

WESTSIDE OFFICE BUILDING 2229 BARRY AVENUE

PRIME WESTSIDE
LOCATION



±15,990 SF
(divisible to
6,980 SF)
remodeled
2-story office
building with
ground level
secure parking

Remodeled in 2019 Featuring Striking Modern Interior
Neighboring Warehouse Space Also Available at 2228 Barry Ave



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WESTSIDE OFFICE BUILDING

2229 BARRY AVENUE

PRIME WESTSIDE
LOCATION



BUILDING FEATURES

- ±15,990 SF (divisible to 6,980 SF) Freestanding 2-Story Office Building
- Built in 2004 & Completely Renovated in 2019
- Bullpen Area With Polished Concrete
- 22' Interior Ceiling Height, Skylights + LED Bay Lighting
- Private Offices + Cubicles, 2 Conference Rooms + Large Kitchen
- Secure Parking In Ground Level Garage

****±11,965 SF Neighboring Warehouse Also Available at 2228 Barry Avenue****

2229 BARRY AVENUE, LOS ANGELES, CA 90064

\$1.80 PSF MG

±15,990 SF (DIVISIBLE TO 6,980 SF)

18 STRIPED PARKING SPACES IN SECURE GARAGE

RENTAL RATE
SPACE AVAILABLE
PARKING



LANCE LEVIN
PRESIDENT
310.839.3333



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LOCATION OVERVIEW

2229 BARRY AVE

PRIME WESTSIDE
LOCATION



- 5 Blocks to the 405 Frwy On/Off Ramp at Pontius/Tennessee
- 5 Blocks to the 10 Frwy On/Off Ramp at Bundy Dr
- 5 Blocks to Metro Station at Bundy Dr + Exposition Blvd



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NEIGHBORING TENANTS

PRIME WESTSIDE
LOCATION



- Walking Distance to Fine Dining at Il Moro and Scores of Ramen + Sushi Hotspots in Japan Town Along Sawtelle Blvd, Including Tatsu Ramen, Sushi Stop, Marugame Udon + More!
- Close to LA Fitness, Rockreation (Climbing), City Golf, Several CrossFit Gyms + Pilates Studios
- Adjacent to Ralphs Fresh Fare + Trader Joe's
- Neighboring Corporate Tenants: Riot Games, Activision, GoodRx, Hulu, Roku + More!



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GROUND FLOOR BULLPEN AREA



MEZZANINE LEVEL





EXTERIOR FRONT



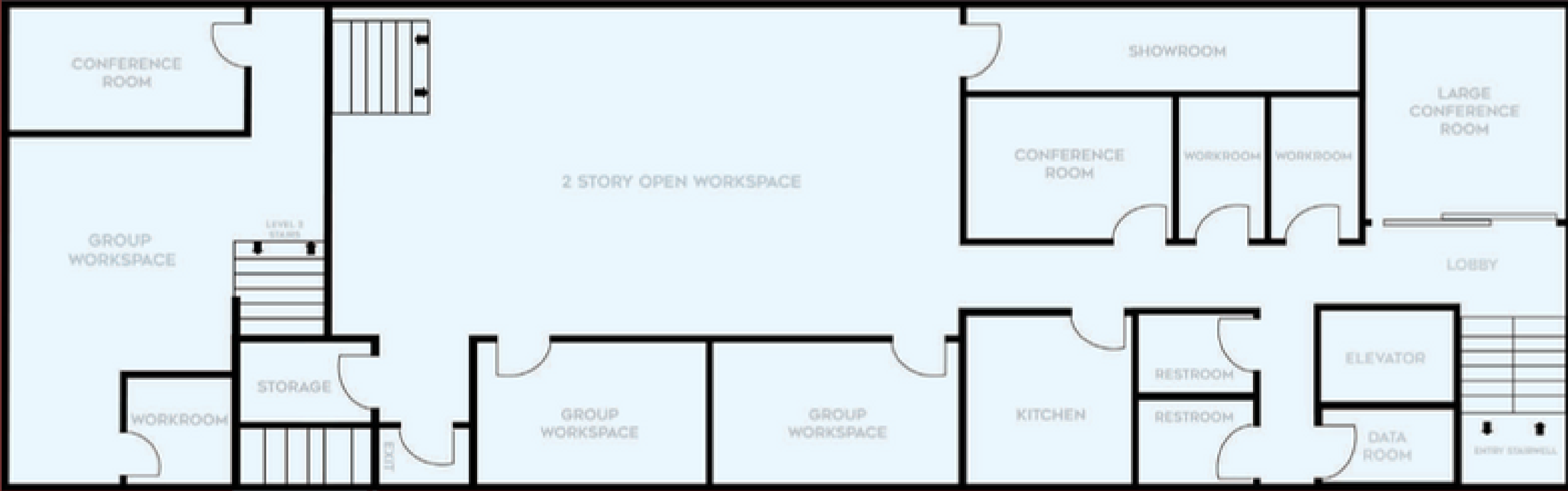
EXTERIOR REAR



SECURE PARKING



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1ST FLOOR PLAN





2ND FLOOR PLAN



OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

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