

**LARGE SINGLE TENANT BOWTRUSS RETAIL/CREATIVE OFFICE BUILDING FOR LEASE:
+/-7,905 SF PLUS +/-1,732 SF MEZZANINE AVAILABLE**

5800 W 3RD STREET, LOS ANGELES, CA 90036

SIGNAGE



*CONCEPTUAL RENDERING

CURRENT EXTERIOR

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LARGE FREESTANDING RETAIL/CREATIVE OFFICE BUILDING

5800 W 3RD STREET, LOS ANGELES, CA 90036

Highlights

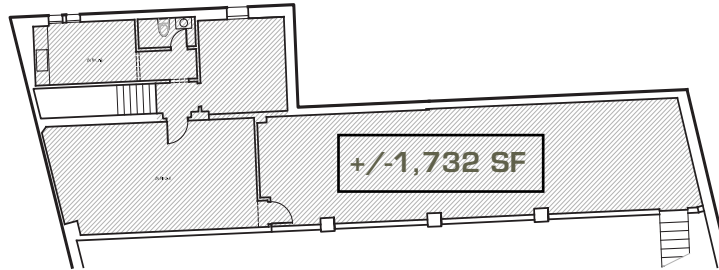
- Large Single Tenant Building with Beautiful Bowtruss Ceilings and Multiple Skylights
- Great Signage Opportunities
- Above Average Power and HVAC Tonnage
- Prime Beverly Grove/West Hollywood Adjacent Retail Space, One Block West of the La Brea Design Corridor
- Surrounded by some of LA's most Prominent Design, Furniture and Textile Brands
- Dense Infil Area with over 5,000 Units and North of 11,000 Residents at Park La Brea, Pallazzo East & West, The Villas, and Broadcast Center

Property Details

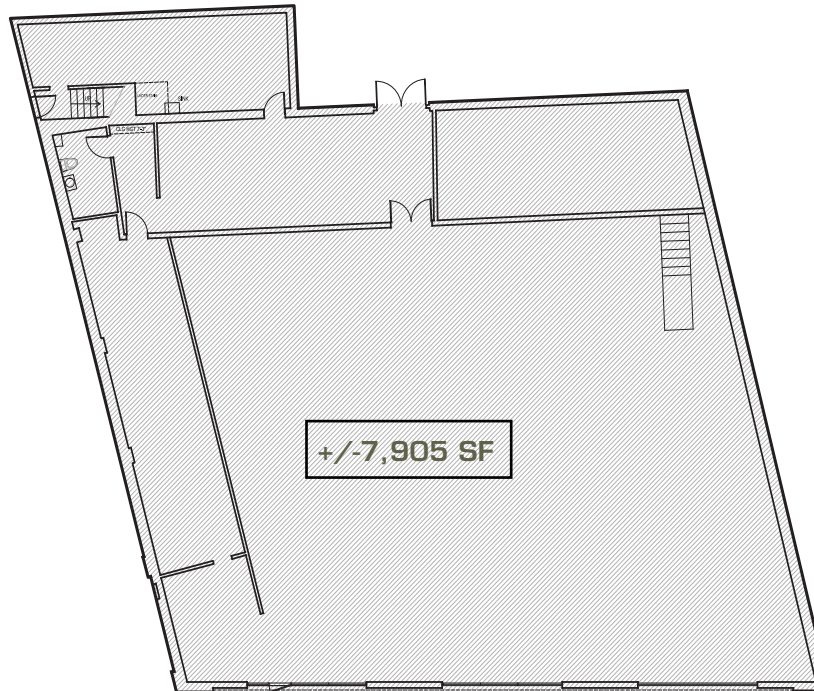
Lease Term:	3 to 10 years
Size	+/- 7,905 SF with a +/-1,732 SF Mezzanine
Rate:	\$2.40 PSF (Blended Rate) + NNN NNN = \$.52 PSF (2017 Estimate)
Parking:	+/- 9 Rear Spaces at No Additional Cost (Ample Street Parking in the Surrounding Area)

5800 W 3RD STREET - FLOOR PLAN & INTERIOR PICTURES

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MEZZANINE

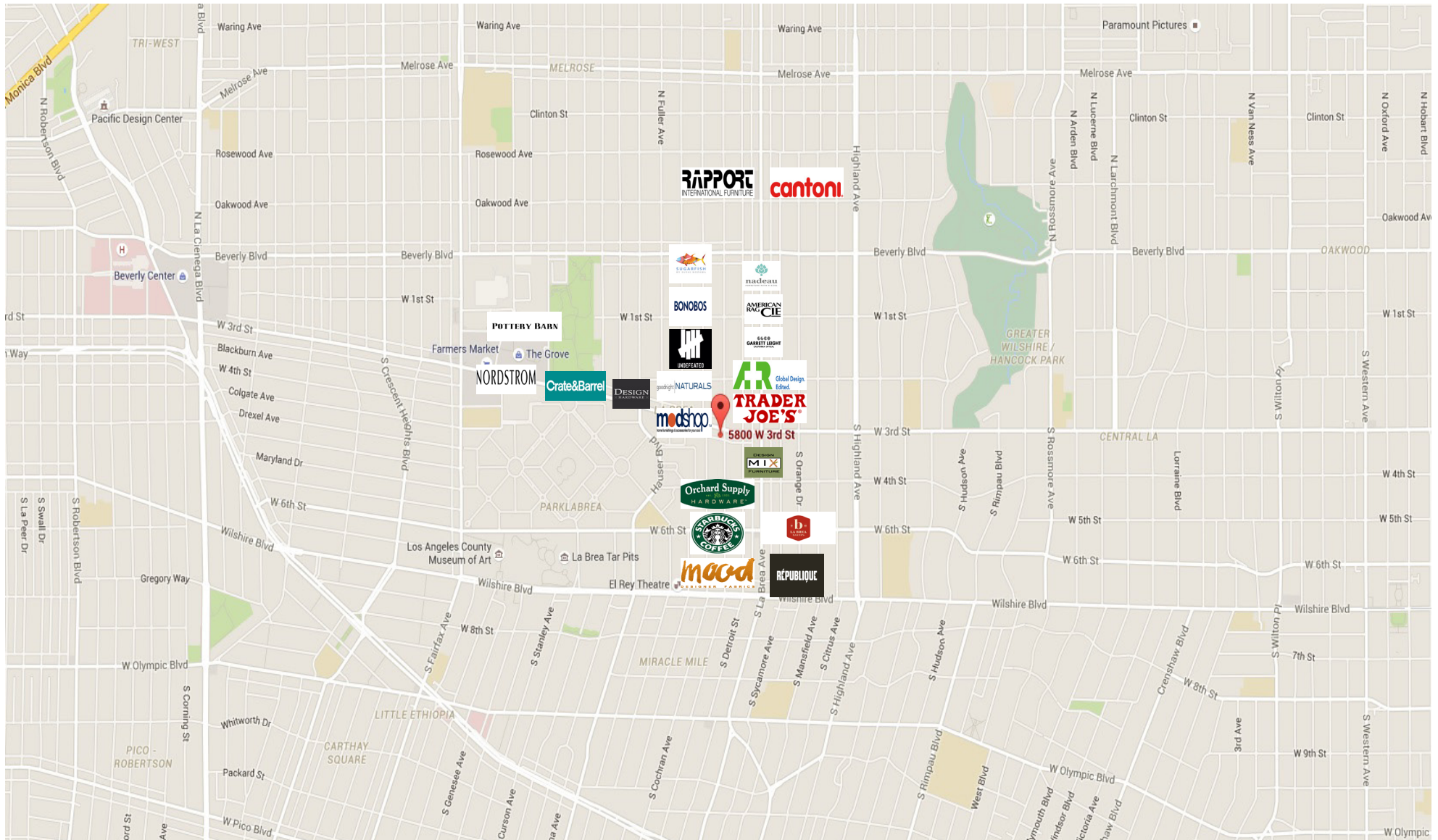


GROUND FLOOR



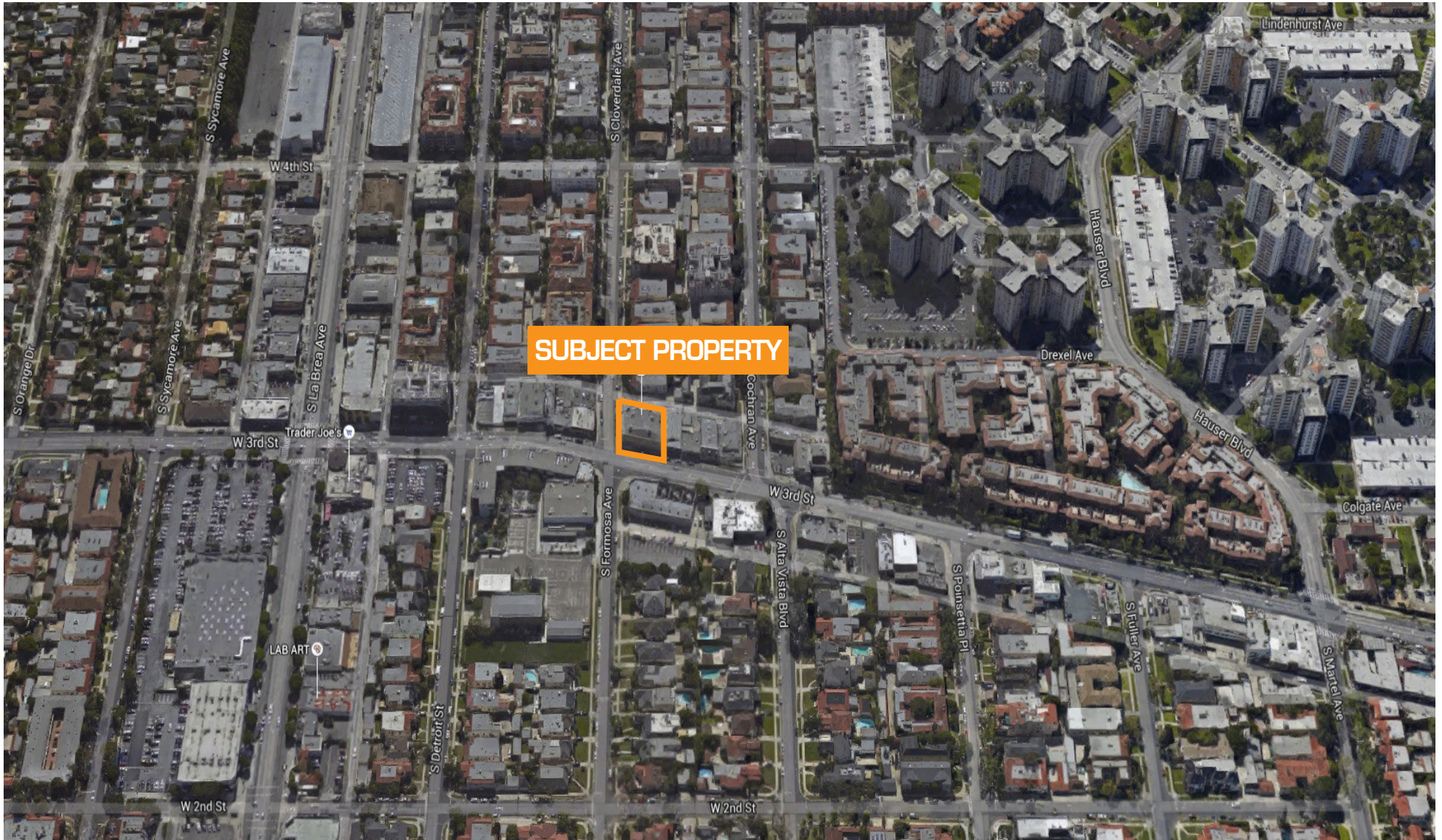
5800 W 3RD STREET - AREA MAP

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5800 W 3RD STREET - AERIAL

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For more information, please call.



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