

A blue-tinted photograph of a modern building facade. The building has a prominent sign that reads 'lebel' in a stylized font. There are palm trees and other plants in the foreground. A set of stairs with a metal railing leads up to the entrance. The overall scene is captured in a monochromatic blue color scheme.

# 10801 NATIONAL BOULEVARD

WEST LOS ANGELES | CALIFORNIA





# FOR LEASE

10801 National Blvd, Los Angeles, CA 90064

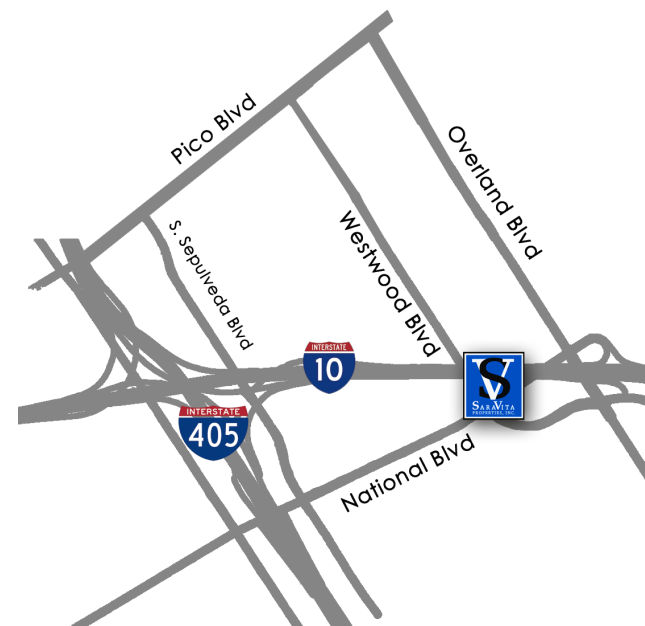


## GROUND FLOOR + RARE SIGNAGE OPPORTUNITY

### IDEAL FOR BANK BRANCH

Excellent opportunity for a bank branch in a strategic West Los Angeles location. The building is located by the 10 freeway with excellent visibility, and in close proximity to the 405 freeway.

The ground floor space includes assigned surface parking for convenient customer access, flexible build-out, high ceilings and a rare opportunity for building naming rights!



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## THE SPACE

**SIZE:** 3,500 Rentable Sq. Ft. (Divisible to 2,500 Sq. Ft.)

**RATE:** Available Upon Request/Negotiable

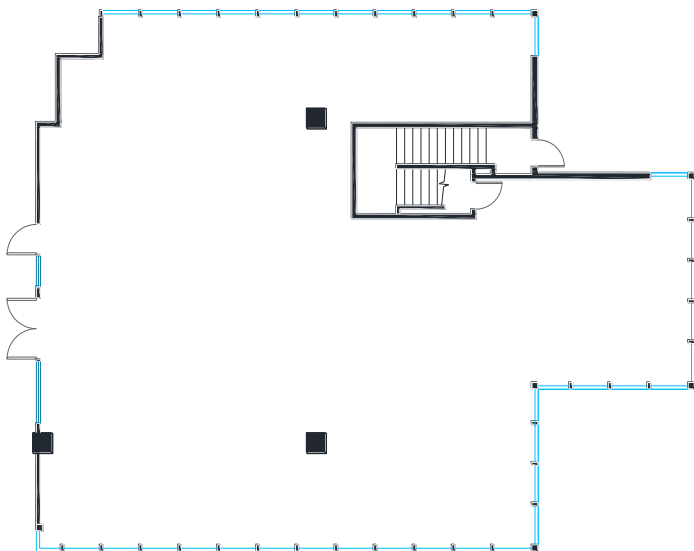
**AVAILABILITY:** Immediately

**TERM:** 5 - 10 Years

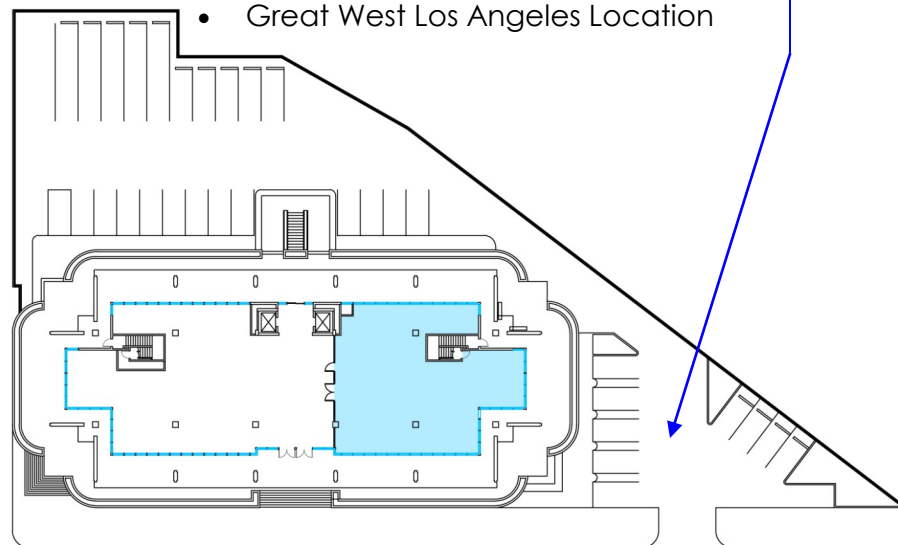
**LEASE TYPE:** Modified Gross

### SPACE HIGHLIGHTS:

- Great Signage + Building Naming Rights
- Exclusive Customer Parking - 9 Surface Spaces
- 67' Frontage Along National Blvd
- High Ceilings
- Floor to Ceiling Windows
- Flexible Layout
- Great West Los Angeles Location



NATIONAL BLVD



NATIONAL BLVD

NOT TO SCALE

All plans are intended for reference purposes only.

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## PHOTOS



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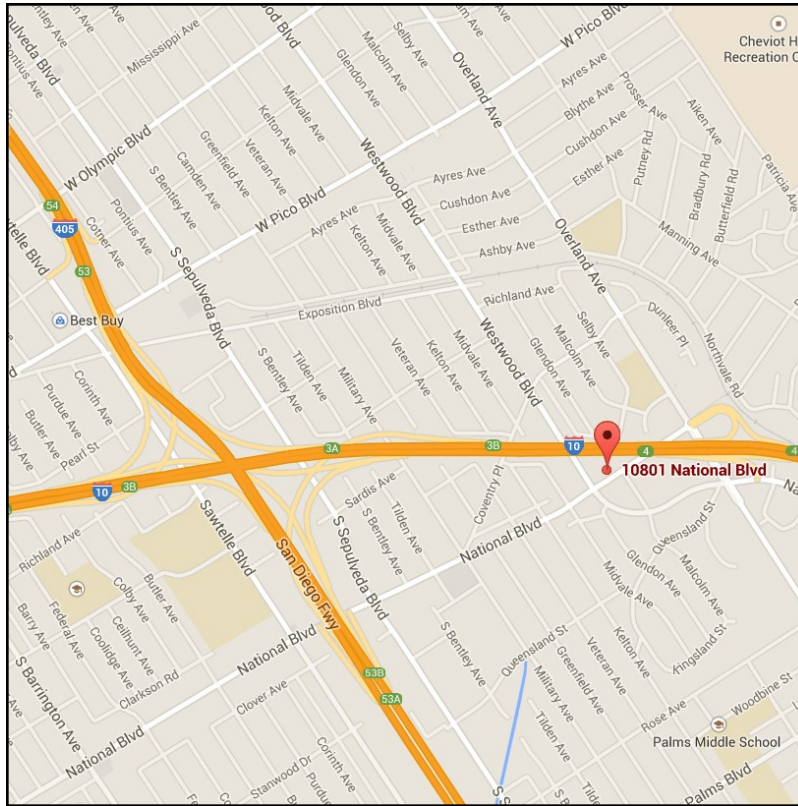


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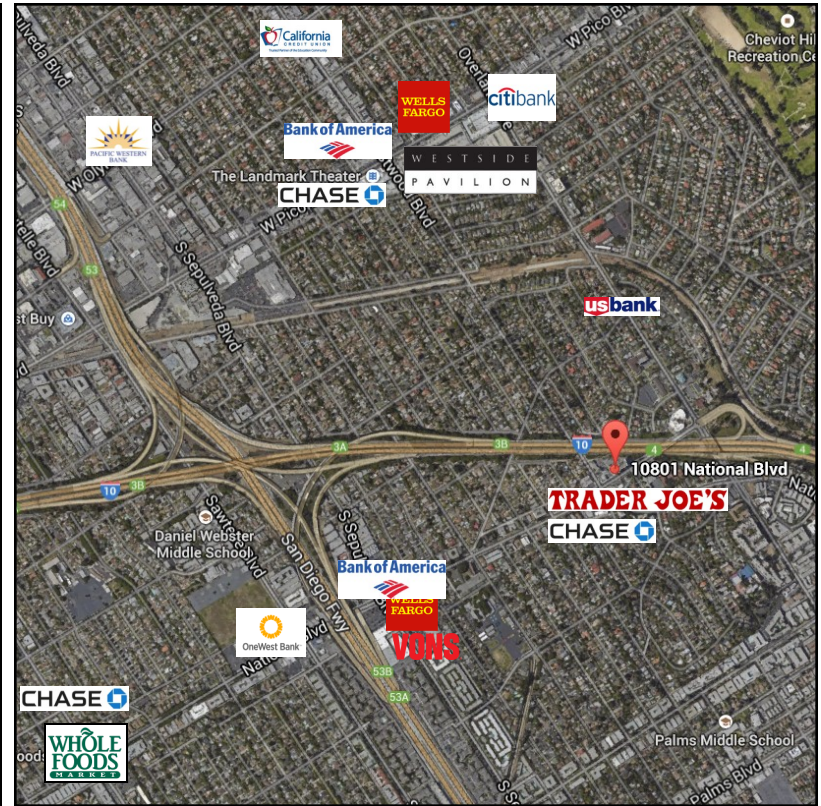
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## MAP VIEW



## ARIEL VIEW



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## ARIEL VIEW



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## SIGNAGE

The Sun America Building is situated next to the busy Santa Monica 10 Freeway, and in close proximity to the San Diego 405 Freeway. The strategic location is complimentary to anyone looking to strengthen their brand recognition and promotional capabilities.



### Santa Monica I10 Freeway (West)

Santa Monica 10 Freeway from rooftop of Sun America Building

| Traffic Count (2009) | AADT    |
|----------------------|---------|
| I10 Freeway          | 254,000 |
| Westwood Blvd.       | 21,891  |

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