

for **LEASE**



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**1635**  
**PONTIUS AVENUE**  
LOS ANGELES

**BARNES**

**RENTAL RATE REDUCTION**

**CREATIVE TENANT OPPORTUNITY**

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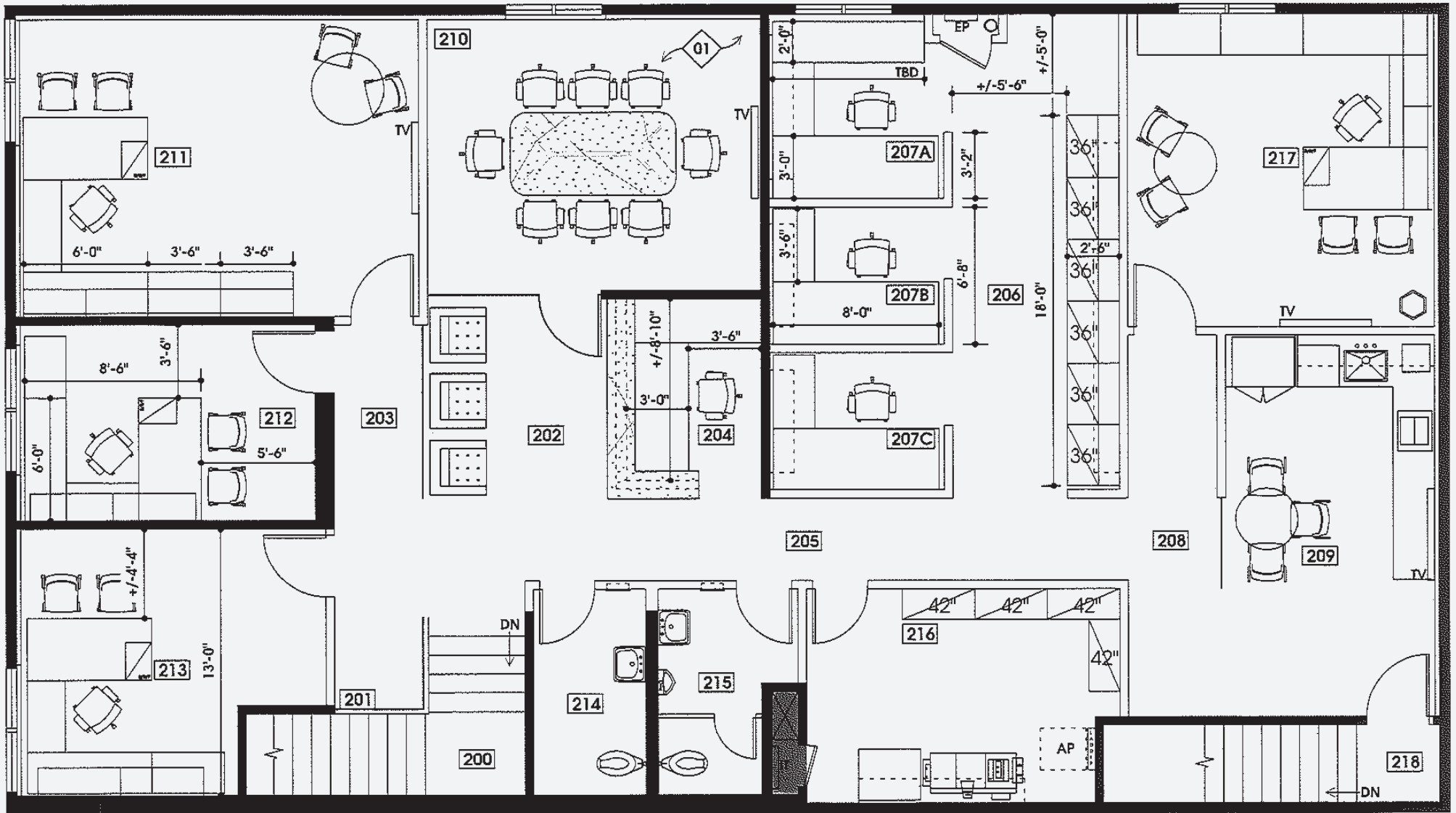
**CBRE Group, Inc. Commercial Real Estate** | 2000 Avenue of the Stars, Suite 800N, Los Angeles, CA 90067 | [www.cbre.com](http://www.cbre.com)





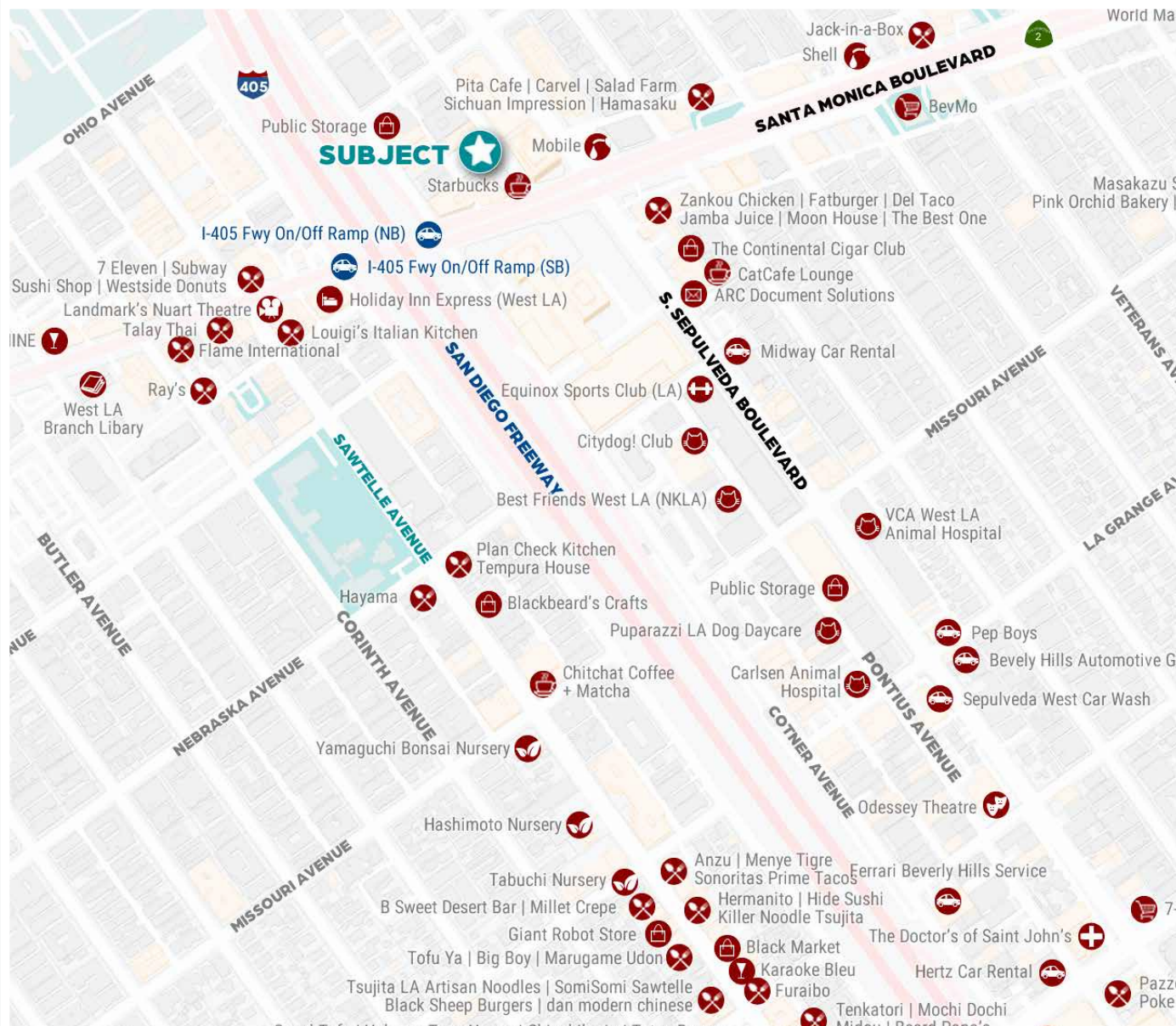
## FEATURES

- Plug and Play opportunity
- The subject space can be made available fully furnished
- Fantastic natural light throughout
- Four [4] offices, eight [8] person conference room, four [4] work stations, kitchen, and storage room
- Completely remodeled within the last two [2] years
- Two [2] tenant building
- Additional storage in parking garage



# 2ND FLOOR - FURNITURE PLAN

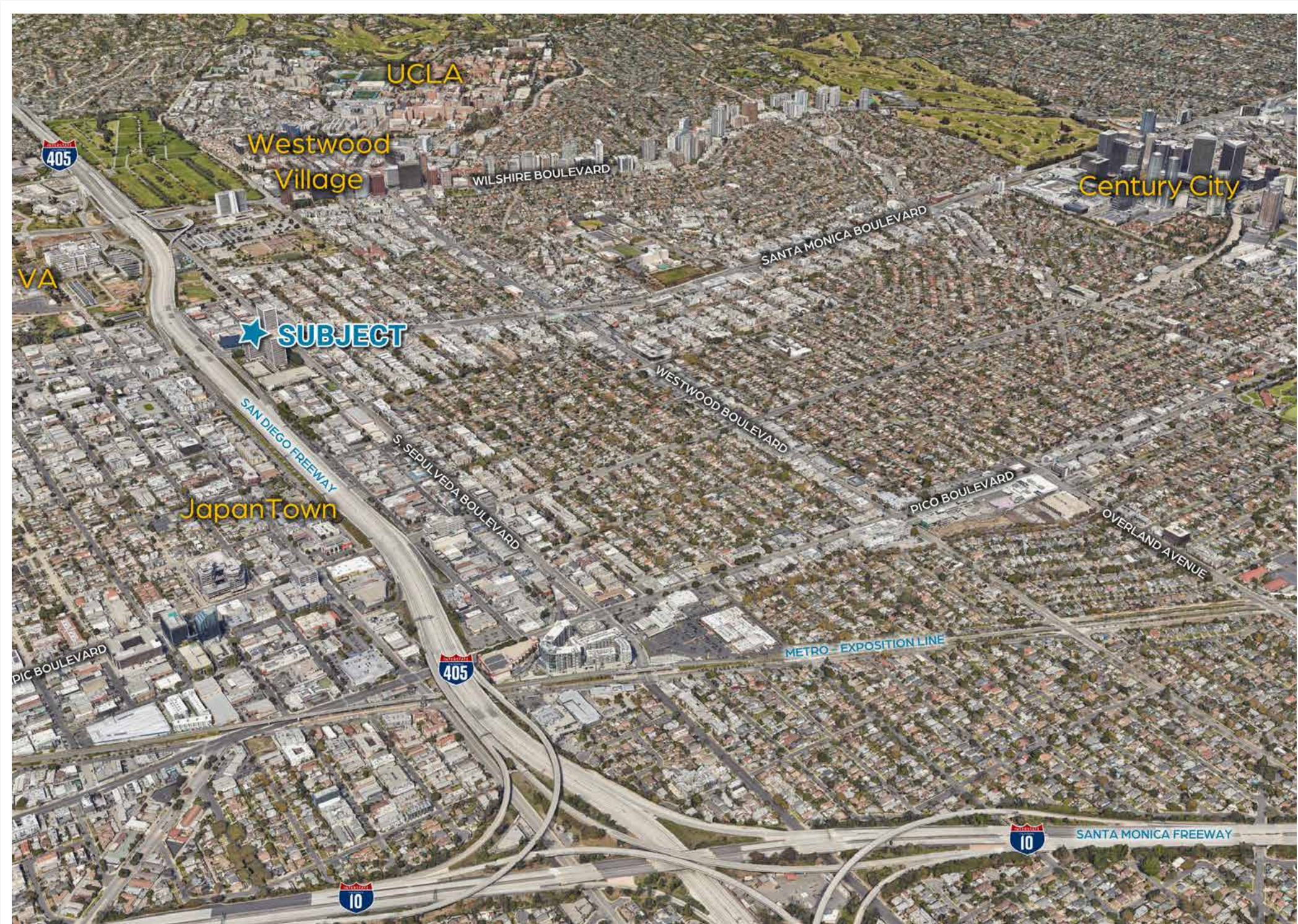
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# WALKABLE AMENITIES

## WEST LOS ANGELES' BEST LOCATION

- Direct 405 Freeway access  
North and South, direct 10 Freeway access, East and West
- Incredible array of world class area amenities within a short walk
- Easy access to anywhere on the west side
- Additional visitor parking on month to month basis next door (*multiple buildings*)
- 90% transit and walkability scores (*CoStar*)



# CONTACT

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