

11075



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

#### 3 to 10 Years

#### TFRM

#### 2.5/1,000 SF

#### PARKING RATIO

### \$177/Month\* PARKING RATES

# (UNRESERVED SPACES)

#### (RESERVED SPACES)

PENTHOUSE: ±12,583 SF (DIVISIBLE TO 6,327 SF)

AVAILABLE

Immediate

OCCUPANCY

\*Subject to market change

\$232/Month\*

PARKING RATES

## PREMISES AMENITIES

- Large Conference Room
- Building signage available
- Efficient floorplan

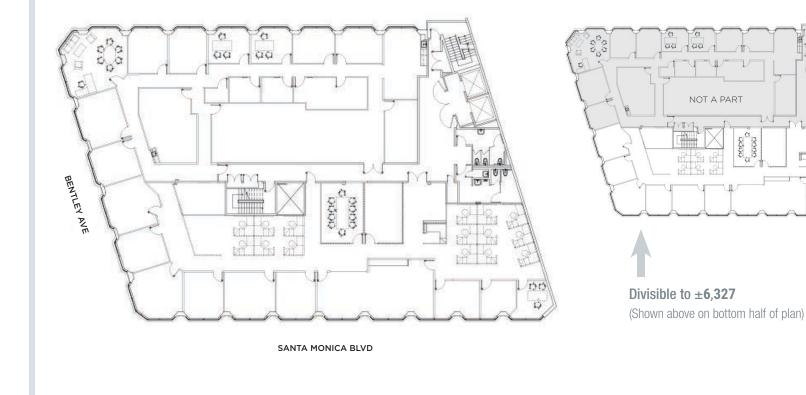
- Views from every office
- Updated kitchen
- Full Floor Penthouse opportunity

## FLOORPLAN

#### **PENTHOUSE** | ±12,583 SF (As Built)

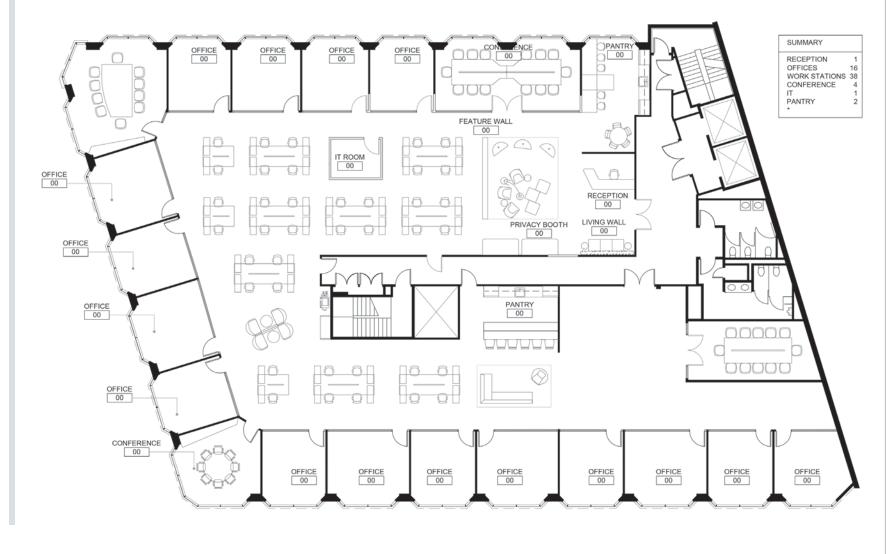
Full Floor Plan





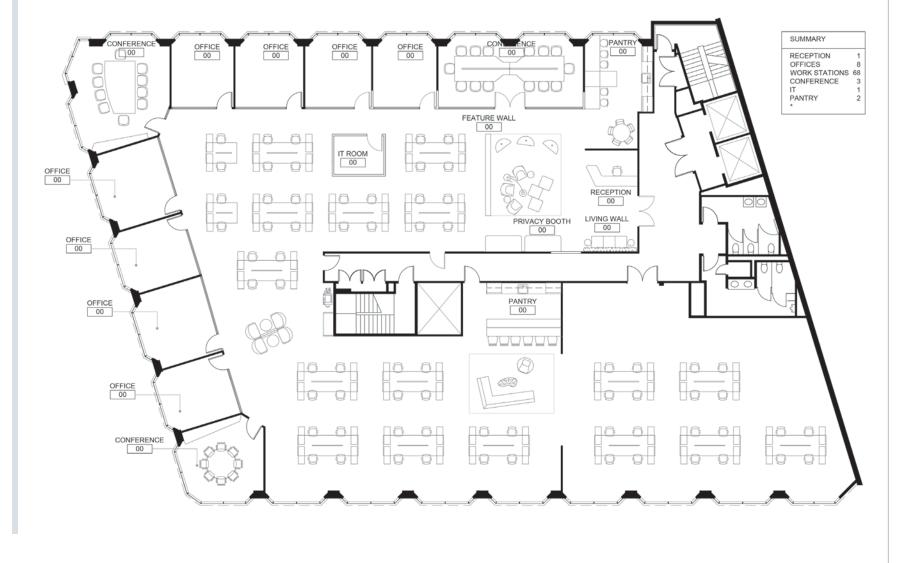
HYPOTHETICAL FLOORPLAN - 1

#### PENTHOUSE | ±12,583 SF



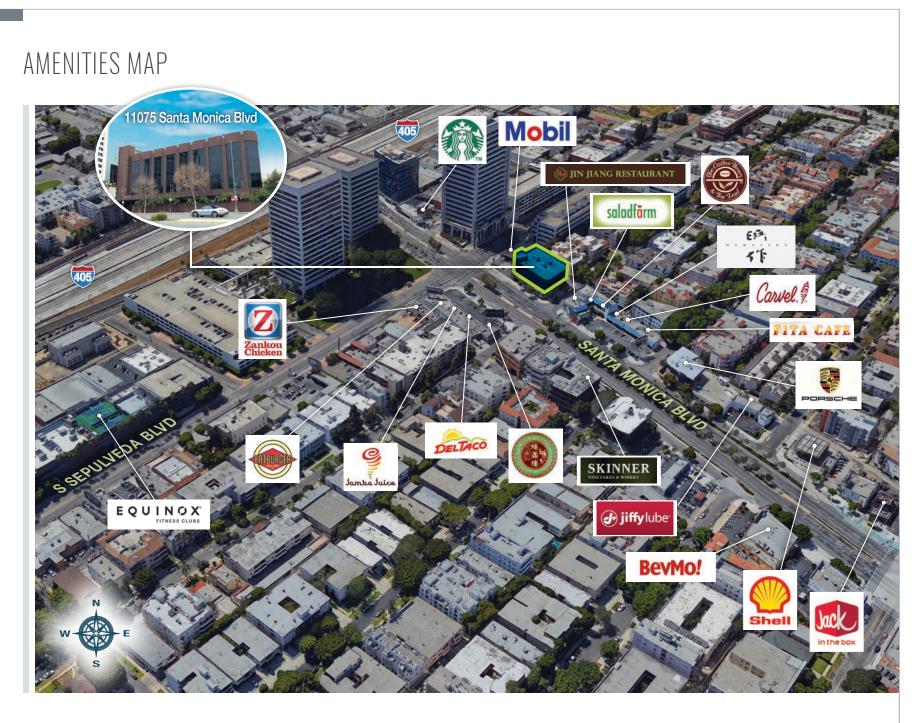
HYPOTHETICAL FLOORPLAN - 2

#### PENTHOUSE | ±12,583 SF

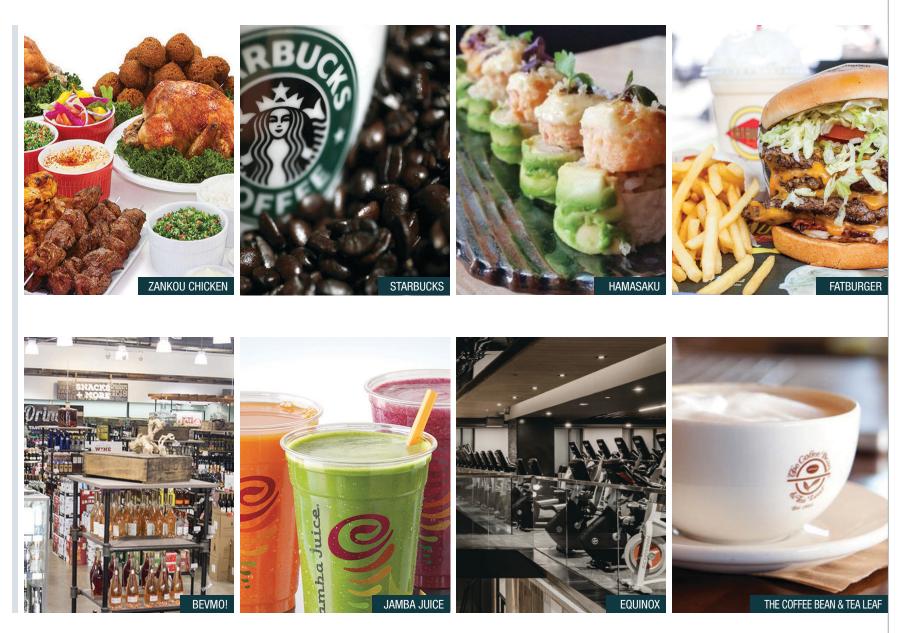


# AREA MAP





# SELECTED AMENITIES







# PRIME WEST LOS ANGELES OFFICE BUILDING FOR LEASE

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