

# For LEASE

West Los Angeles Creative Office  
Partial or Entire Building  
6,500 SF – 7,400 SF – 11,900 RSF

**2106 Pontius Avenue  
Los Angeles, CA 90025**



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# Property Features

2106 Pontius Avenue  
Los Angeles, CA 90025



**Address:** 2106 Pontius Avenue Los Angeles, CA 90025

**Available SF:** 6,500 SF – 7,400 SF (Partial Building)  
11,900 SF (Full Building)

**Rental Rate:** \$3.35 MG

**Term:** 3 - 10 years

**Parking:** 4 car parking (2 tandem) for Partial Building\*  
8 car parking (4 tandem) for Full Building\*

\* Additional parking can be secured in the immediate area.

**Zoning:** LAM2

**Year Built:** 1961 (renovated 2015)

**Description:**

- **Massive Sepulveda Frontage and Exposure**  
Retail visibility to Sepulveda Blvd (Sepulveda Blvd signage)
- Redone creative space with high visibility and identity
- New kitchen
- 3 restrooms downstairs (including shower) and 1 restroom upstairs
- Exposed brick, high ceilings, tons of natural light, operable steel windows
- Architectural glass roll up doors (2)
- Excellent location; convenient access to freeway
- Available immediately

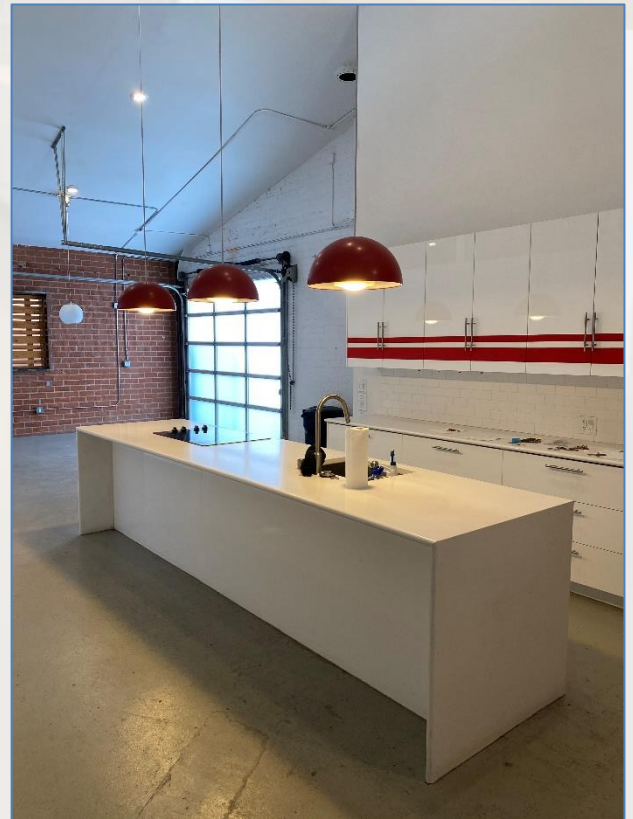
**Walk Score**  
**87**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**59**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**63**  
**Bikeable**  
Flat as a pancake, minimal bike lanes.

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# Location

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