



PRIME MIRACLE MILE LOCATION | BLOCKS FROM THE GROVE | CONTROLLED ENVIRONMENT



**COMMERCIAL
ASSET GROUP**

PARTNERSCRE
COMPASS COMMERCIAL

FOR LEASE
5979 W. 3RD STREET
LOS ANGELES, CA 90036



5979 W 3rd St. is a beautiful, well maintained Mixed-Use property consisting of ground floor retail and 2nd story offices. Sitting just West of La Brea Ave and only 2 blocks from The Grove, this 12,817 square foot building provides a tremendous visibility to locals and tourist alike. Totally autonomous creative office space with self-controlled heating and air conditioning. Ideal social distancing floor plan with many private offices and large work stations.

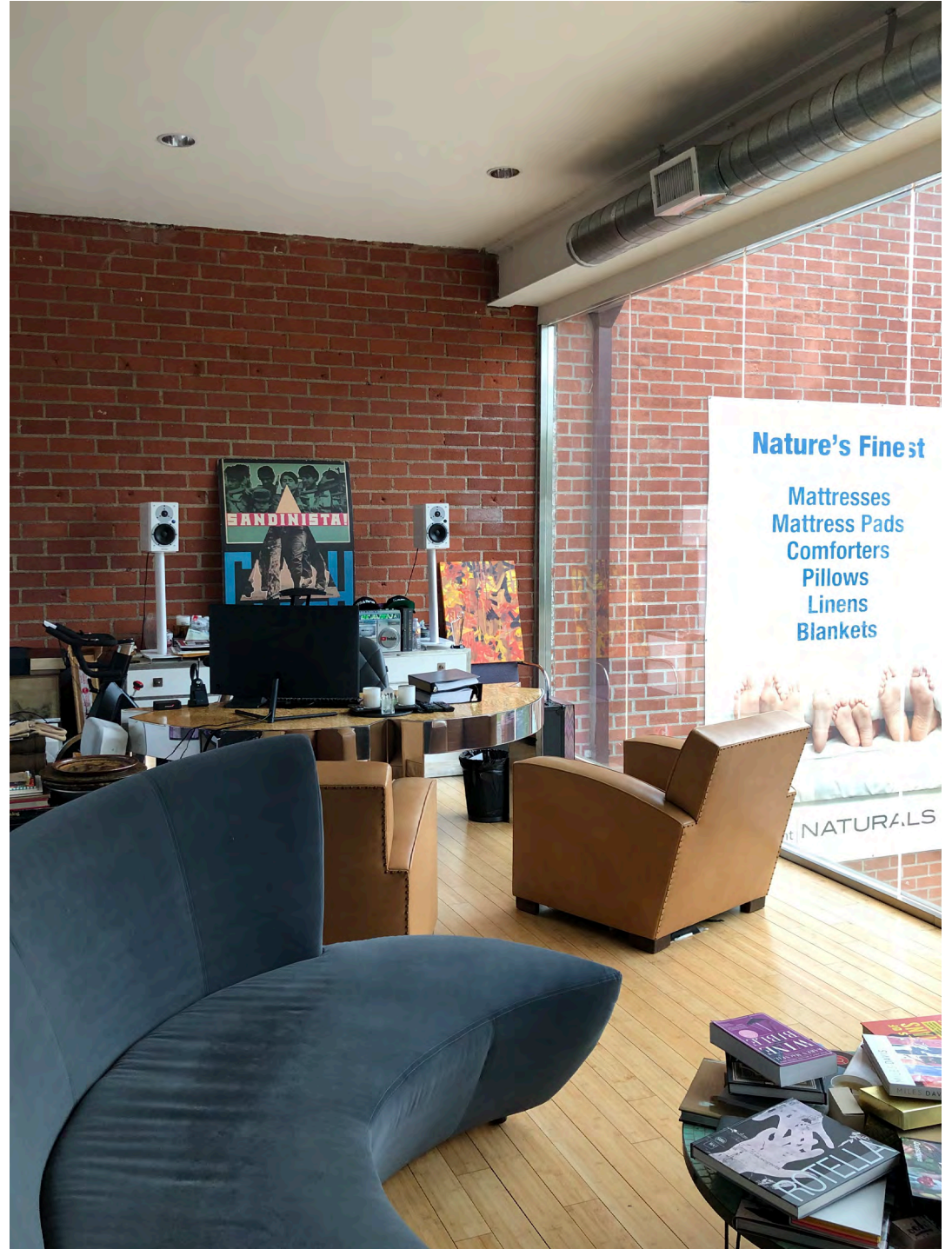
Property Address: 5979 W. 3rd St, Los Angeles, CA 90036

Space Size (Suite 204): ±1,000-4,587 SF

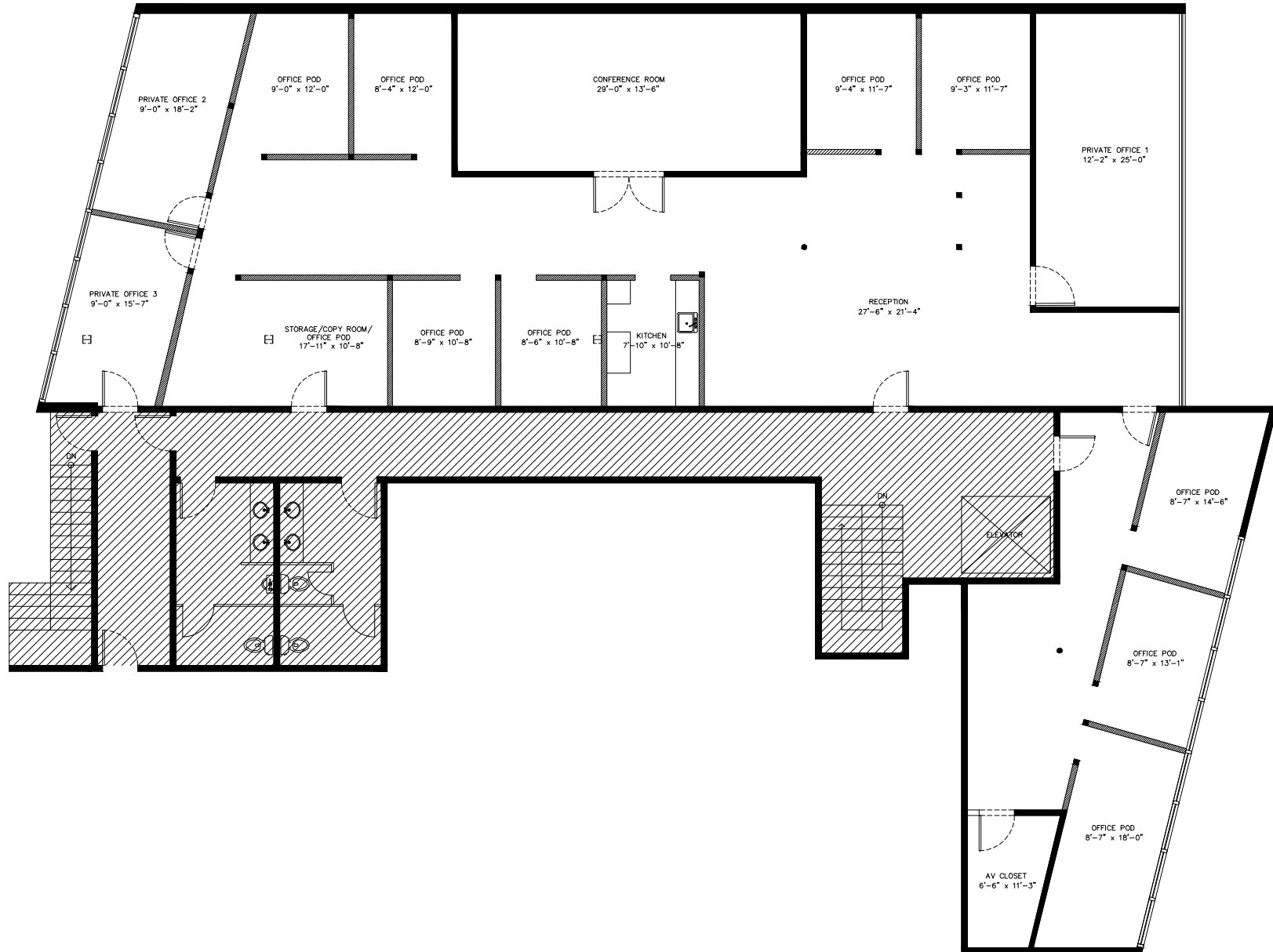
Rent: \$4.00 PSF/Month Modified Gross

Parking: 2 per 1,000 SF parking at fair market rates

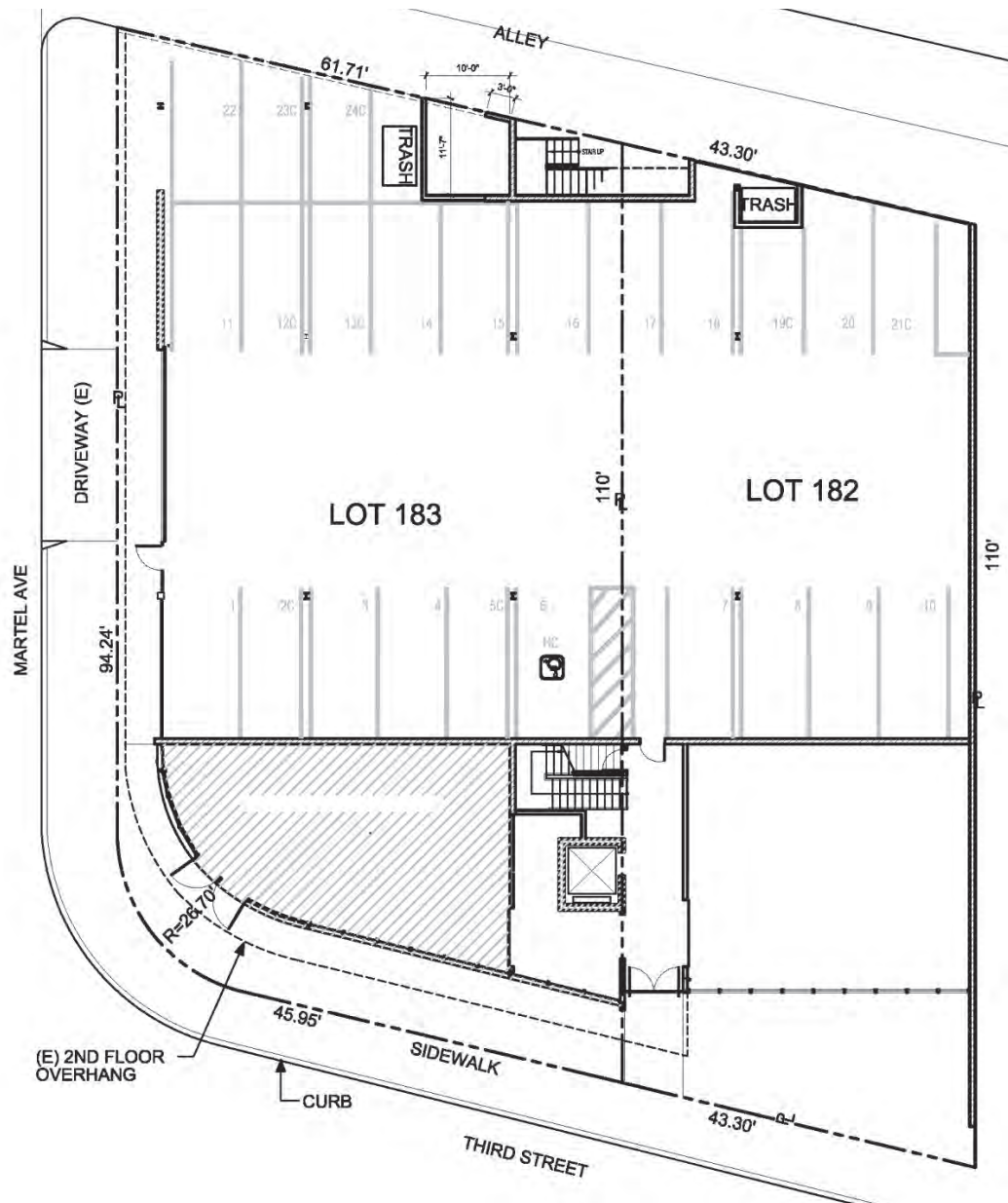
Turn Key Creative Office Space

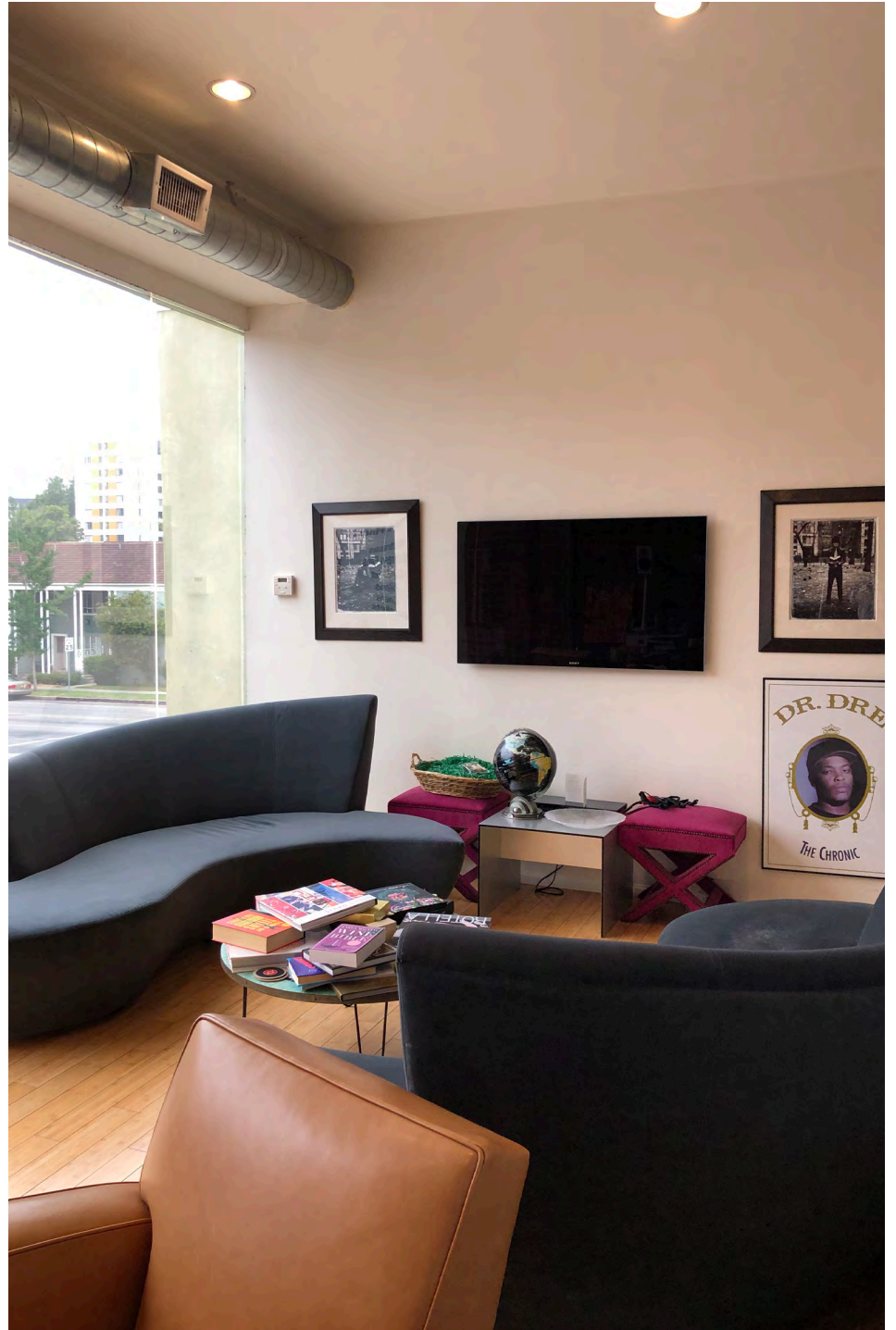
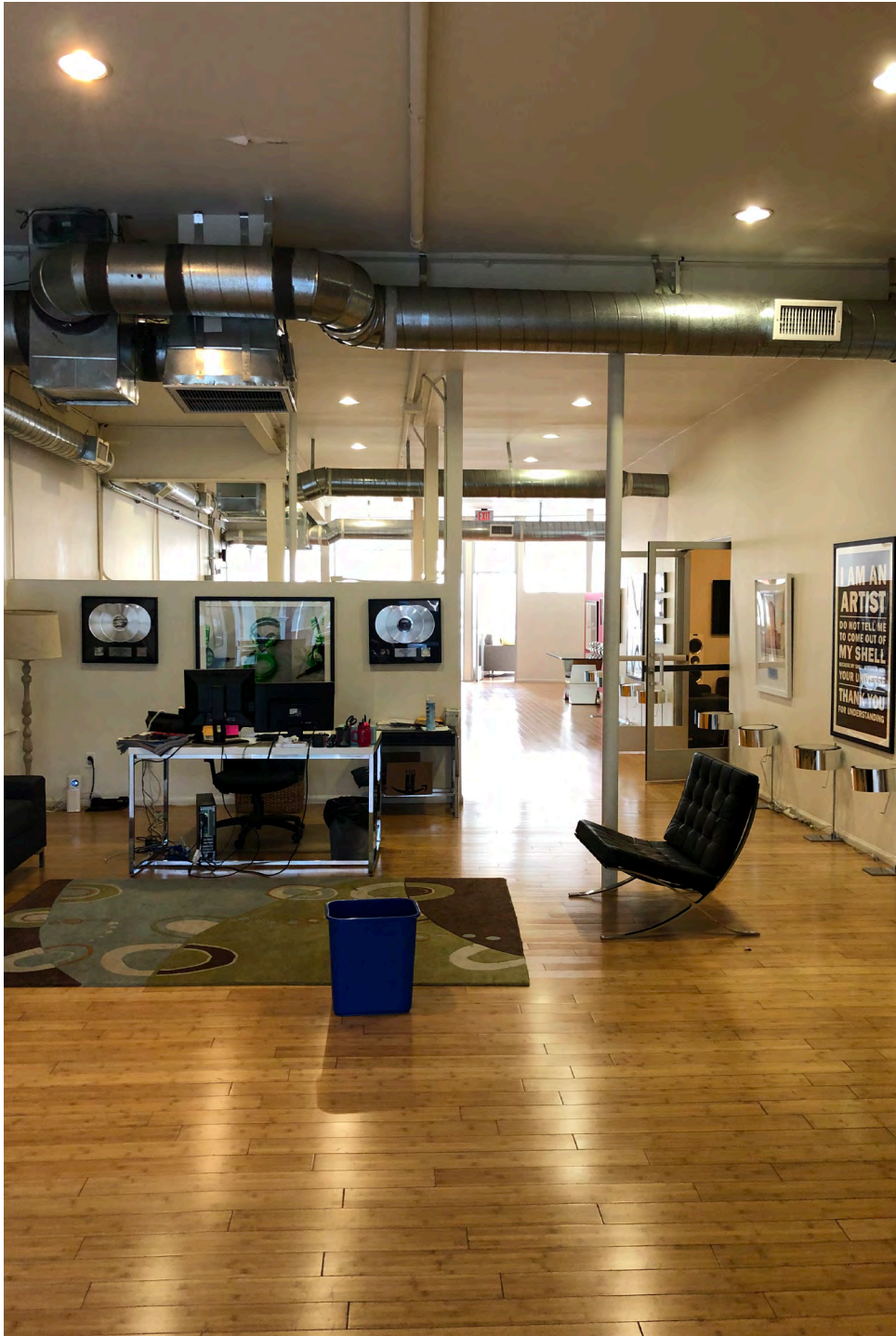


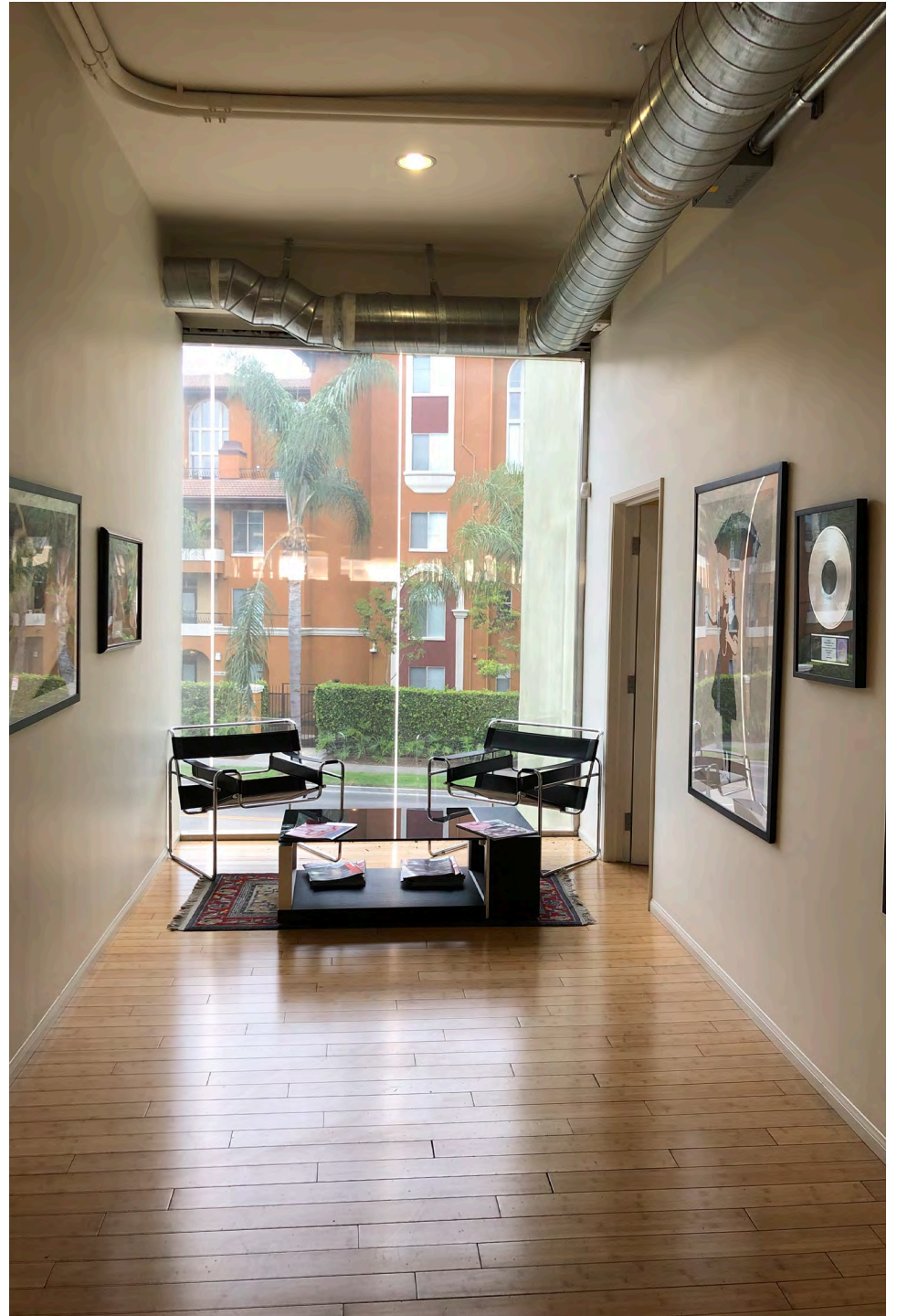
FLOOR PLAN

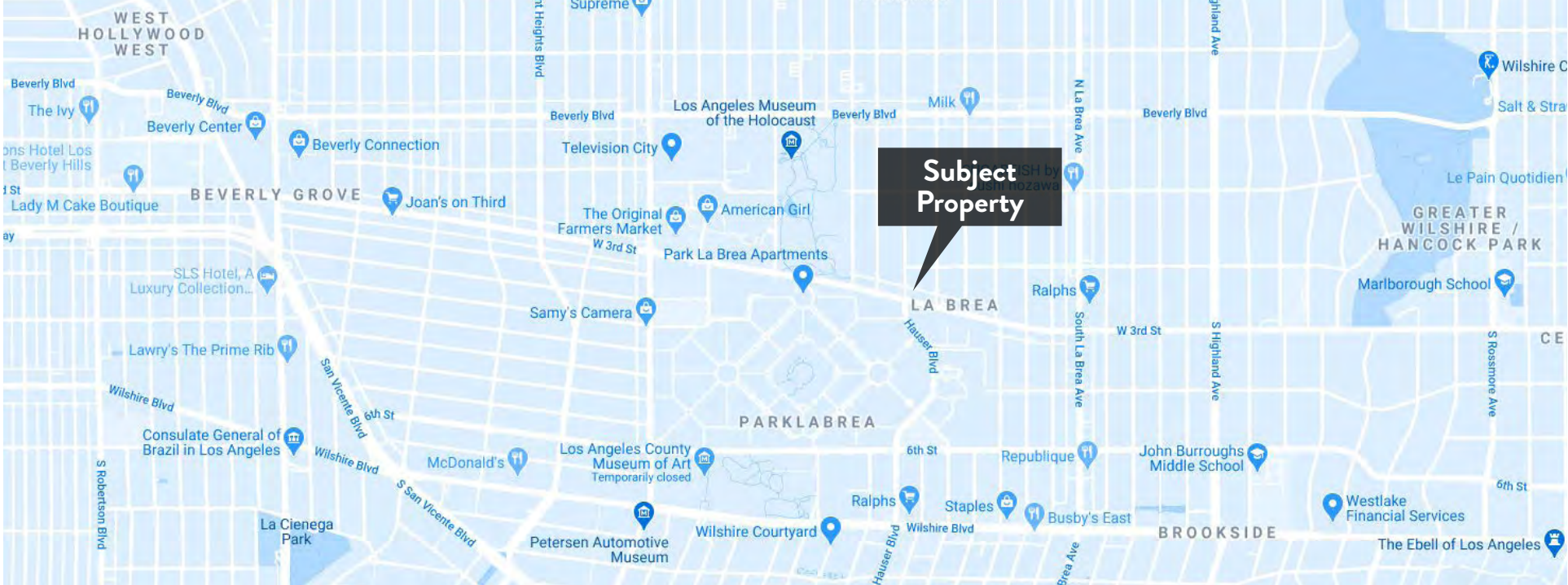
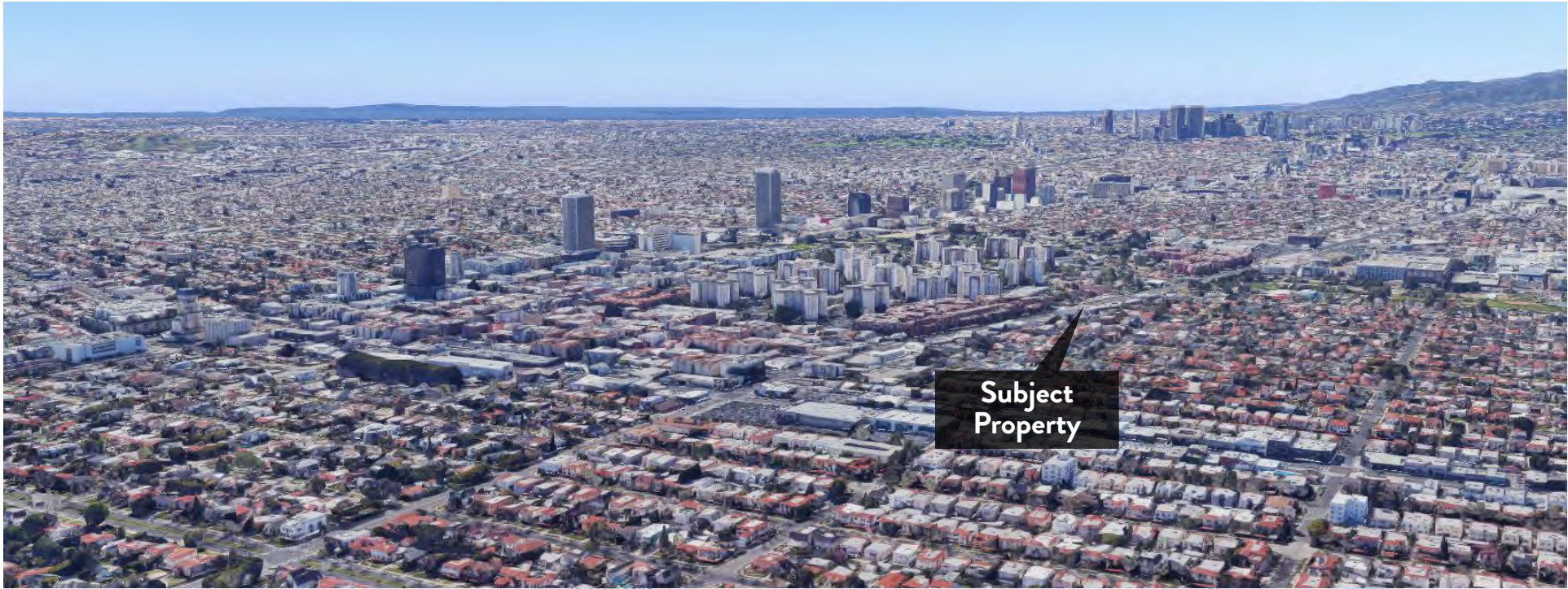


PARKING/SITE PLAN









AREA OVERVIEW



Miracle Mile Area, Los Angeles, CA

With over one hundred destination shops, acclaimed restaurants, and independent specialty stores, West 3rd Street is the most walkable dining and shopping district in Los Angeles. West 3rd Street is just moments from The Grove, the original Farmer's Market, the Beverly Center, and The Los Angeles County Museum of Art (LACMA). With public valet service and street parking available every day, West 3rd Street is a prime mid-city resource for men, women, children and pets. Discover established and trendsetting clothing, accessories and optical boutiques, top beauty bars and fitness studios, chic home furnishing, premier art finds, local craft specialties, and the best bars, gourmet cafes, and hidden foodie finds.



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