

2011 PONTIUS AVENUE


LOS ANGELES, 90025

Freestanding 4,000± SF Creative Office Building In the Heart of West LA



CAROL TAUBMAN | T 310 440 2800 | carol@westgateindustrial.com | CA DRE 00901349

The information contained herein is obtained from sources deemed reliable, but for which Westgate Industrial Properties assume no liability. All measurements are approximate and interested parties should do their own investigations.



PREMISES	Approximately 4,000 Square Feet
RENT	\$3.50/sf NNN
TERM	3-5 Years
OCCUPANCY	May 2016
PARKING	<ul style="list-style-type: none">• 10 Spaces (\$125/each)• Can Stack up to 12 Cars + 3 Off-site Spaces for a Total of 15 Cars
FEATURES	<ul style="list-style-type: none">• Freestanding Creative Office Building• Entire Building Completely Redone• New Kitchen with Caesarstone Counters & Stainless Steel Appliances• Two Newly Redone Bathrooms with High End Finishes• Private Landscaped Courtyard• Exposed Sandblasted Wood Ceiling• Polished Concrete Floors• Operable Torrance Steel Windows
LOCATION	<ul style="list-style-type: none">• Central West LA Location• Excellent 405 & 10 Freeways Access• Close Proximity to Olympic, Pico & Santa Monica Blvds• Near Expo Line Station at Exposition & Sepulveda
CONTACT	Carol Taubman 310.440.2800 carol@westgateindustrial.com

2011 Pontius Avenue
Los Angeles, 90025

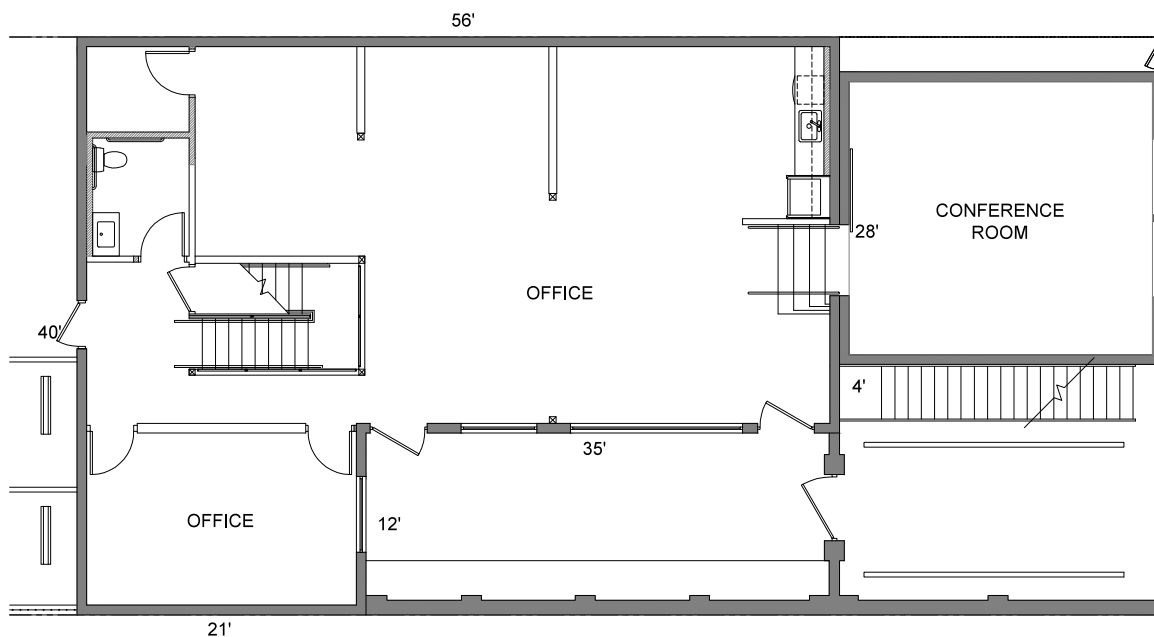


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OFFICE SPACE AT FIRST FLOOR



PONTIUS AVE.

FIRST FLOOR PLAN



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FIRST FLOOR PRIVATE OFFICE SPACE



OFFICE SPACE - VIEW TOWARDS STAIRCASE

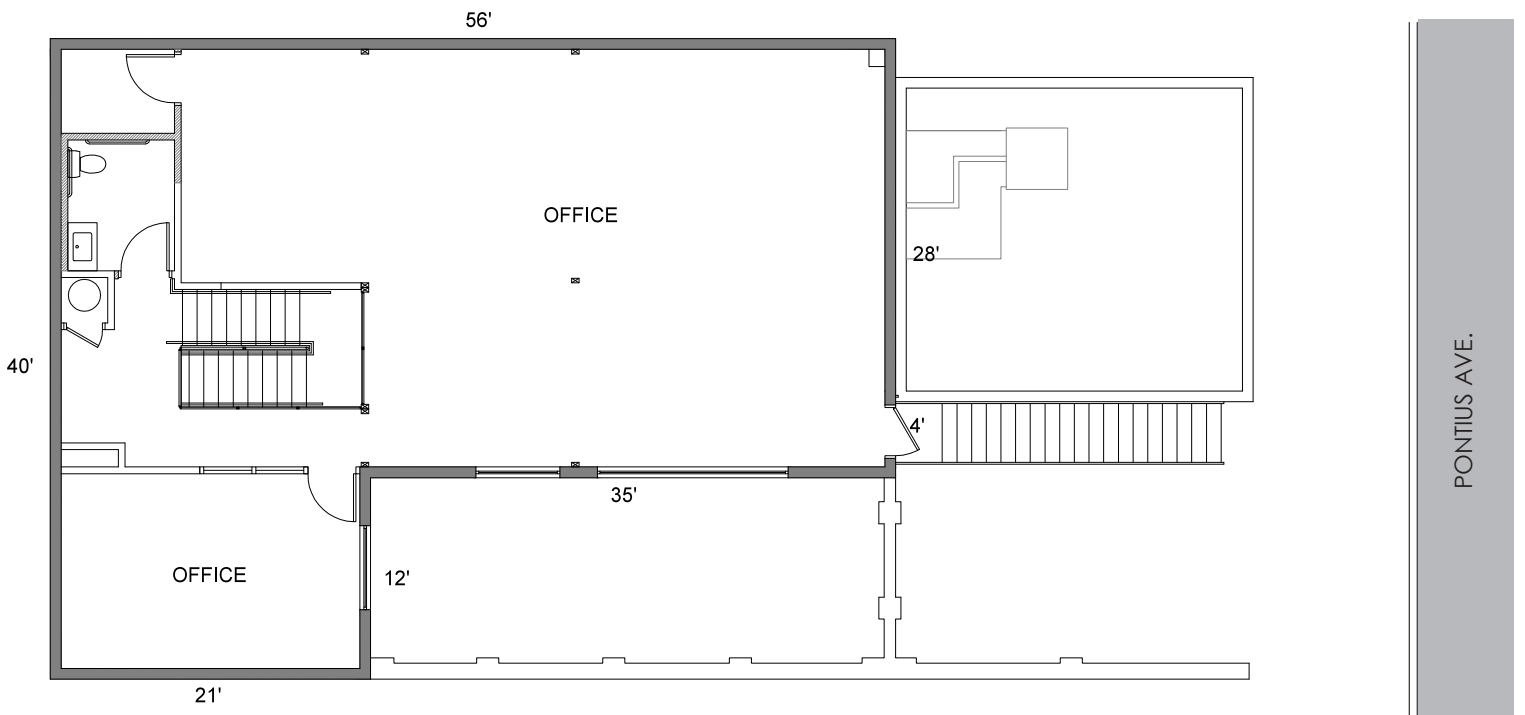


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OFFICE SPACE AT SECOND FLOOR



SECOND FLOOR PLAN



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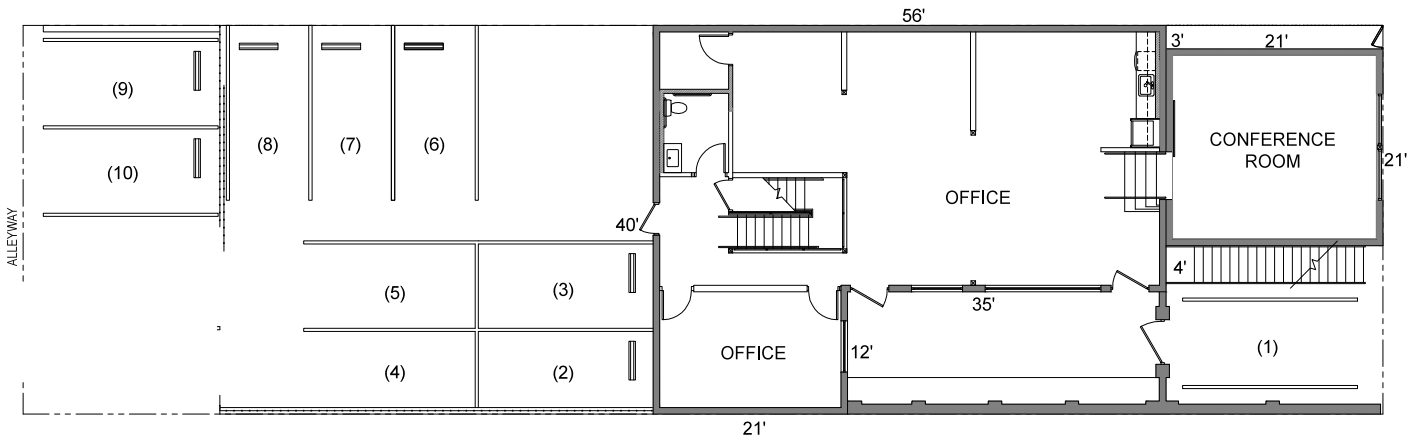
KITCHEN AND SUGGESTED RECEPTION AREA



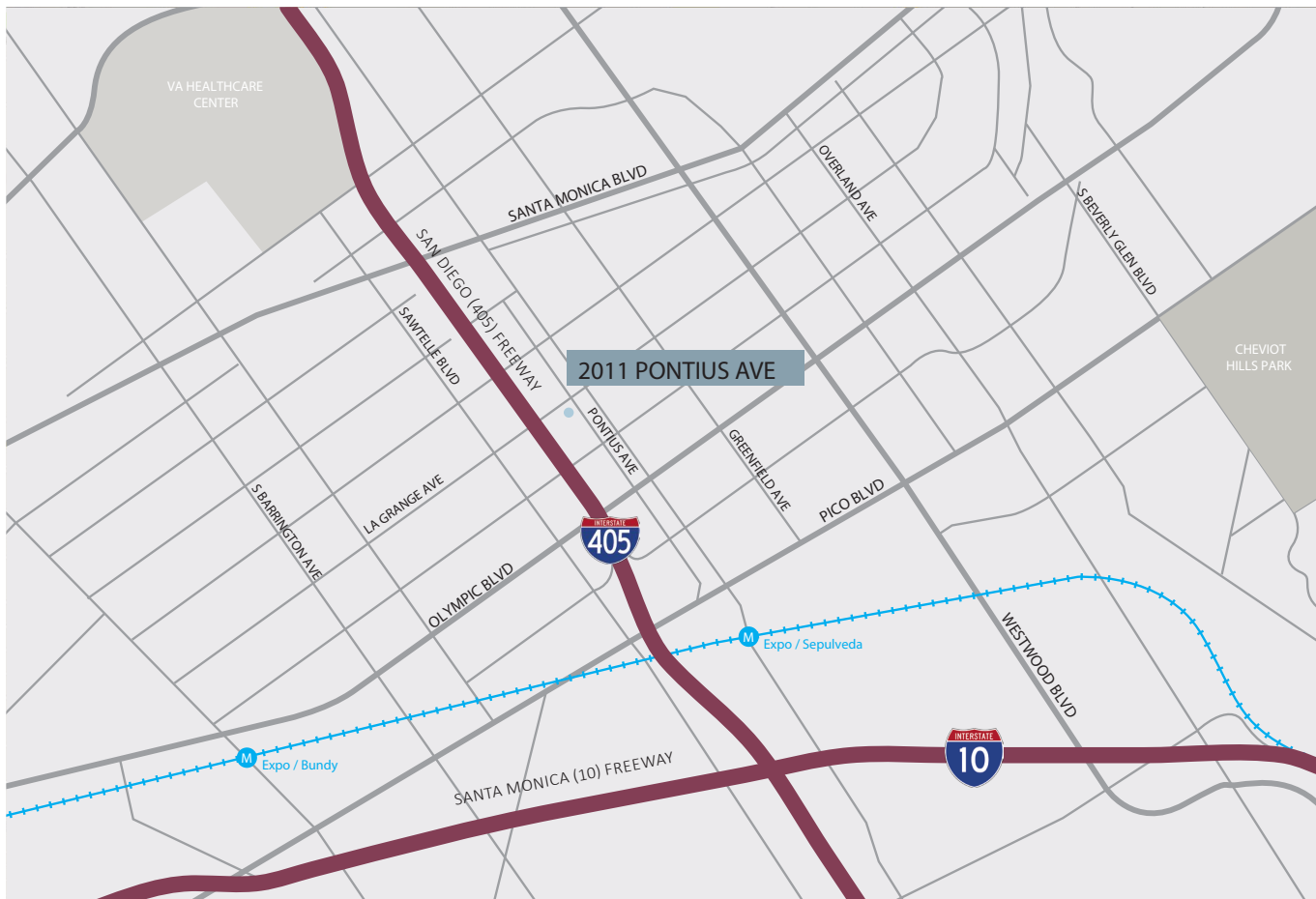
KITCHEN AREA - VIEW 1



KITCHEN AREA - VIEW 2



SITE PLAN



AREA MAP



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