

Office Space For Lease

12233 W. Olympic Blvd. - West Los Angeles



PROJECT SIZE: 151,000 rentable square feet

RENTAL RATE: \$5.50 per RSF, net of electricity

LEASE TERM: 3 - 10 years

TI ALLOWANCE: Negotiable

PARKING: 3 / 1,000 USF leased
\$110 per unreserved space
\$175 per reserved space
\$90 per tandem space

PROJECT FEATURES

Newly renovated, 151,000 square foot, 3-story Class A Office complex

Tenant controlled HVAC and operable windows

Signage opportunities

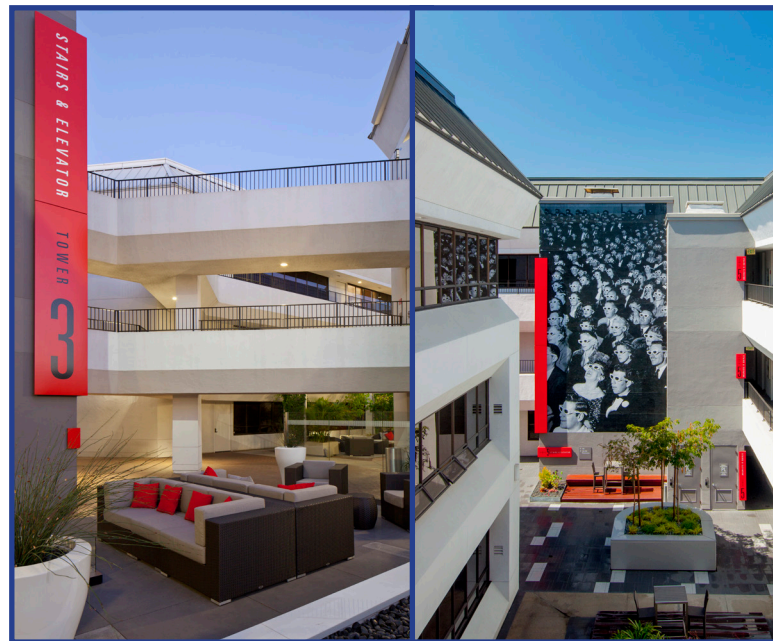
Great West Los Angeles location close to 405 & 10 Freeways

Telecom/Internet service provider on-site

Landscaped outdoor courtyard areas

Within walking distance to numerous restaurants

Across the street from the Westside Media Center, next door to Element LA and close to Sony, MTV, Yahoo! And HBO



FOR LEASING INQUIRIES CONTACT:

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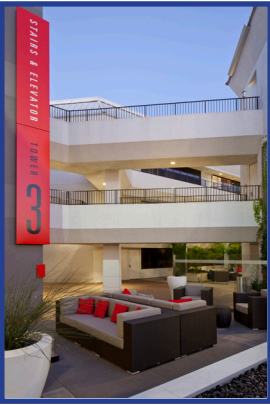
Tribeca West

TRIBECA WEST

OWNED AND OPERATED BY:

**KILROY
REALTY
CORPORATION**

12233 W. Olympic Boulevard



AVAILABLE SUITES

Suite	RSF	Notes
100	500-10,000	30 days notice

AREA AMENITIES

Restaurants

- t.west cafe (on-site)
- Coffee Bean & Tea Leaf
- Quizno's
- Il Moro
- LA Farm
- Bombay Cafe
- Chan Dara
- Valentino
- The Counter
- Vito's
- Il Forno
- El Torito

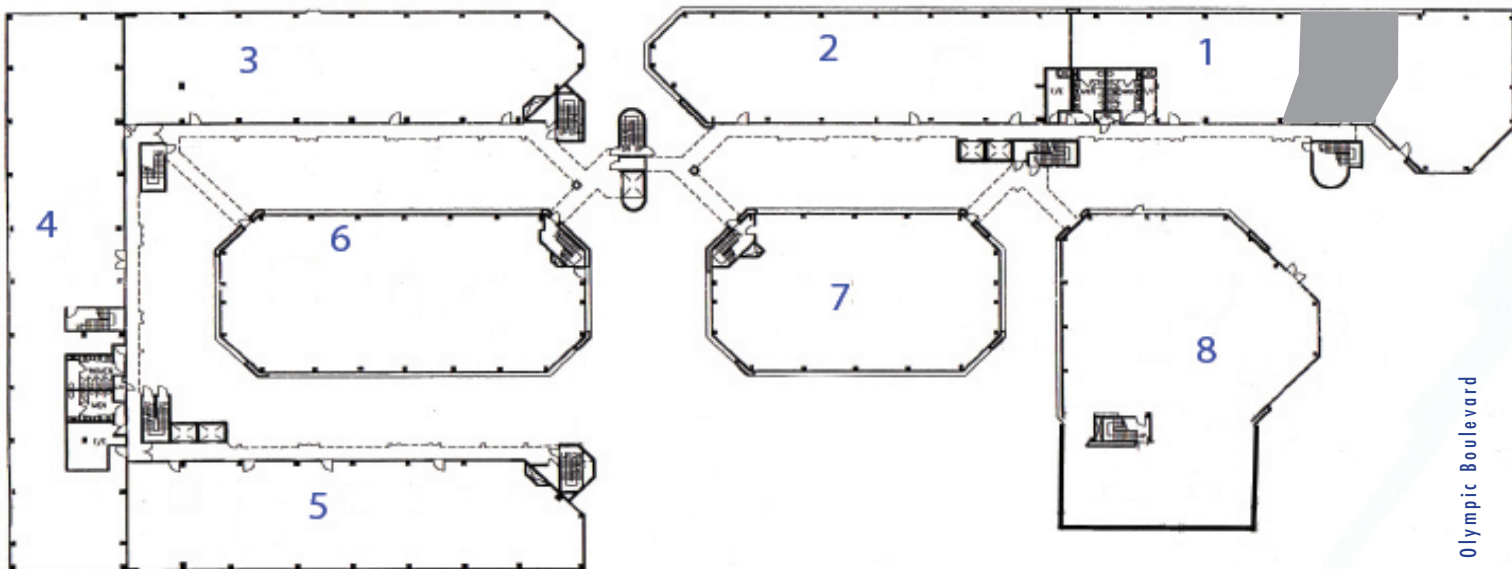
Health & Fitness

- David Barton Gym
- LA Fitness
- Velocity Training

Retail / Other

- Trader Joe's
- Ralph's
- Walgreen's
- Bed Bath & Beyond
- Sports Chalet

SITE PLAN



Olympic Boulevard



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