

11751

MISSISSIPPI AVENUE, LOS ANGELES CA 90025

CREATIVE / FLEX BUILDING
FOR LEASE



THE OFFERING



Lee & Associates, Los Angeles West, Inc. is pleased to present 11751 Mississippi Avenue, Los Angeles, CA 90025 (the “Property”) for lease. The property consists of a multi-unit, approximately $\pm 10,094$ SF creative/flex building situated on $\pm 15,682$ SF of land, including a surface parking lot with 14 spaces.

Originally constructed in the late 1940s, the building is currently configured for creative office and flex use. The space features a unique blend of mid-century character and industrial-style elements, creating expansive volume and a highly functional layout for a variety of users.

11751 Mississippi Avenue is ideally located between Riot Games headquarters and the Olympic Corridor, offering convenient access to major freeways and walking distance to the Bundy Expo Line station. The property is also surrounded by the premier amenities of West Los Angeles and Sawtelle, including dining, retail, and entertainment options.

This is an excellent opportunity for tenants seeking a distinctive, well-located creative environment with strong accessibility and parking.

PREMISES ± 10,094 SF

LOT SIZE ± 15,682 SF (0.36 AC)

RENT Unit 100 - 945 SF - \$2.50/SF, NNN
Unit 120 - 1,136 SF - \$2.50/SF, NNN
Unit 170 - 3,668 SF - \$2.50/SF, NNN

PRICE \$5,950,000 (\$589/SF)

TERM 1 - 5 Years

OCCUPANCY Immediate

ZONING M2-2

PARKING Complimentary (14) in Private Secure Onsite Lot

FEATURES

- Multi-Tenant Creative Office / Flex Building Located in the Heart of West Los Angeles
- Exposed Wood Beam Ceilings
- Polished Concrete Floors
- Offices and Open Work Space
- Ample Natural Light
- Private Back Unit Creative Space
- Private Outdoor Patio Space
- Close to a Variety of World Class Eateries Along Sawtelle Boulevard
- Easy Access to 10 and 405 Freeways
- Walking Distance to Metro Expo Line



EXTERIOR



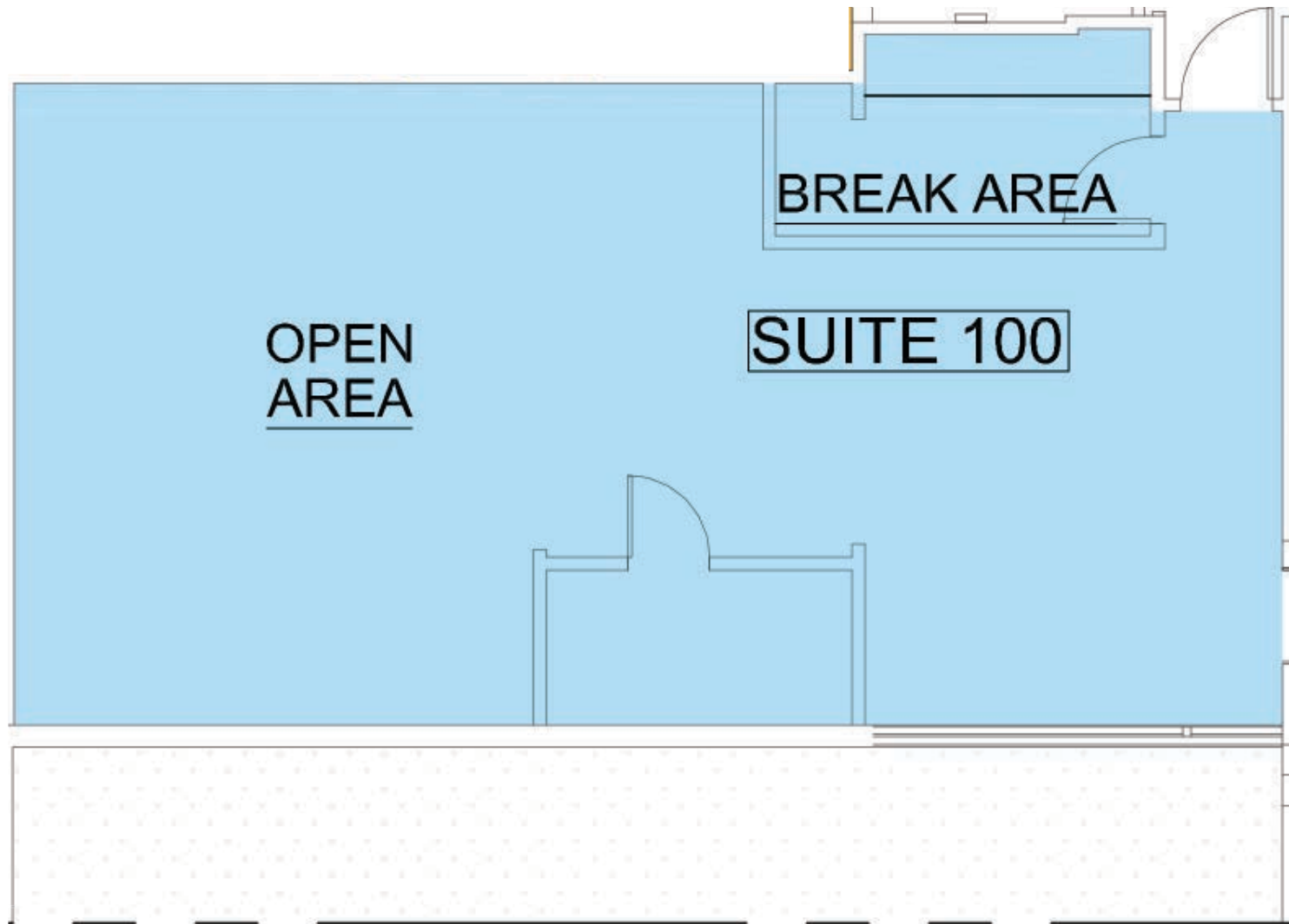
SITE PLAN



SUITE 100 - PHOTOS



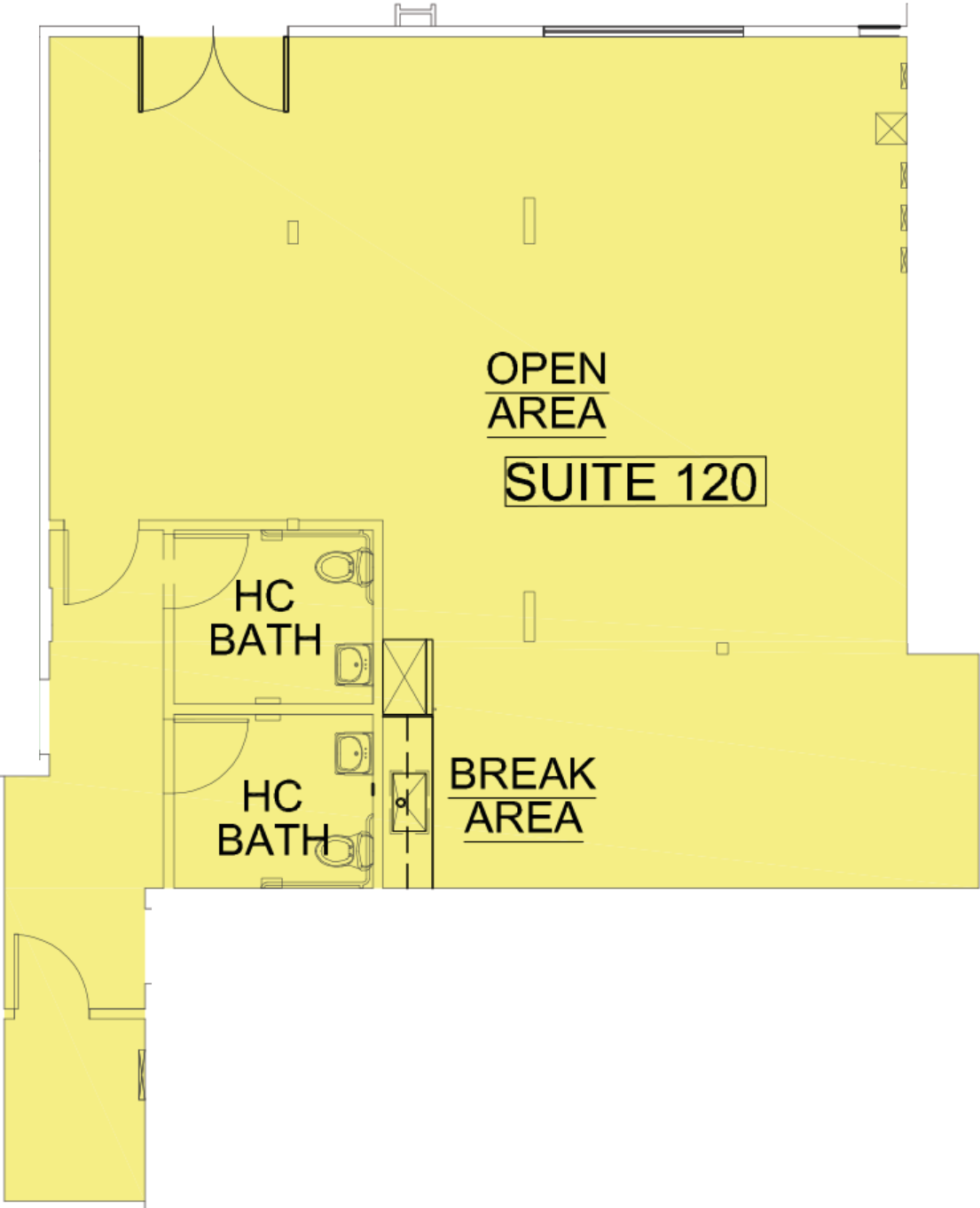
SUITE 100 - FLOOR PLAN



SUITE 120 - PHOTOS



SUITE 120 - FLOOR PLAN



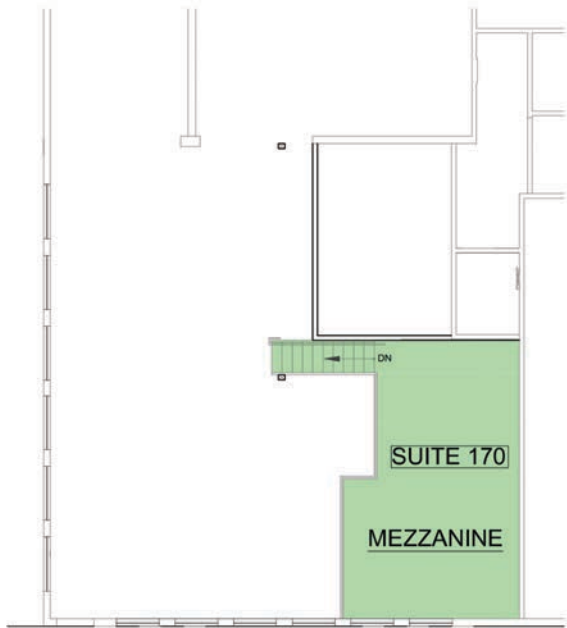
SUITE 170 - PHOTOS



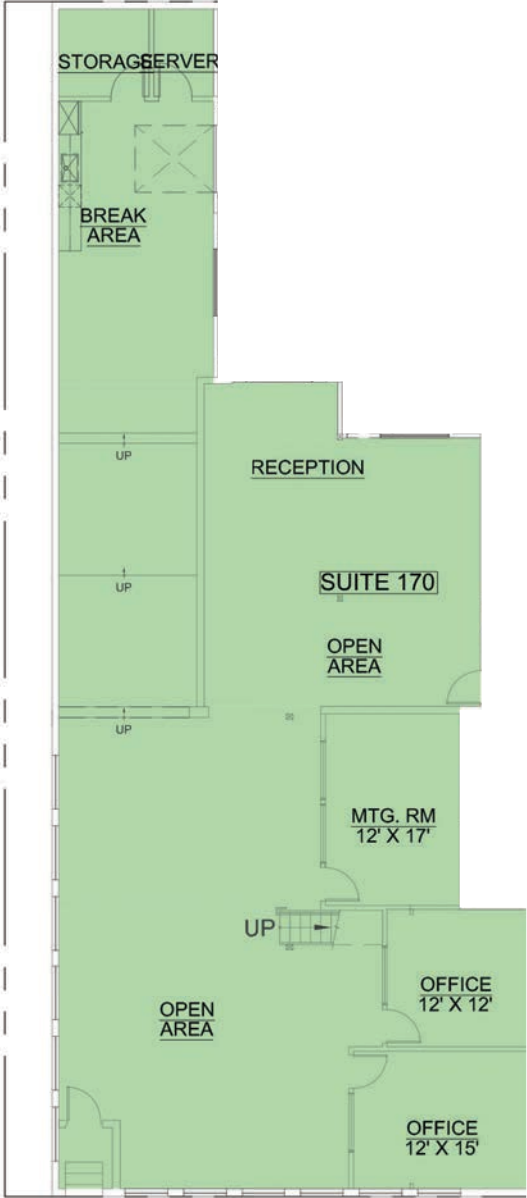
SUITE 170 - PHOTOS



SUITE 170 - FLOOR PLAN



MEZZANINE FLOOR PLAN



NEARBY AMENITIES



11751

MISSISSIPPI
AVENUE

1. Tiato Kitchen & Market
2. Birdie G's
3. Bergamot Cafe
4. Lime Cafe
5. Lunetta All Day

6. Society Kitchen
7. The Counter
8. Vito
9. Blueys Market & Cafe
10. Starbucks

11. El Torito
12. Kiff Kafe
13. The Arsenal
14. Bed Bath & Beyond
15. Tacos Por Favor

16. Ralph's
17. Marshalls
18. Best Buy
19. Starbucks
20. Chipotle



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