

EXECUTIVE TOWER | 11400 W Olympic Blvd, Los Angeles, CA 90064

PRIME GYM SPACE FOR LEASE
WITH HIGH-VISIBILITY SIGNAGE
10,841 RSF

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SUITE 100

10,841 RSF

OVERVIEW

Outstanding former gym space with opportunities for prominent eyebrow signage at Executive Tower, a contemporary 17-story Class-A office property, is a distinguished presence conveniently situated in West Los Angeles. This space offers high ceilings, 4 workout studios, two locker rooms with changing areas, restrooms and showers. This extraordinary property, centrally located, ensures seamless commuter access to the Expo Train line and nearby freeways, adding to its accessibility. This tenant base includes notable companies such as Riot Games, VCA, The Wonderful Company, Snap, and Apple. Nearby amenities include the newly developed West Edge, an active community of apartments, high-end shops, restaurants, and Gelson's Market. Sawtelle/West LA is just a few minutes from various Japanese shops and restaurants in Japantown, "one of the best streets for Japanese cuisine in LA," according to the Los Angeles Times.



Up To 17' 9"
Ceiling
Height



10,841
RSF



Close to
10 & 405
Freeways



Floor to
Ceiling
Windows



Il Moro Italian
Restaurant
On-Site



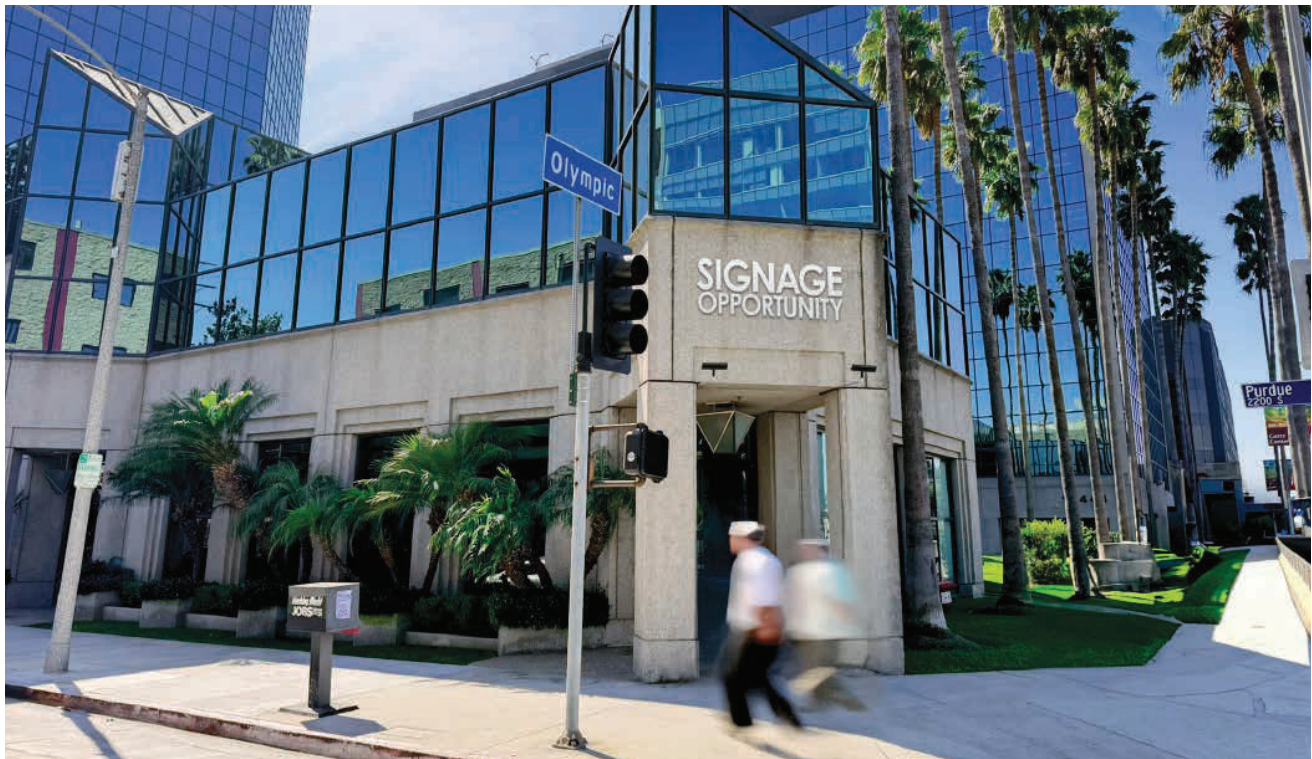
Eyebrow
Signage
Opportunity



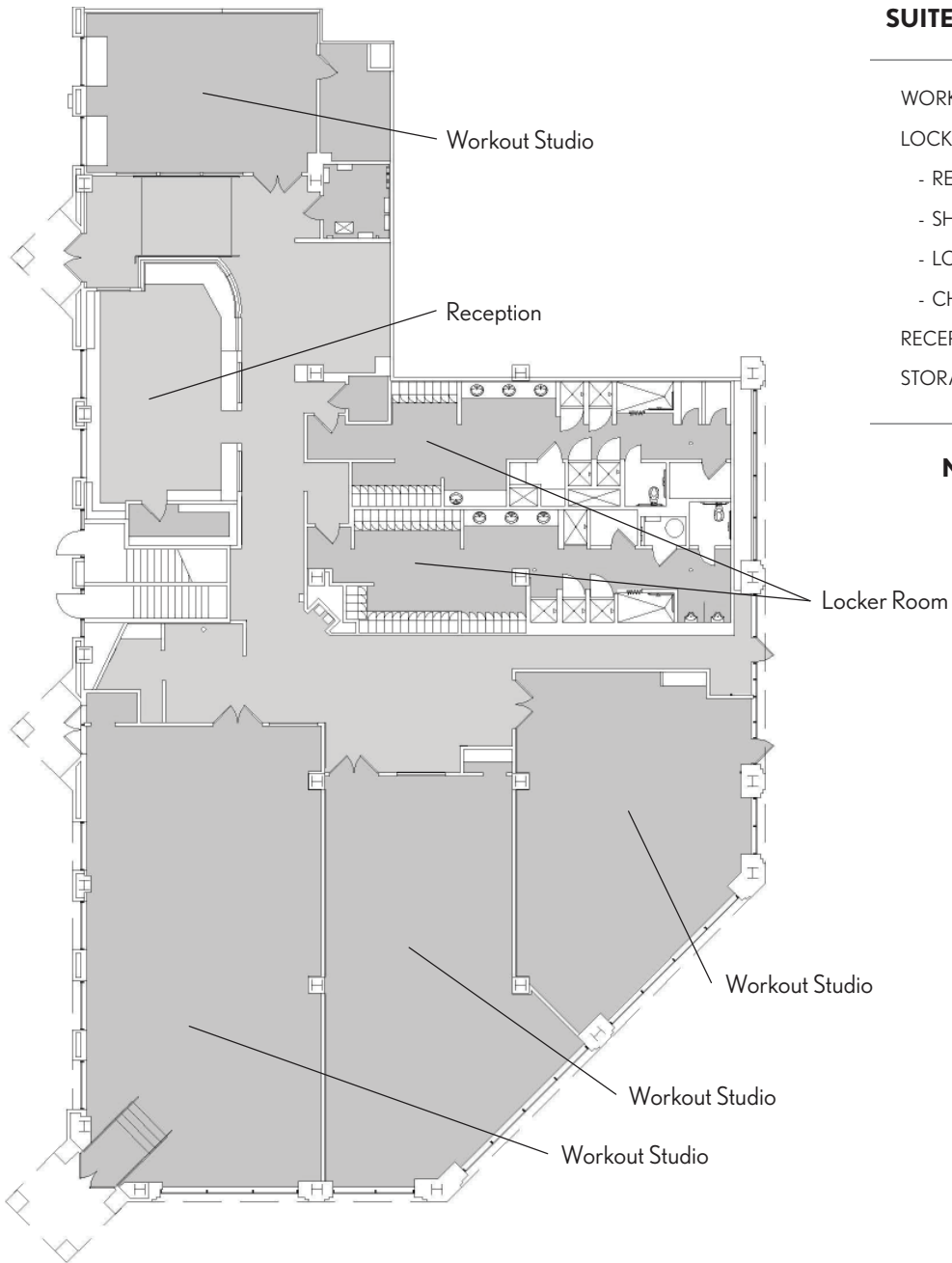
3/1000
Parking
Ratio



Close to
Metro
Expo Line



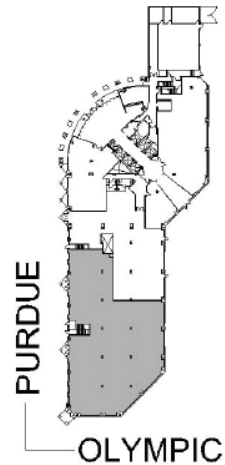
FLOOR PLAN



SUITE CONFIGURATION

WORKOUT STUDIOS	4
LOCKER ROOMS	2
- RESTROOMS	
- SHOWERS	
- LOCKERS	
- CHANGING AREAS	
RECEPTION	1
STORAGE ROOMS	4

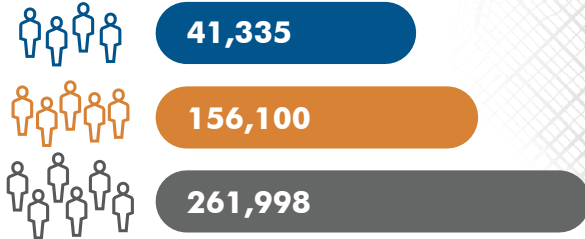
NOT TO SCALE



DEMO GRAPHICS

THE OLYMPIC CORRIDOR

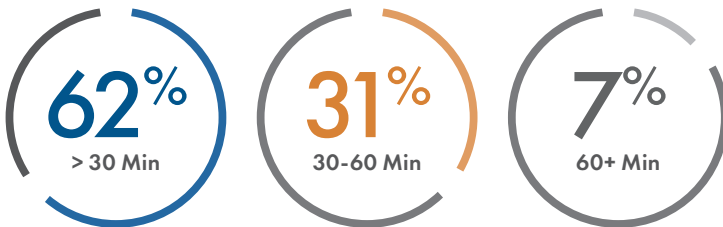
2023 POPULATION PER MILE RADIUS:



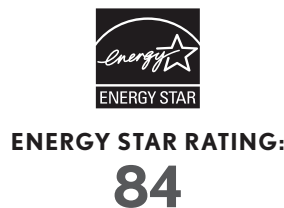
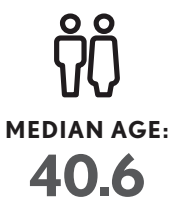
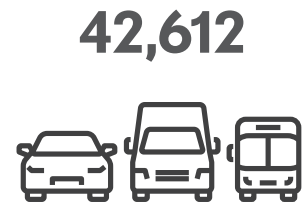
AVERAGE HOUSEHOLD INCOME:



AVERAGE COMMUTE TIME (2 MILE RADIUS)



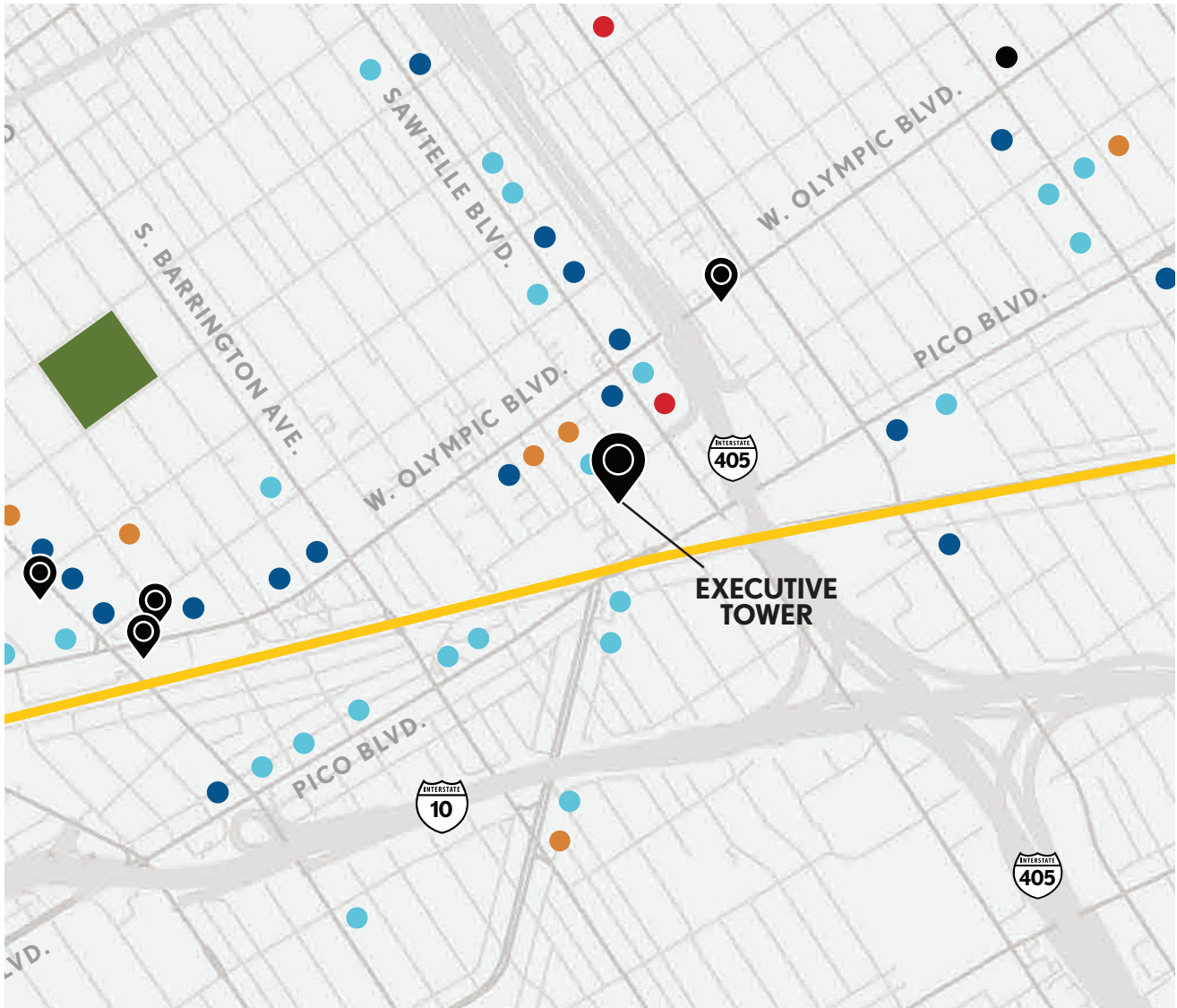
AVERAGE DAILY TRAFFIC COUNT: OLYMPIC & PURDUE



*Demographic Information Source: Costar, Inc. 2023 Demographic Detail Report.

POINTS OF INTEREST

DINING, SHOPPING & MORE...



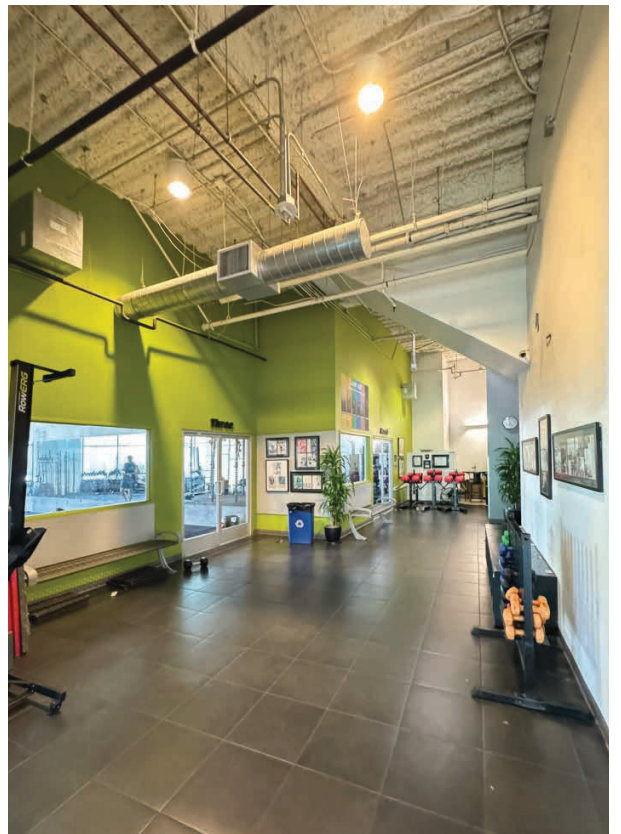
- DINING
- SHOPPING
- FITNESS
- BANKING
- PARK
- MEDICAL/HOSPITAL

— METRO GOLD LINE

📍 DOUGLAS EMMETT PROPERTIES

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corebridge
financial

REGAL



UCLA

usbank

TIME

WELLS
FARGO

MERRILL
A BANK OF AMERICA COMPANY

INTUIT

ACTIVISION

MIRAMAX
FILMS

CHASE

NETFLIX

BANK OF THE WEST

IN GREAT COMPANY

KPMG

COLDWELL
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EQUINOX

P.F. CHANG'S

GUGGENHEIM



boingo

REACHLOCAL



NKSFB
LLC

The
Cheesecake Factory

BANK OF AMERICA

RIOT
GAMES

worthe



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