

For LEASE – Enclave on the Westside

Twenty-Two Twenty-Two Federal

Fully Renovated Creative Compound

7,000 SF Move-in Ready, Bow Truss Building with 17+ Parking Spaces

**Twenty-Two Twenty-Two Federal Avenue
West Los Angeles, CA 90064**



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Property Features

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West LA, CA 90064




Address:	2222 Federal Avenue West LA, CA 90064
Building Size:	Approximately 7,000 SF plus a 650 SF patio (which may be covered with awning)
Lot Size:	Approximately 11,377 SF (0.26 acre)
Rental Rate:	\$4.95/SF NNN
Move-In Date:	Available Immediately
Term:	TBD
Parking:	17+ parking spaces, of which at least 11 are behind the electrically operated gate, with additional stacked parking and some covered parking available if desired by tenant
Zoning:	LAM2
Year Built:	1951 (Full Renovation completed in 2020)
Description:	Stunning Renovation to open bow-truss, creative compound.

Full 2020 renovation, including exposed polished concrete floors, steel staircase leading to 2nd floor office space with hardwood floors, all new windows and doors, new energy efficient HVAC systems, new roof, new restrooms, custom kitchen cabinets with slab counters and island, and a new landscaping and irrigation system

Opportunity for electrically operated signage on the front of the building and/or the gate wall

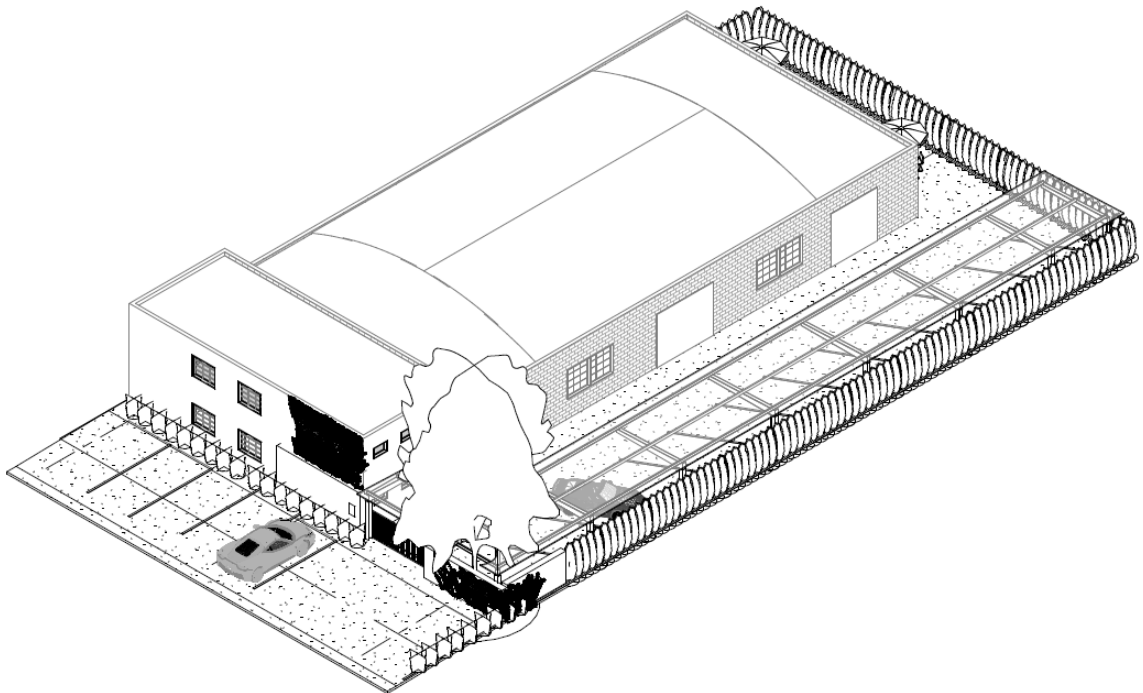
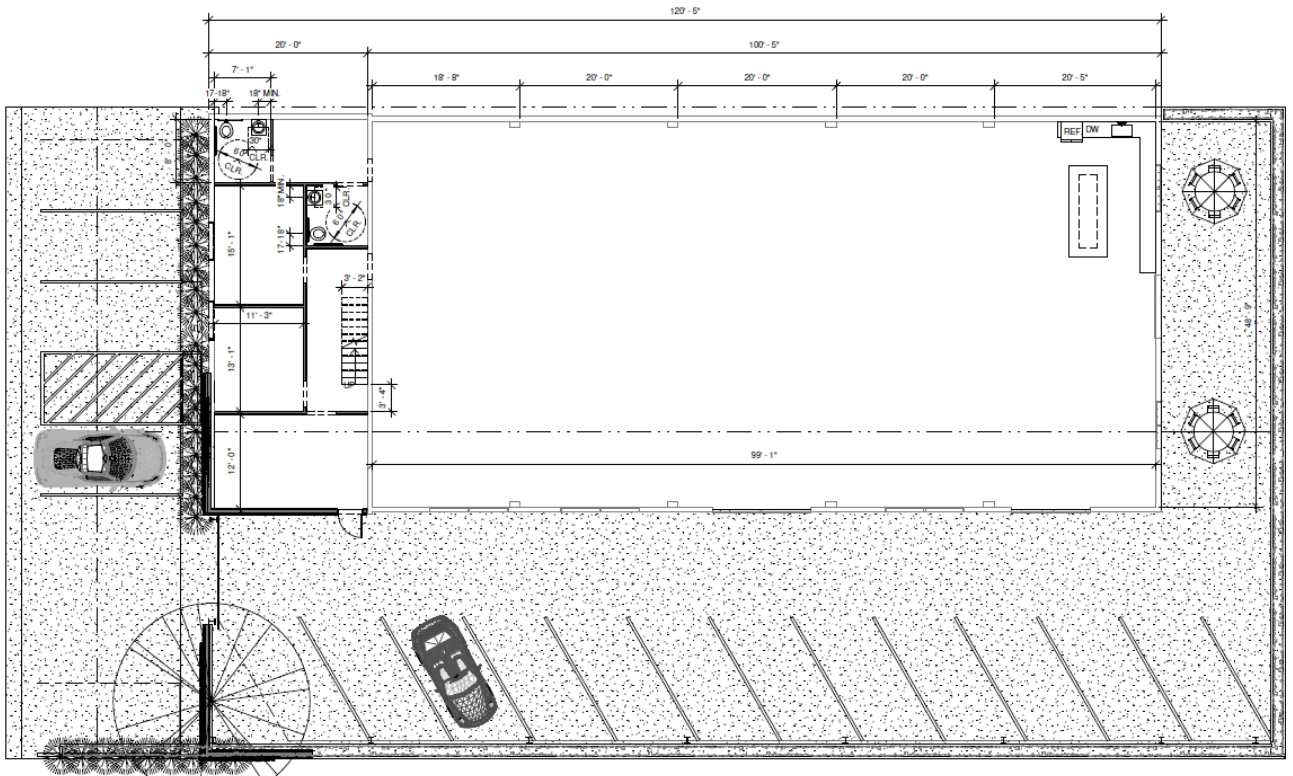
Ideal for a myriad of uses including creative office, production, events, collector car storage, etc.

Part of the burgeoning transformation of the newly formed TOC area along and South of Olympic Boulevard, **Twenty-Two Twenty-Two Federal** is neighbor to some of the Westside's most recently completed and planned developments and redevelopments.

 Walk Score 89	Very Walkable Most errands can be accomplished on foot.
 Transit Score 64	Good Transit Many nearby public transportation options.
 Bike Score 88	Very Bikeable

Site Plan

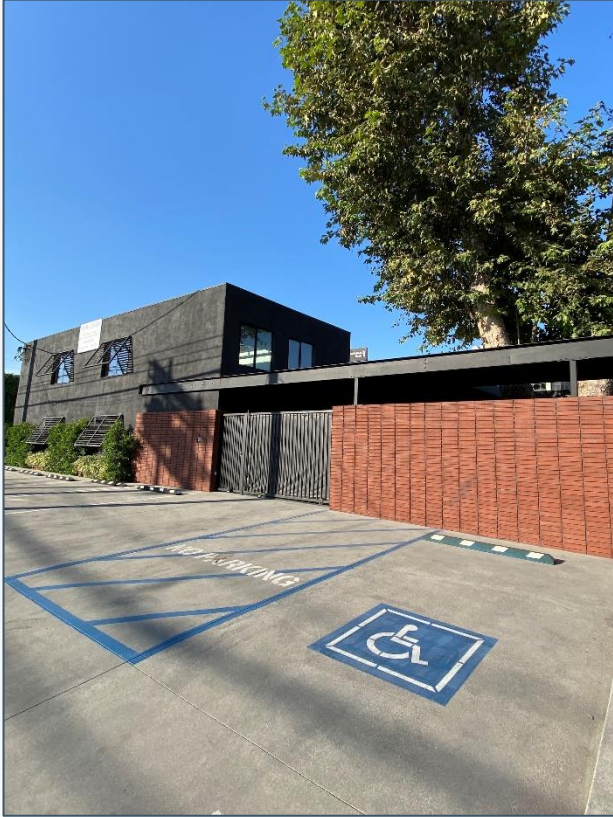
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Images may not be an exact representation of the final product.

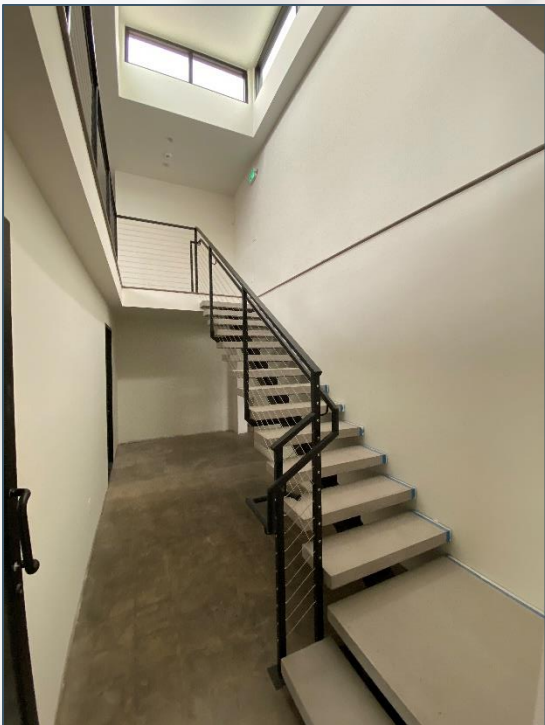
Photos

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Location

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Conveniently located approximately ½ mile from the 405 & 10 freeways.

Martin Expo Town Center Development:



Linea Mixed-Use Development:



- ◆ *The Olympic Collection*
- ◆ *one WESTSIDE*

Restaurant Row Includes:

- | | |
|---------------------------------|---------------|
| ROC | Sushi Tsujita |
| SushiStop | Mizu 212 |
| Bibigo | Tofu Ya |
| Panda Express | Marugame Udon |
| Starbucks | Killer Noodle |
| Balconi Coffee Company | Hide Sushi |
| Coco Fresh Tea & Juice | Seoul Tofu |
| B Sweet Dessert Bar | Tatsu Ramen |
| Matcha Village | Daikokuya |
| 4 Fingers Crispy Chicken | Flaming Pot |
| Hurry Curry of Tokyo | Butcher's Dog |
| Tsujita LA Artisan Noodle Annex | Beard Papa's |



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