

PRIME WEST LOS ANGELES OFFICE & RETAIL SPACE | GOOGLE ADJACENT

10931 WEST PICO BOULEVARD

LOS ANGELES, CALIFORNIA 90064

FOR LEASE

Rental Rate Reduced | COVID Realistic Ownership



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Building Information

Available Space	Total: ±6,000 SF Ground Floor: ±4,800 SF Mezzanine: ±1,200 SF
Asking Rent	\$2.50 - \$2.90/SF MG
Availability	Immediately
Parking	\$135/Month/Space <i>(Additional parking at city-owned lot, one block east offering all day metered parking for employees, also two hour free street parking)</i>

Building Highlights

- Lots of natural light, floor to ceiling windows on 6 ground level offices, high-visibility rooftop signage, and hardwood flooring, all in pristine condition
- Open workstations to accommodate 24 people, plus 12 enclosed offices
- 3 blocks from the Westwood/Rancho Park Expo Line Station
- Neighbors include the 584,000 square foot Google campus (expected occupancy 2022), and dozens of established retailers and restaurants
- Incredible signage opportunity with high visibility from Pico Boulevard

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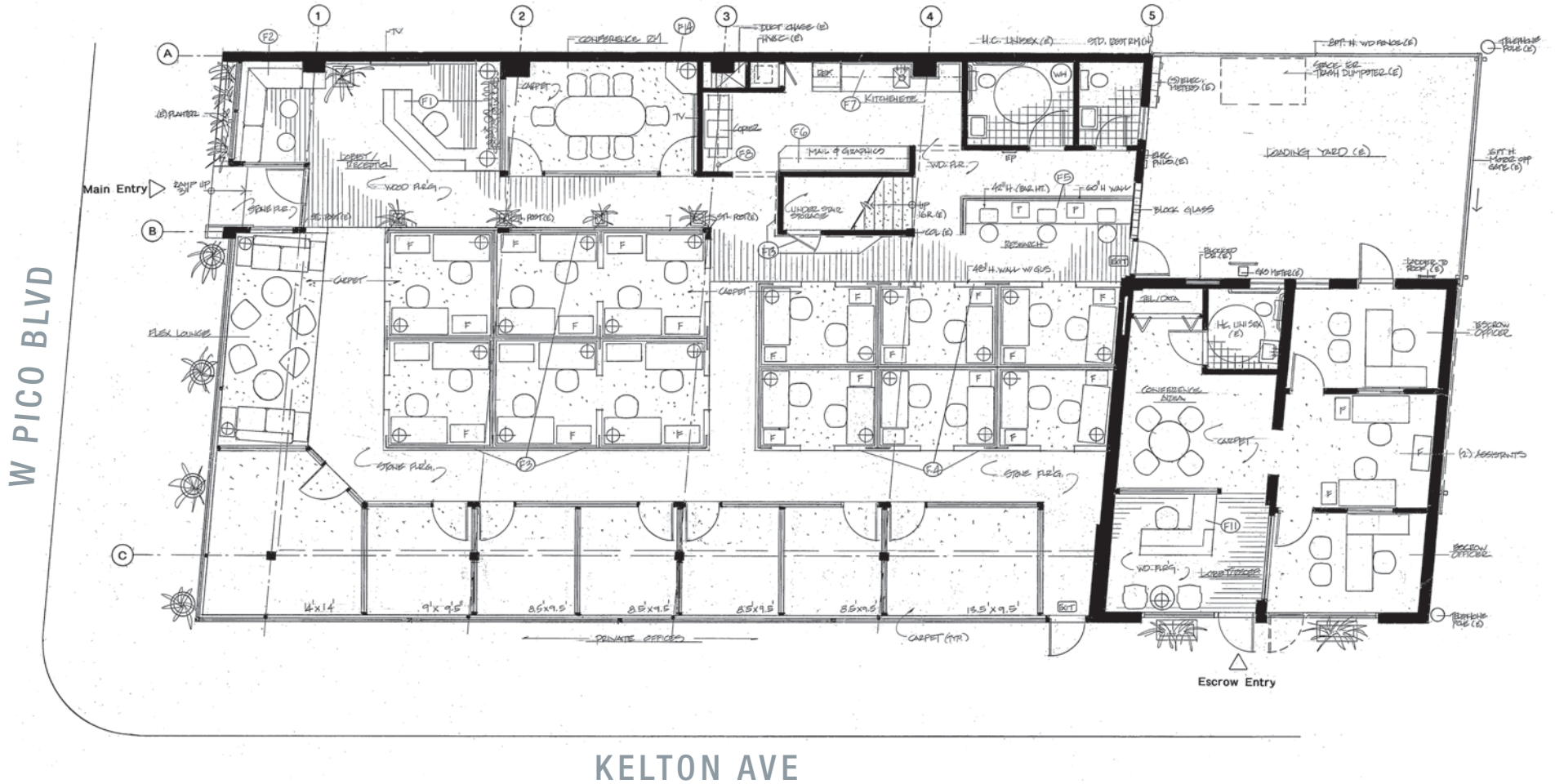


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FLOORPLAN 1ST FLOOR | ±4,800 SF

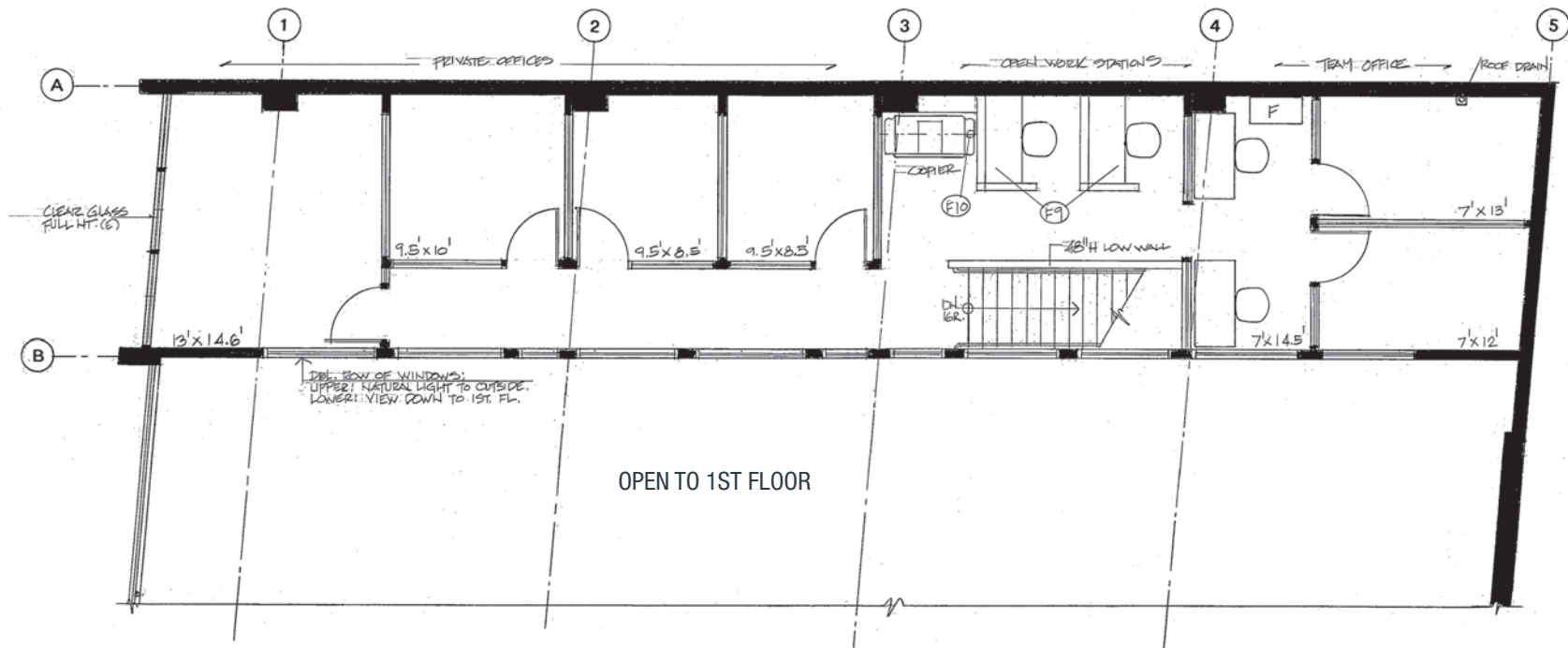


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FLOORPLAN MEZZANINE | ±1,200 SF



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ONE WESTSIDE | GOOGLE CAMPUS RENDERINGS

In early 2019, **Google** signed on as the sole tenant of the 584,000 square-foot development, which is being called **One Westside**. The 14-year lease is set to commence upon the completion of construction in 2022.

The Gensler-designed development reuses the three-story shopping mall's high ceilings and multi-level atrium to create a light-filled interior. Plans call for floor plates of up to 150,000 square feet, opening onto large outdoor terraces. A rooftop amenity deck and garden are also planned on the property. The new campus will swell Google's footprint in the Los Angeles area to roughly 1 million square feet,



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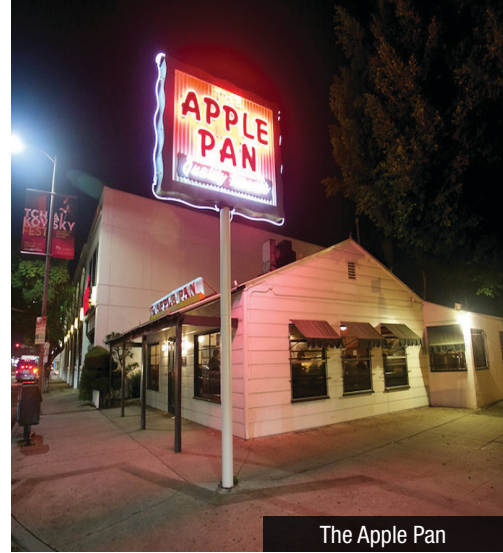
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Totoraku



Bossa Nova Brazilian Cuisine



The Apple Pan



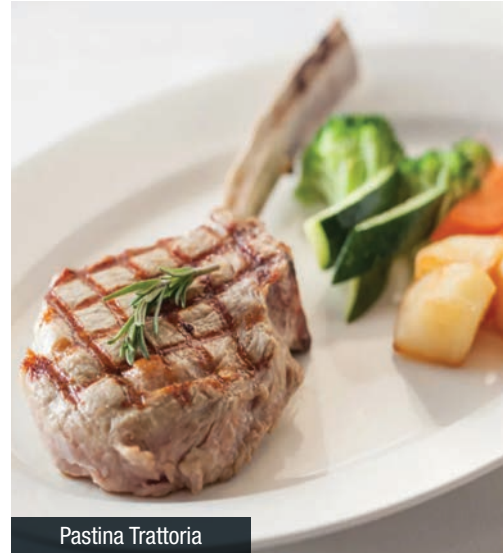
The Backhouse



Maria's Italian Kitchen



The Wellesbourne



Pastina Trattoria



The Six Chow House

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EXCLUSIVELY PRESENTED BY:

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