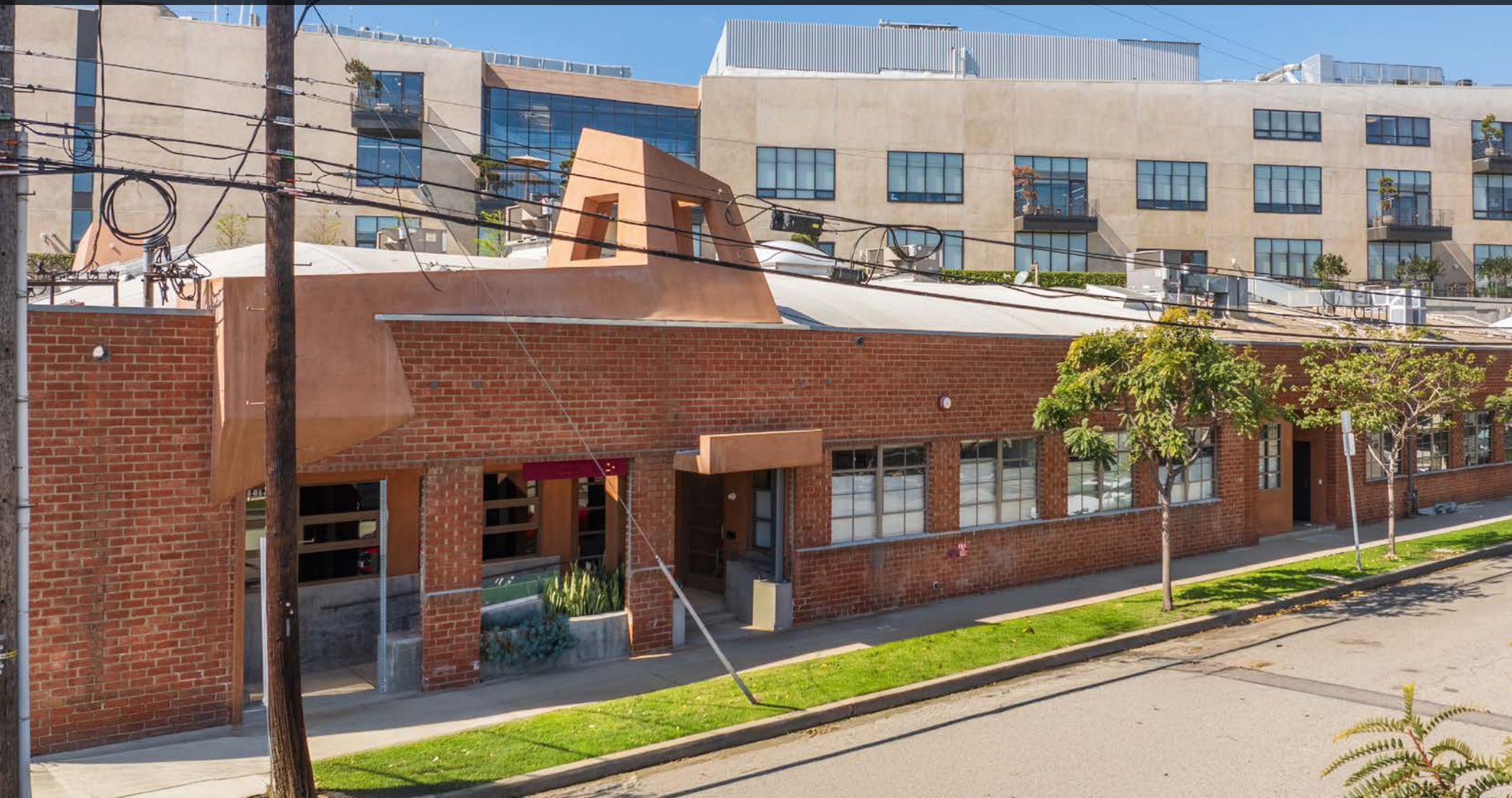


# CREATIVE OFFICE FOR LEASE



2223 S. CARMELINA AVENUE  
LOS ANGELES, CA 90064

**SIZE** ±5,416 SF

**RATE** \$4.30/SF/month Modified Gross

**AVAILABILITY** Immediate

**PARKING** 2/1000 @ \$175/car/month

**FEATURES**

- Newly built Creative.
- High Bow Truss Ceilings with skylights.
- Polished concrete floors.
- Good combination of open plan and private offices.
- Operable windows.
- Outdoor patio and deck.
- Great location with easy access to the 10 freeway at Bundy.
- Walking distance to Metro Line Bundy Station
- Ton of surrounding amenities.



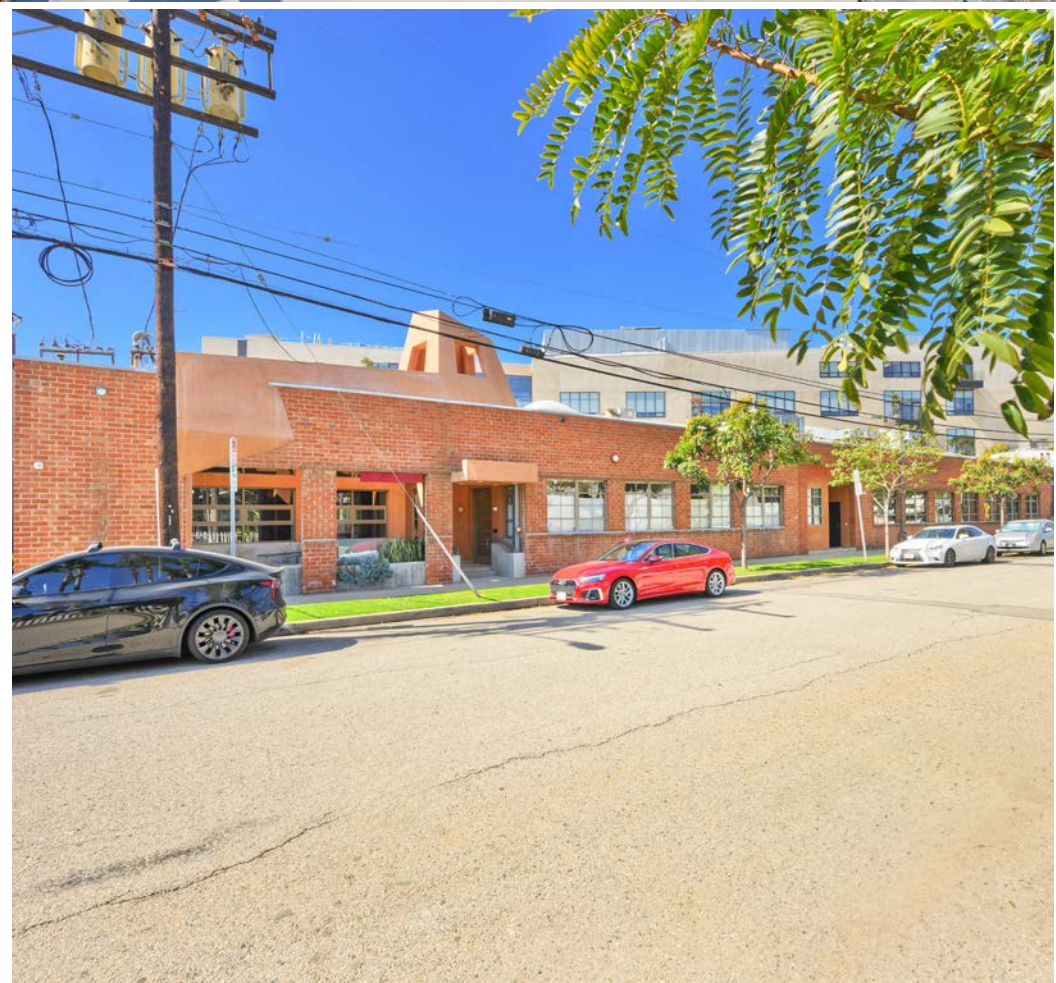
1508 17th Street, Santa Monica, CA  
310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.

**2223 S. CARMELINA AVENUE**  
**LOS ANGELES, CA 90064**



A DIVISION OF  
LEE &  
ASSOCIATES



A DIVISION OF  
LEE & ASSOCIATES

# FLOOR PLAN - 2223 S. Carmelina: 5,416 square feet



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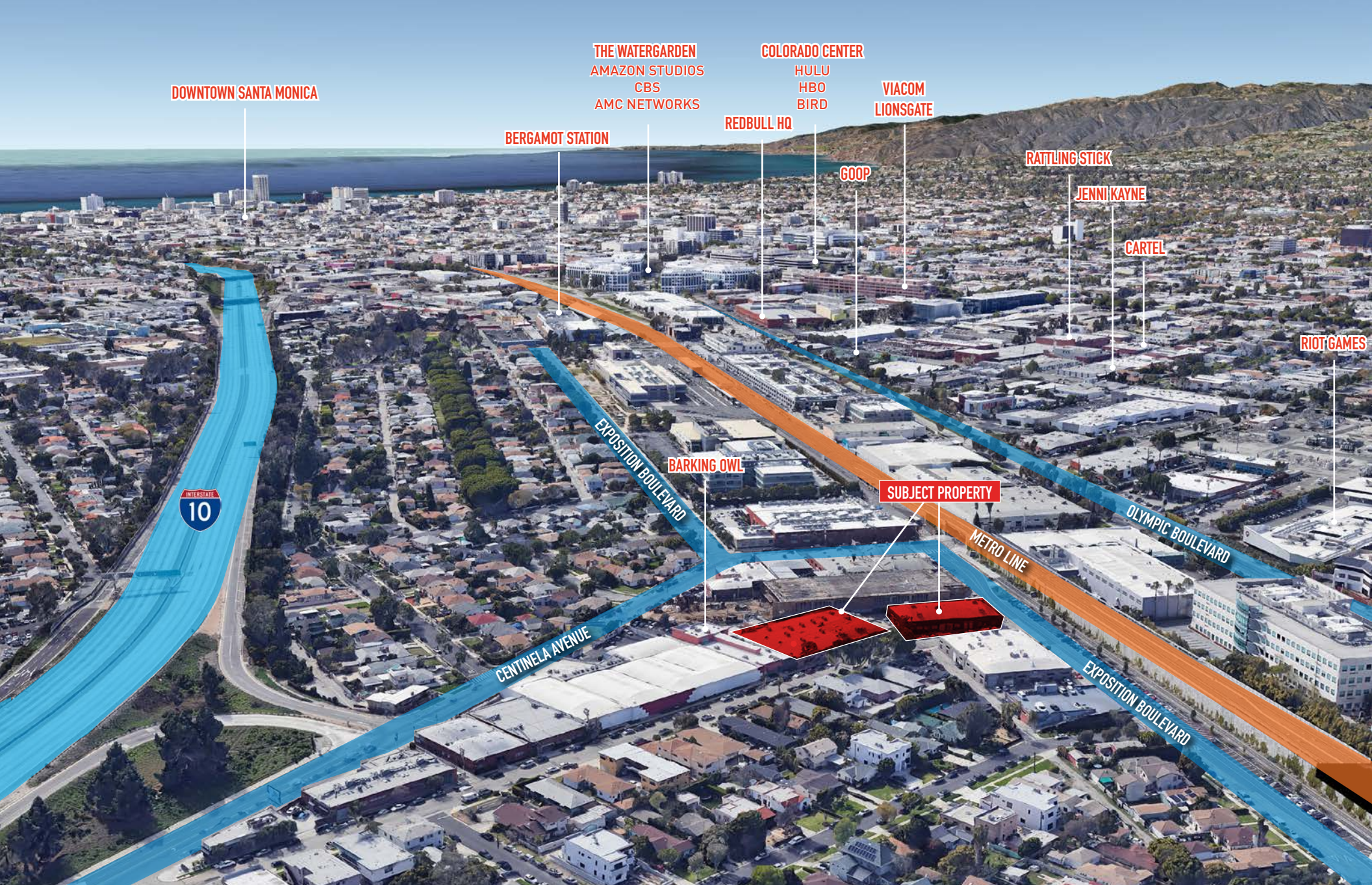
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DOWNTOWN SANTA MONICA

THE WATERGARDEN  
AMAZON STUDIOS  
CBS  
AMC NETWORKS

COLORADO CENTER  
HULU  
HBO  
BIRD

VIACOM  
LIONSGATE

BERGAMOT STATION

REDBULL HQ

GOOP

RATTLING STICK

JENNI KAYNE

CARTEL

RIOT GAMES



EXPOSITION BOULEVARD

BARKING OWL

SUBJECT PROPERTY

METRO LINE

OLYMPIC BOULEVARD

CENTINELA AVENUE

EXPOSITION BOULEVARD



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