



# PRIME WEST LOS ANGELES OFFICE BUILDING FULL FLOOR PENTHOUSE FOR LEASE

11075 SANTA MONICA BOULEVARD | LOS ANGELES, CA 90025

## PROPERTY HIGHLIGHTS

- High identity intersection (at Sepulveda) with building top signage available
- Large conference room, combination of private offices & open work areas
- Amazing retail amenities within walking distance





## PROPERTY FACTS

**\$3.45 - \$3.85/SF FSG**

ASKING RATE

**PENTHOUSE: ±12,583 SF**

(DIVISIBLE TO 6,327 SF)

AVAILABLE

**3 to 10 Years**

TERM

**Immediate**

OCCUPANCY

**2.5/1,000 SF**

PARKING RATIO

**\$177/Month\***

PARKING RATES  
(UNRESERVED SPACES)

**\$232/Month\***

PARKING RATES  
(RESERVED SPACES)

*\*Subject to market change*

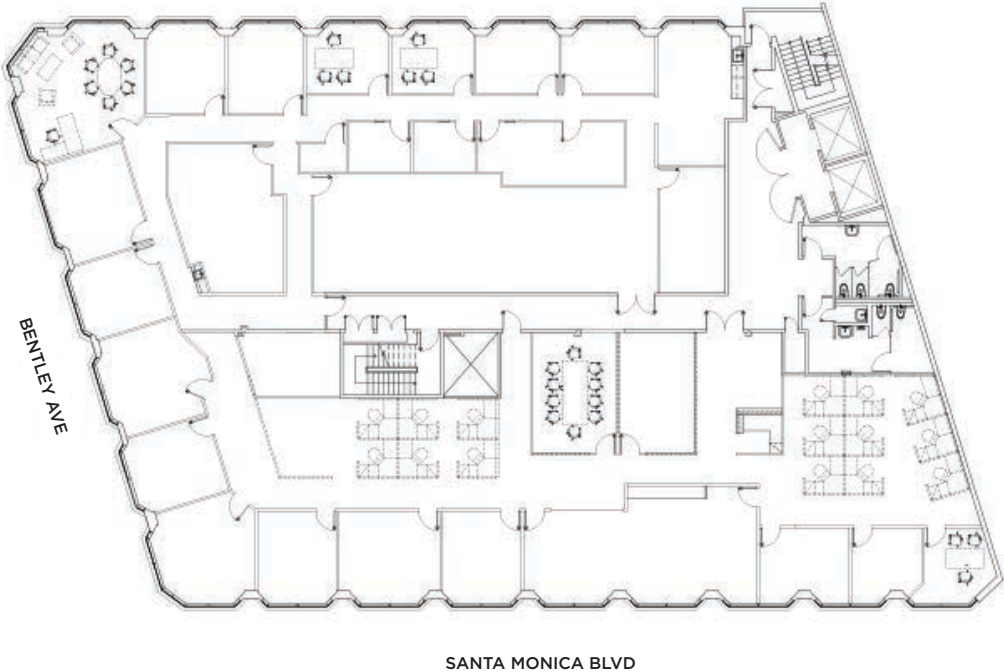
## PREMISES AMENITIES

- Large Conference Room
- Views from every office
- Building signage available
- Updated kitchen
- Efficient floorplan
- Full Floor Penthouse opportunity

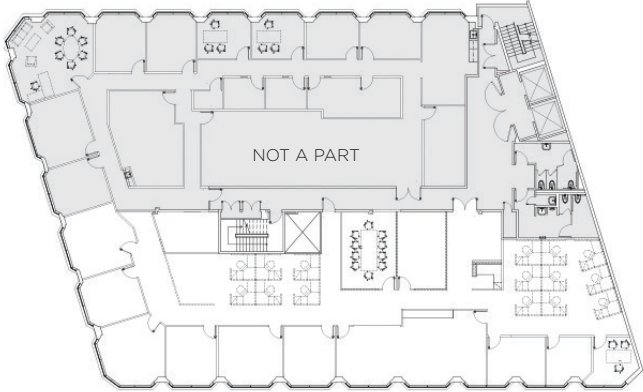
# FLOORPLAN

## PENTHOUSE | ±12,583 SF (As Built)

Full Floor Plan



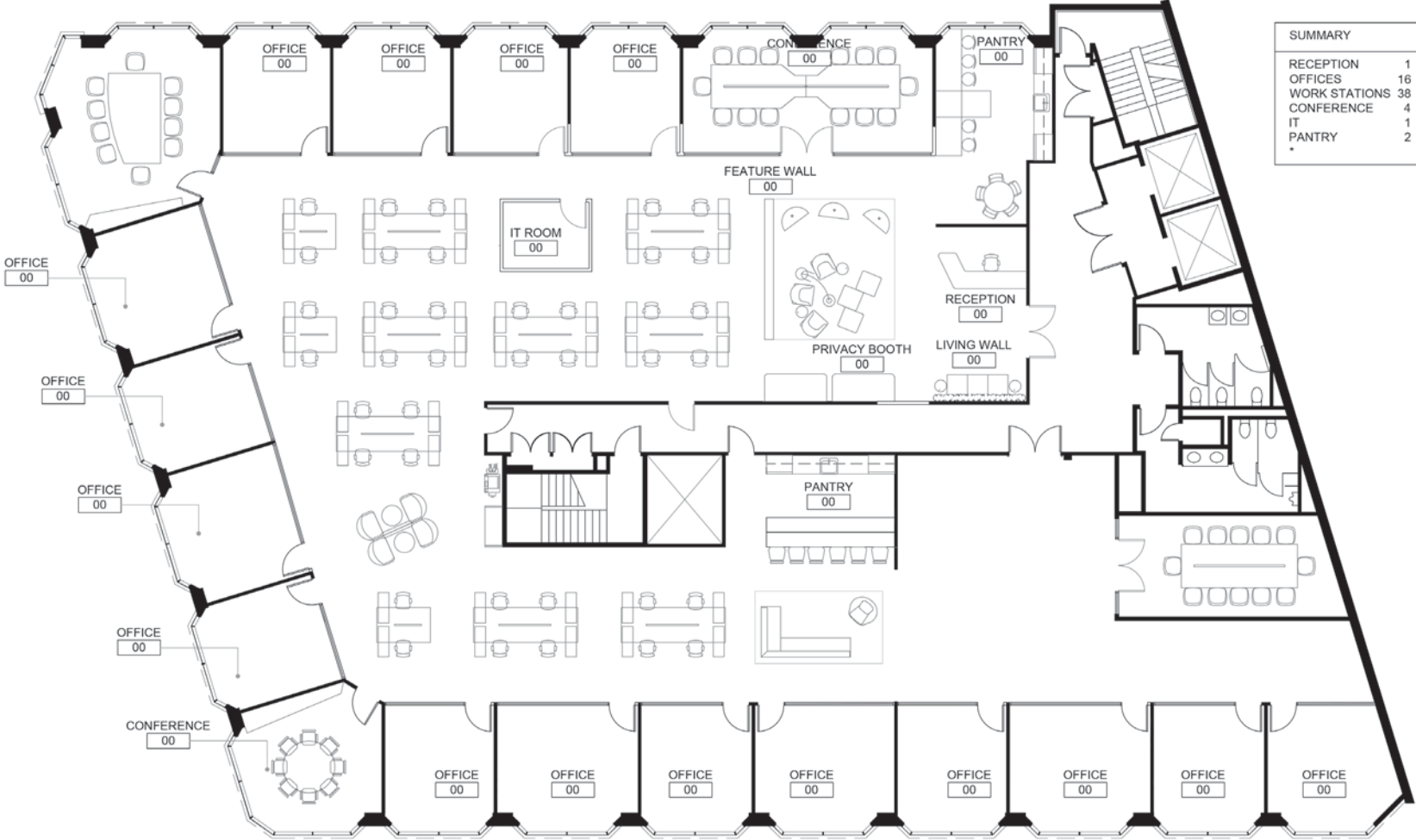
Partial Floor Plan



**Divisible to ±6,327**  
(Shown above on bottom half of plan)

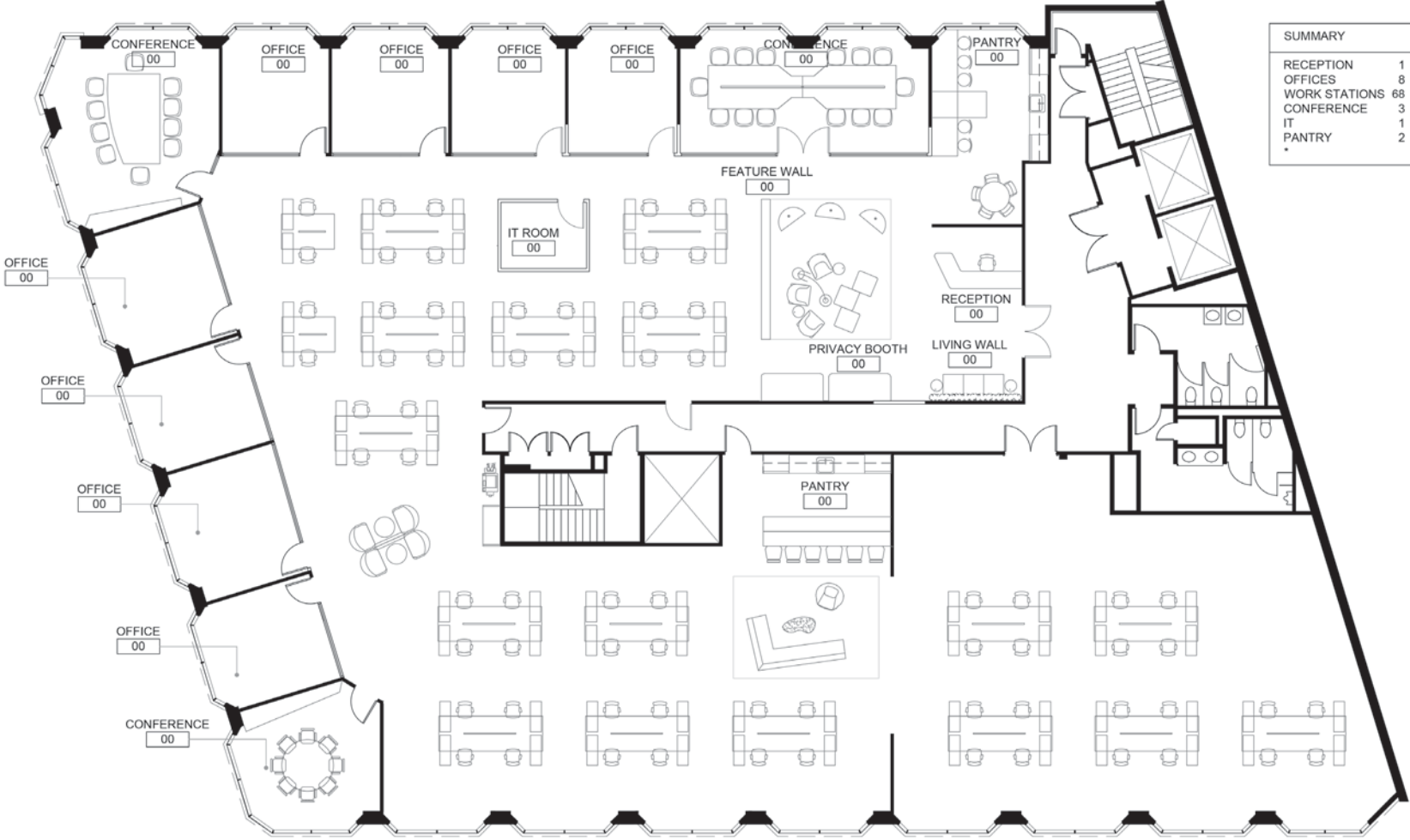
# HYPOTHETICAL FLOORPLAN - 1

## PENTHOUSE | ±12,583 SF



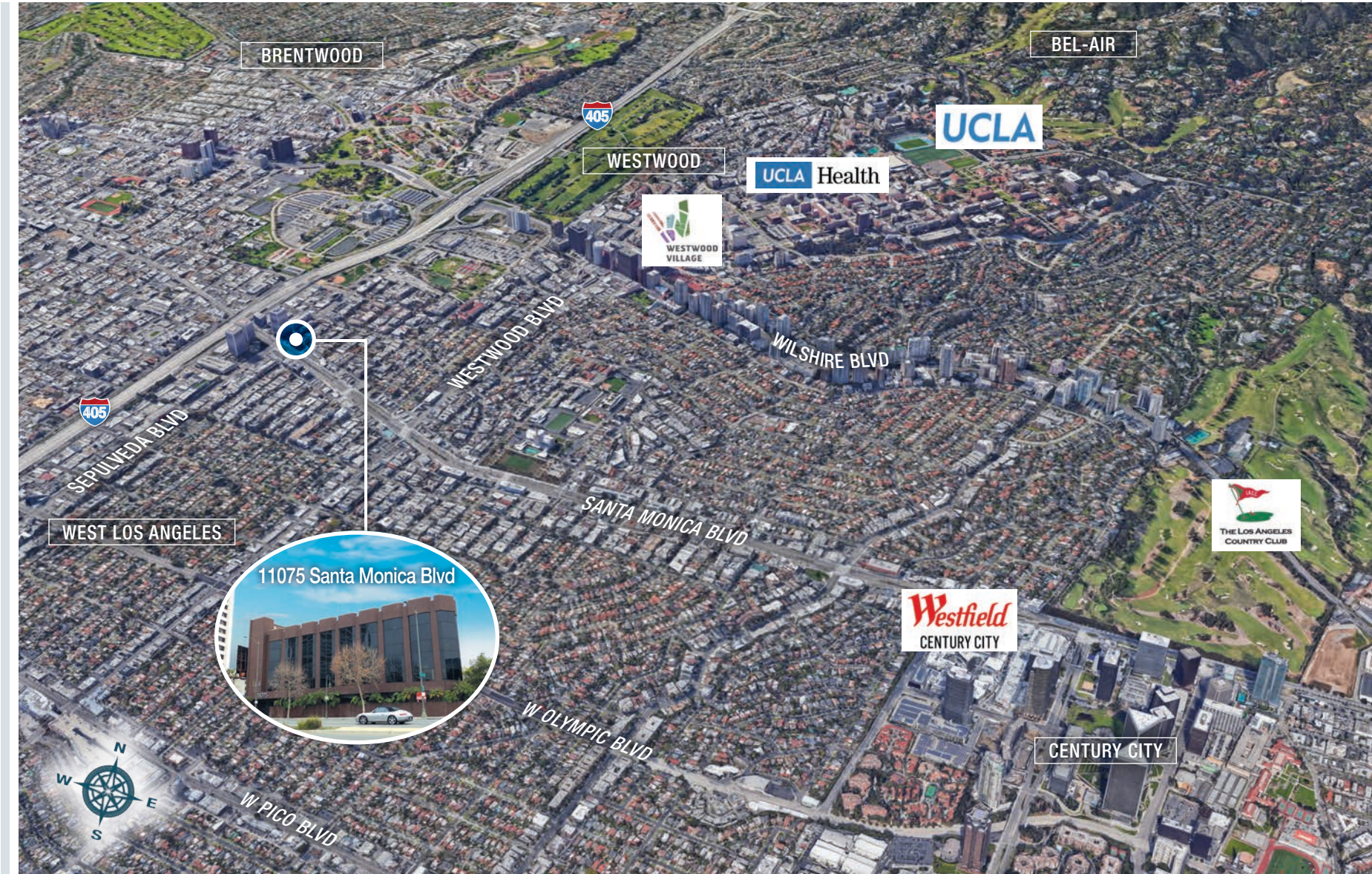
# HYPOTHETICAL FLOORPLAN - 2

## PENTHOUSE | ±12,583 SF



SUMMARY	
RECEPTION	1
OFFICES	8
WORK STATIONS	68
CONFERENCE	3
IT	1
PANTRY	2

# AREA MAP



# AMENITIES MAP





# SELECTED AMENITIES



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EXCLUSIVELY PRESENTED BY:

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