

TROPHY WEHO/HANCOCK PARK

OFFICE SPACE FOR LEASE



706 N. CITRUS AVE
LOS ANGELES CA 90038

cag

COMMERCIAL
ASSET GROUP

ANTI-VIRUS + SMOKE - NEXT GEN PURIFICATION SYSTEM

NASA derived technology is lab tested system to be up to 99% effective against allergies, **viruses**, mold bacteria, **smoke** and formaldehyde.



Two advanced units combine for high effectiveness. Bi-Polar 2400 is a filterless air purifier that uses "cold-plasma" to effectively destroys airborne contaminants. It is combined with a Nano-Induct UV unit with ionization that further clears the air of viruses, bacteria and mold.



The technology purifies the air and surfaces by using the whole ducting system - creating blanket protection throughout entire space.



	nano Induct™	Bi-Polar® 2400
HVAC Whole House	✓	✓
Ionizer	✓	✓
UV	✓	
Virus & Bacteria	✓ ⁺	✓ ⁺
Mold & Mycotoxins	✓ ⁺	✓ ⁺
Allergens	✓	✓ ⁺
VOCs, Smoke & Odors	✓ ⁺	✓

✓⁺ = Most effective against named contaminant.



SINGLE TENANT OFFICE WITH:

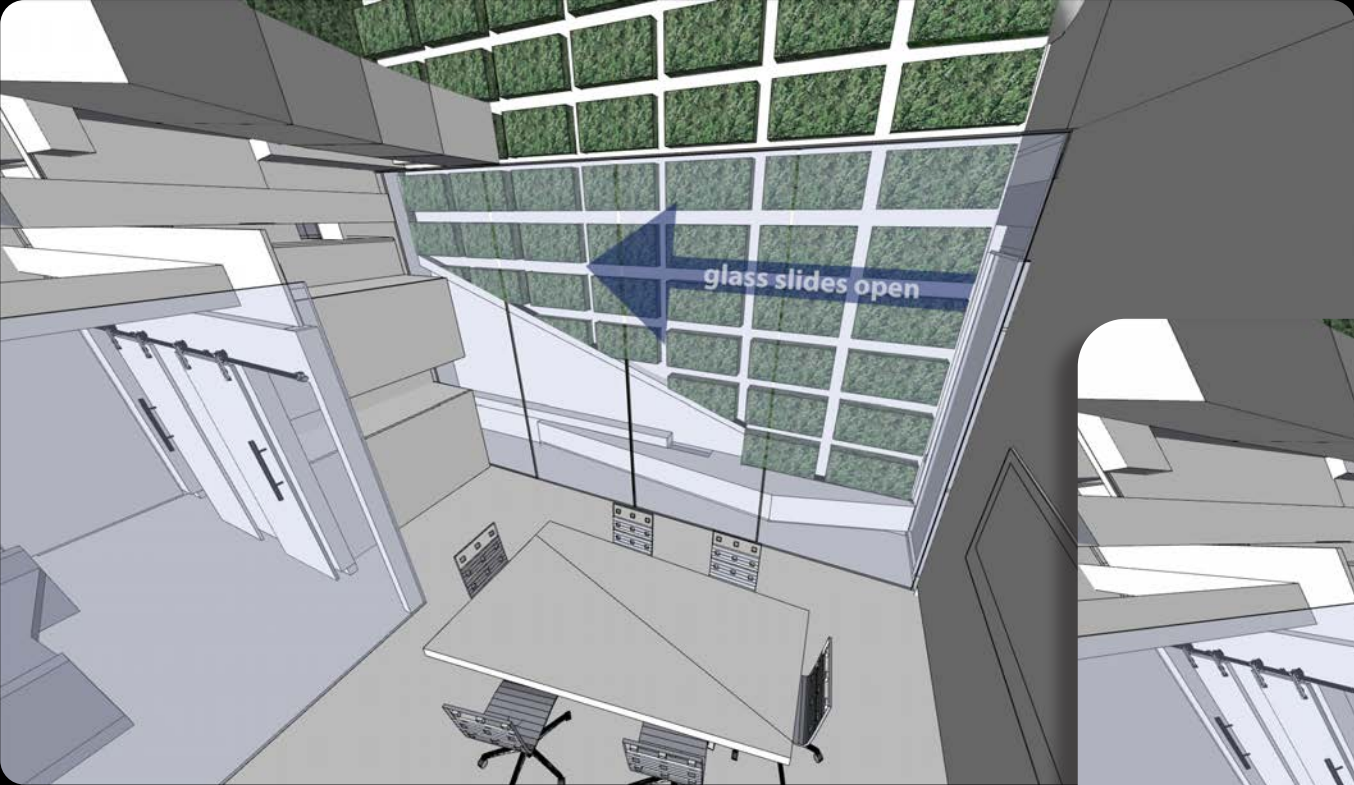
±2,500 SF SPACE
2ND STORY SPACE + ROOFTOP DECK
RENT: \$15,500/MONTH
AVAILABLE IMMEDIATELY

*ROOFTOP DECK CAN BE USED DURING THE DAY AND RENTED AT NIGHT

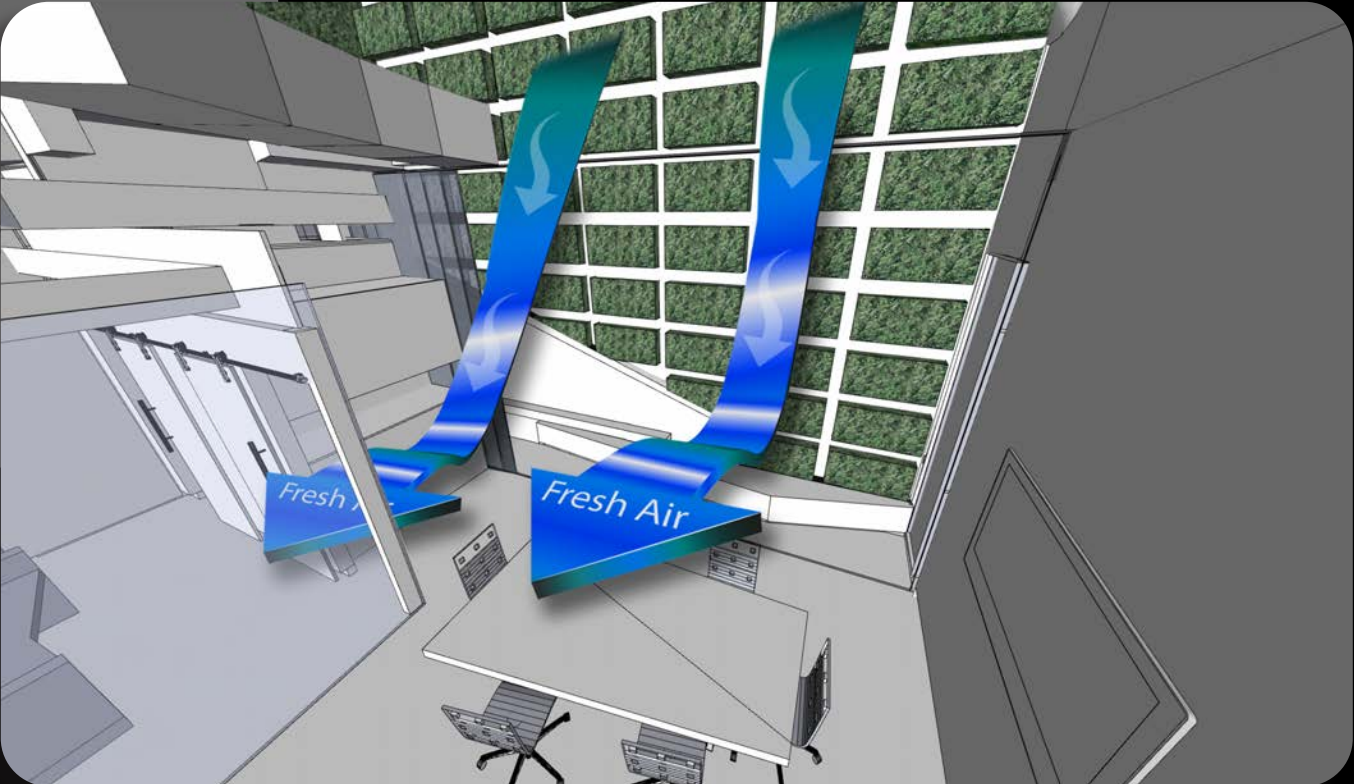
- **One of the most impressive offices in the submarket** - space was built for owner and no expense was spared and no corners were cut.
- **9 offices and a conference room provide one of the most efficient spaces** available on the market today. All offices have glass doors, individual thermostats, automatic shades, and built in furniture. Conference room boasts a built in showpiece conference table, a high end kitchenette, and an indoor/outdoor water feature.
- **Unbelievable food amenities within walking distance** ranging from fine dining (Osteria Mozza, Chi Spacca), mid-level dining (Pizzeria Mozza, Le Petit Trois), and quick serve (California Chicken Cafe and Hot Wings Cafe).
- **Daily access to one of the most spectacular rooftop office decks in the city** with water and fire features, a fully plumbed bar, and some of the best views in Los Angeles. Space can be rented at night for events.
- **The space is one of the most technologically advanced and SECURE spaces** around with features such as SAVANT A/V automation, keycard access control at EVERY office, hidden speakers in every room, ultra-fast internet, smart everything, and much more.

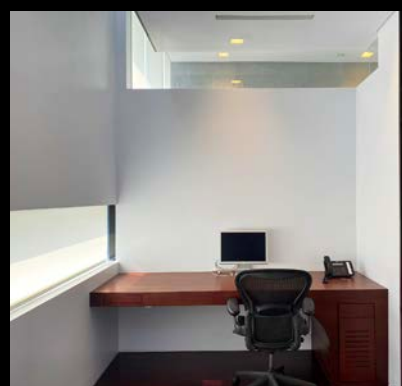
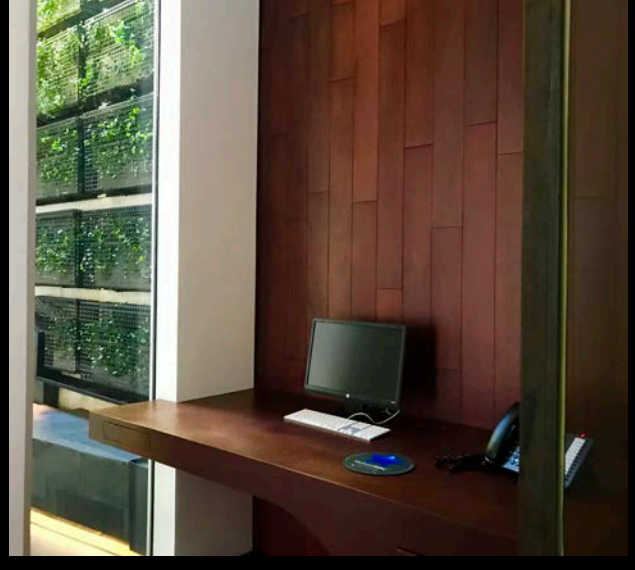
FRESH AIR - Conference Room becomes OPEN AIR

Conference room opens to an OUTDOOR - 2 STORY GREEN WALL...

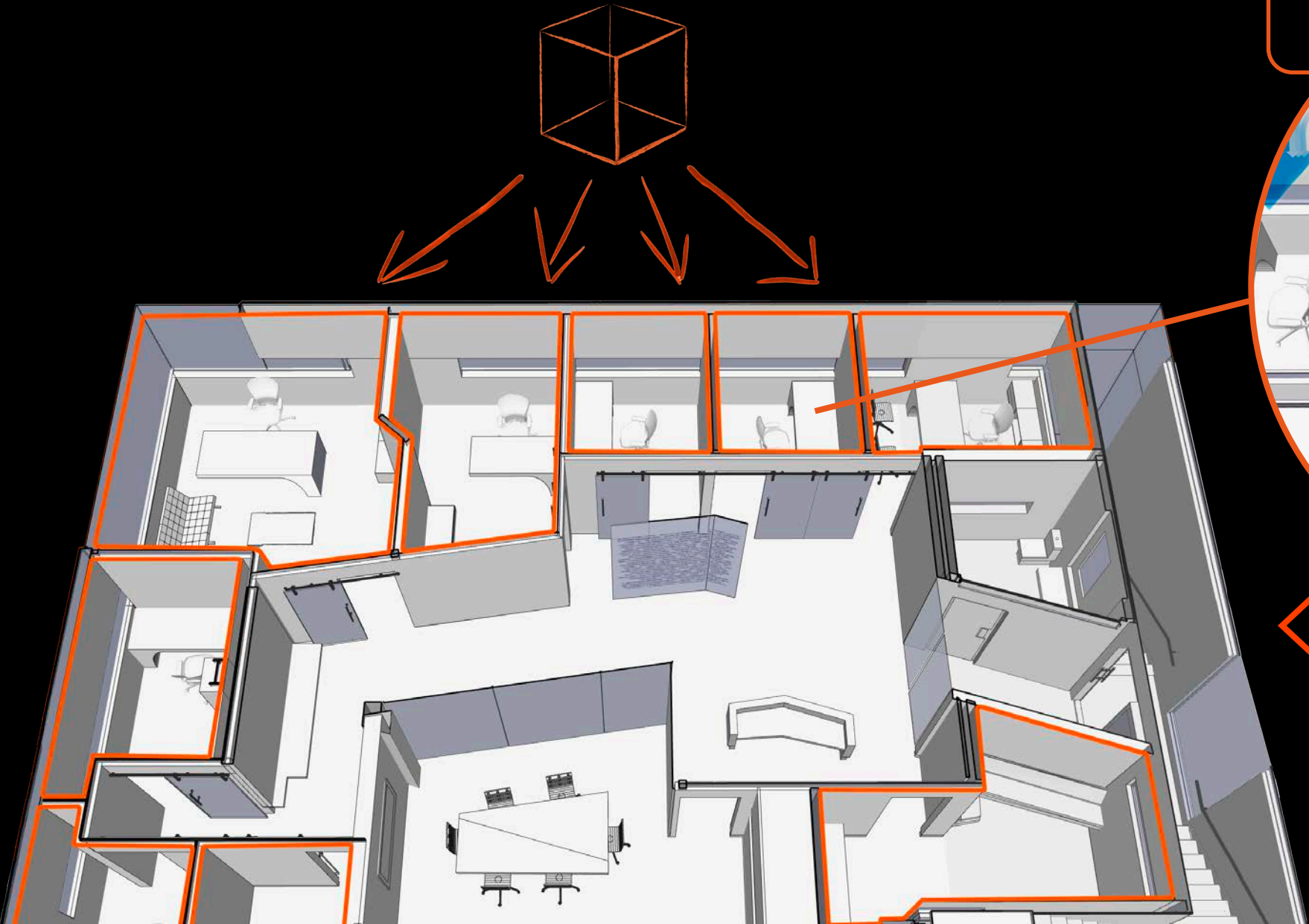


Supplying the office with a large, continual volume of FRESH AIR...

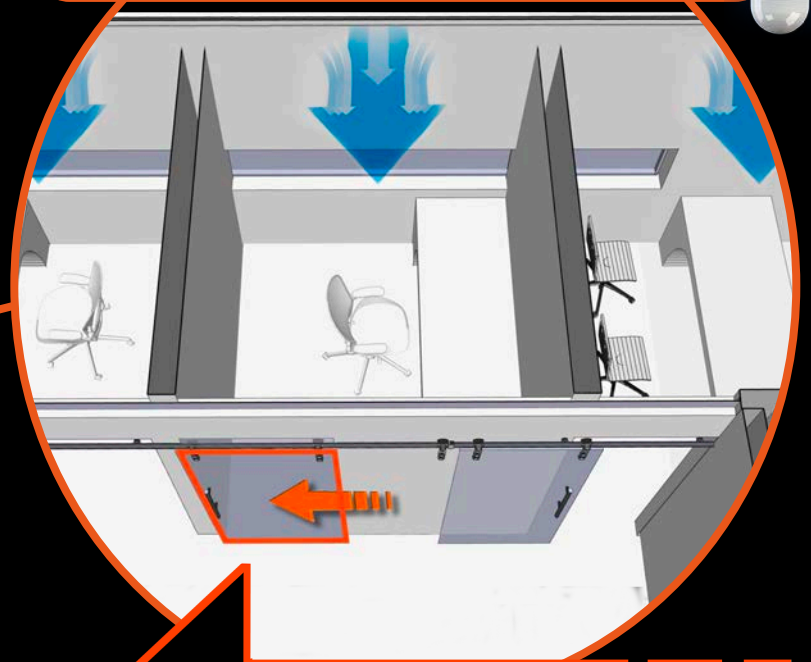




SAFE & PRIVATE - All offices are isolated **PODS!**



Each office has its own supply vent with purified air via in-duct UV system.



Each office has glass doors that slide shut w/ keycard locks for privacy and protection

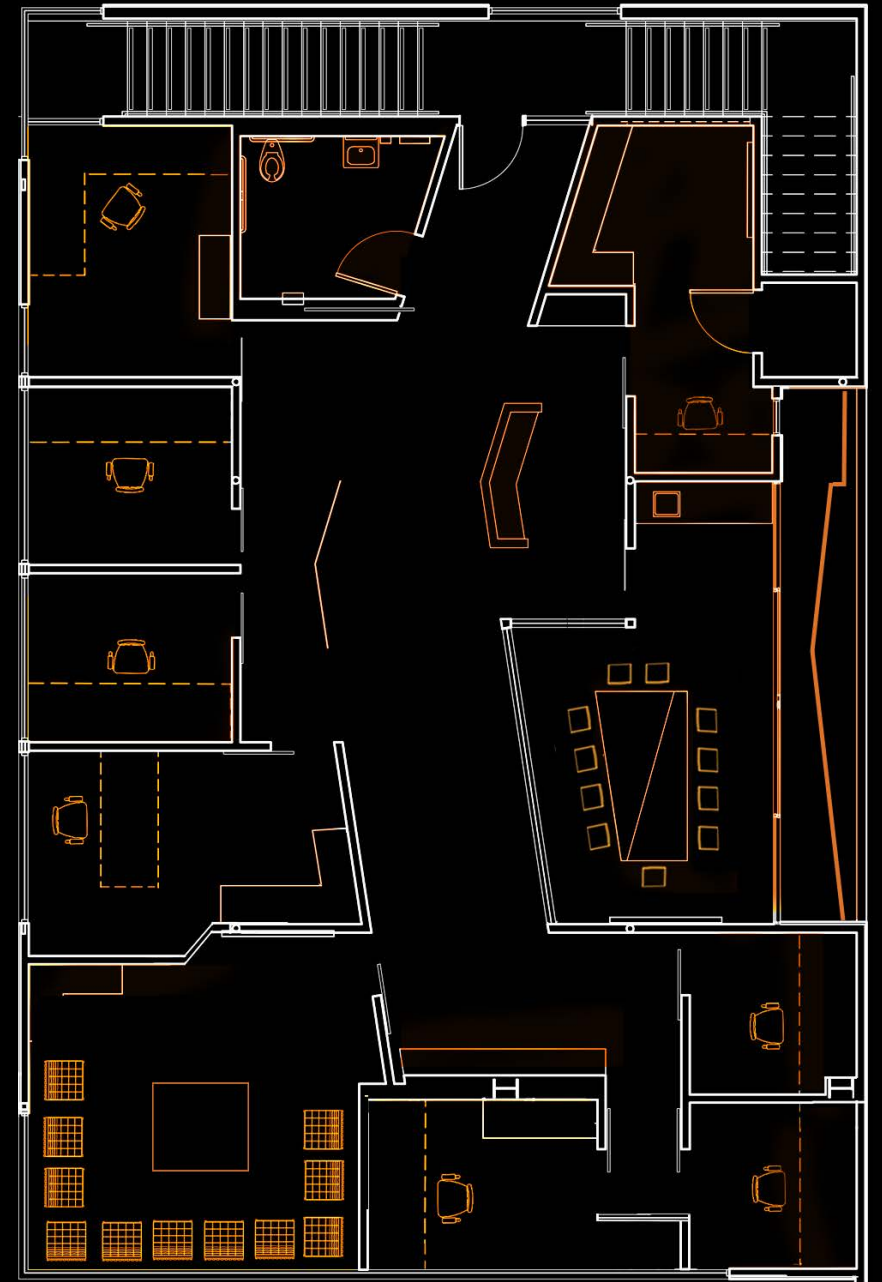
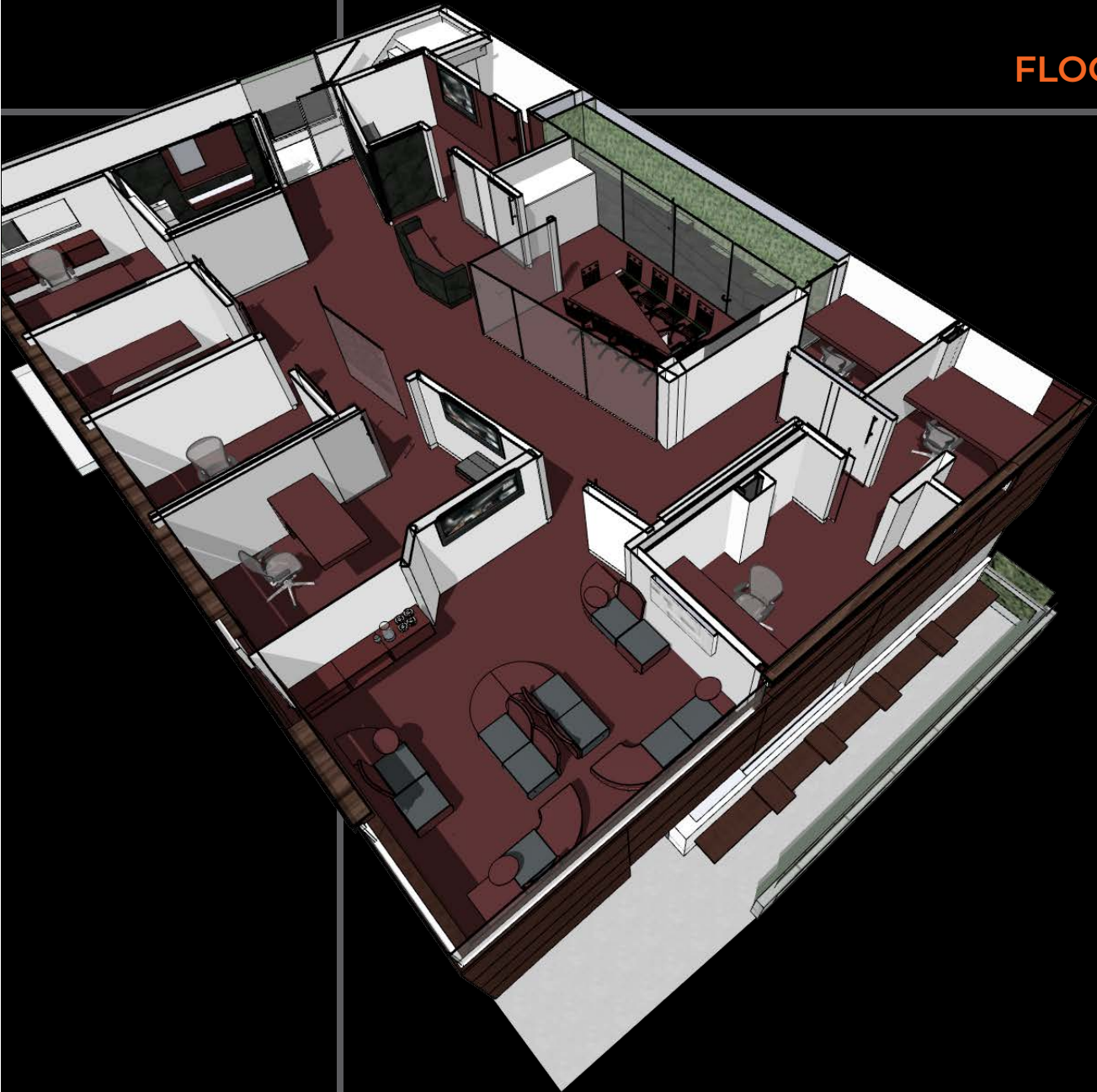








FLOORPLAN





706



SUBJECT PROPERTY



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ASSET GROUP**

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