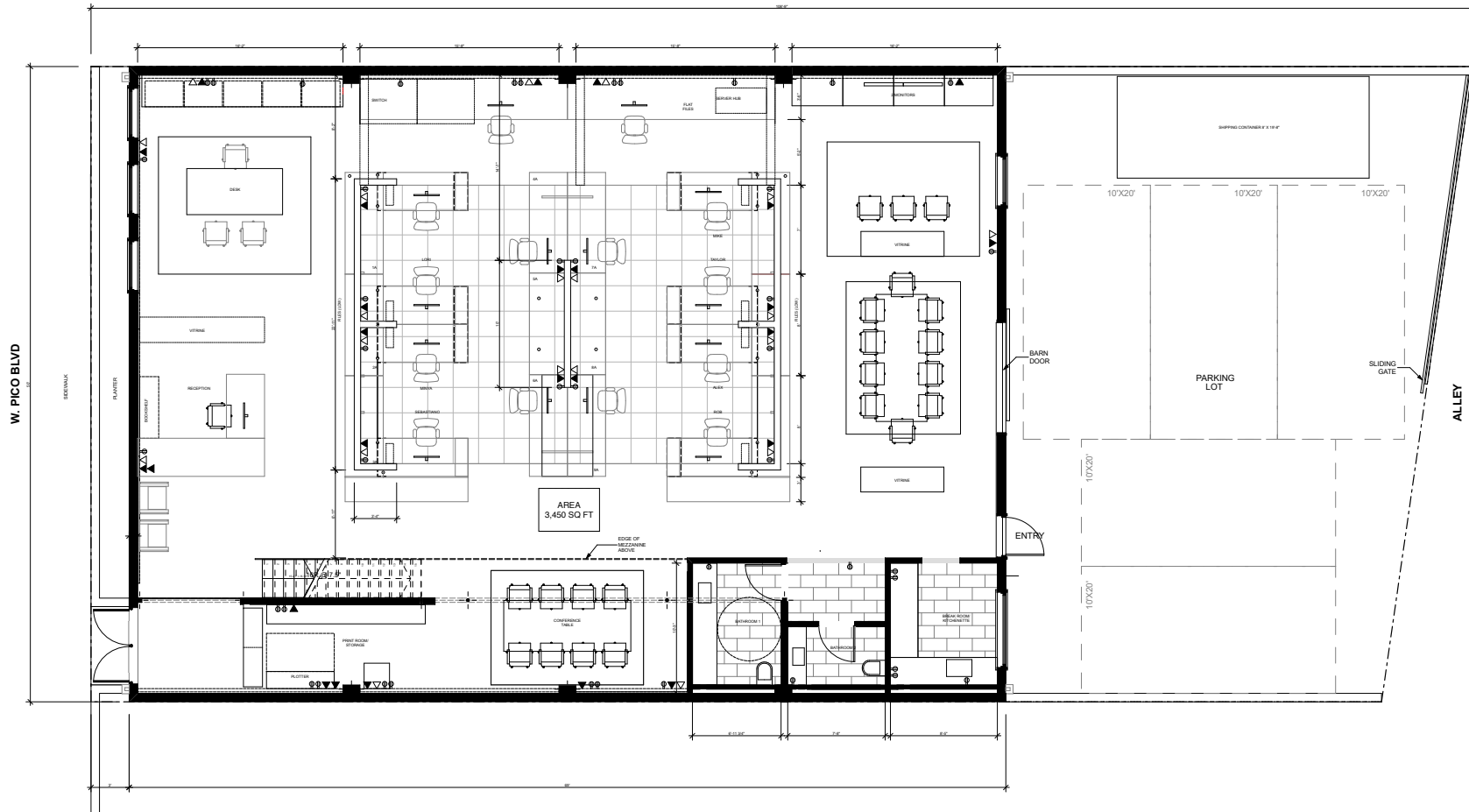
INTERIOR SPACE



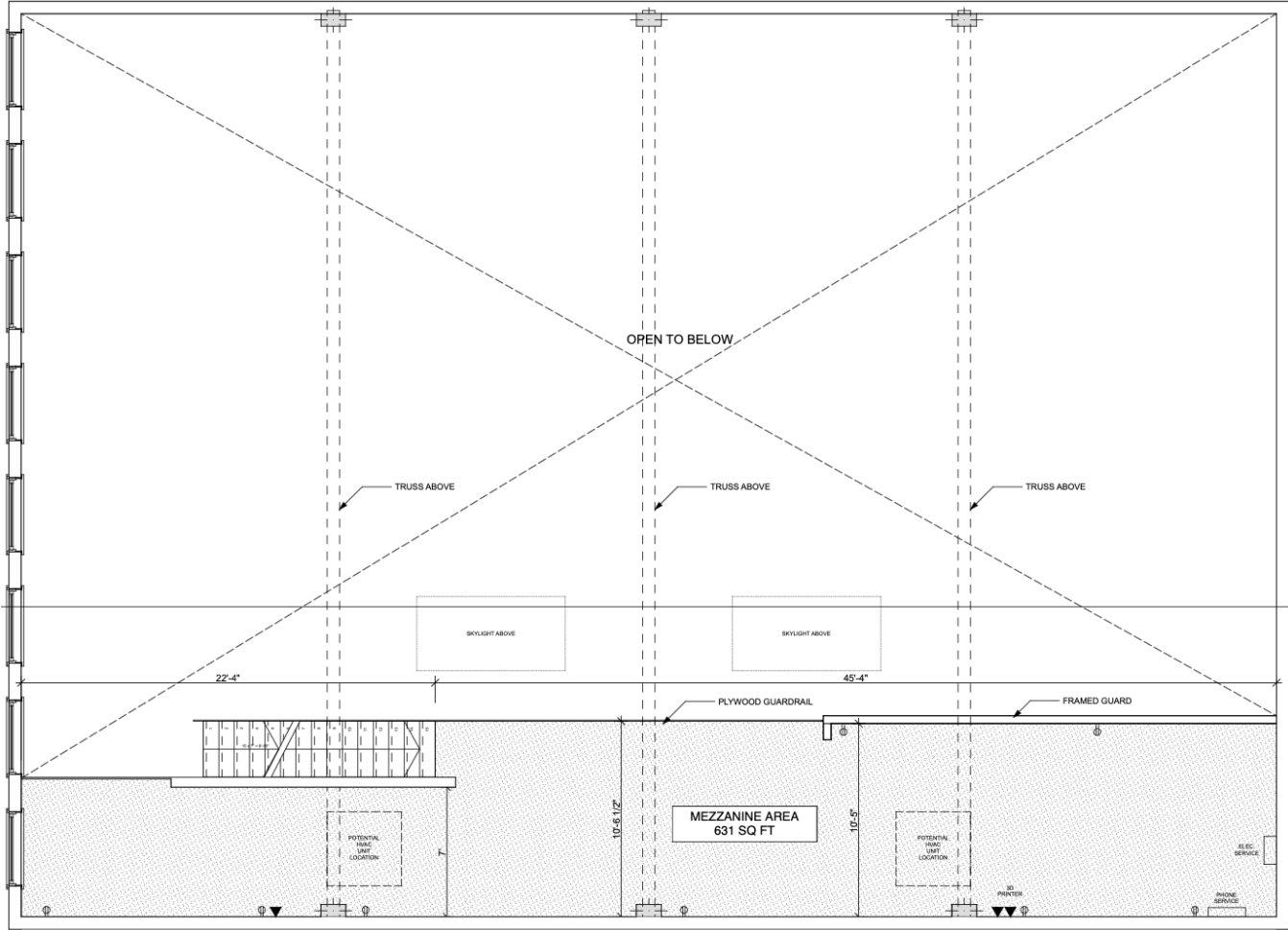
EXTERIOR SPACE



GROUND LEVEL - 3,450 SF



MEZZANINE - 631 SF



NEARBY NEIGHBORS



11609
W. PICO
BOULEVARD

NEAT

DON ANTONIOS

THAT PIZZA PLACE

SUBWAY

FEDERAL COFFEE

TOP TIER TREATS

THE ROSEGOLD SALOON

SORRY NOT SORRY

MORI NOZOMI

KAIF

Gateway Blvd

Gateway Blvd

S Westgate Ave

Stoner Ave

Barry Ave

W Olympic Blvd

Expo Line Bike Path

Exposition Blvd

Tennessee

Federal Ave

Federal Ave

Ayres Ave

Granville Ave

Pico Blvd



TOMMY ISOLA

PRINCIPAL

310.899.2709 | tisola@leewestla.com

AGT DRE 01974024

KEITH FIELDING

PRINCIPAL

310.899.2719 | kfielding@leewestla.com

AGT DRE 01729915

ALEKS TRIFUNOVIC, SIOR

CHAIRMAN

310.899.2721 | atrifunovic@leewestla.com

AGT DRE 01363109

TIBOR LODY, SIOR

PRINCIPAL

310.899.2720 | tlody@leewestla.com

AGT DRE 01261129

ADAM LEVINE

SENIOR ASSOCIATE

310.899.2703 | alevine@leewestla.com

AGT DRE 02104830

CHARLOTTE DOWNES

ASSOCIATE

310.899.2729 | cdownes@leewestla.com

AGT DRE 02446335

1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

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